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WEST STATE ROAD 50 COMMERCIAL CORRIDOR REVIEW BOARD

To: Leonard Argentine
Kathy Joiner
Todd Paquette
George Spigener
Dr. John Cappleman, Chair
Mildred Holt-Washington
John Rinehart, Vice Chair

CC: Mike Bollhoefer, City Manager
Ed Williams, Planning Director
Tim Wilson, Chief Planner
Dolores Key, Econ. Dev. Director
Gerald Jowers, City Commissioner
Harold Boulter, City Commissioner

RE: October 8, 2008 Meeting Minutes

In attendance: Board members - Leonard Argentine, Kathy Joiner, Dr. John Cappleman, Chair, Mildred Holt-Washington and John Rinehart, Vice Chair. City Staff - Chief Planner Tim Wilson, Economic Development Director Dolores Key and Community Relations Manager Andrea Vaughn

Excused absent: Board members Todd Paquette, George Spigener

The West State Road 50 Commercial Corridor Review Board met at 6:30 PM on Wednesday, October 9, 2008 in the First Floor Large Conference Room in City Hall, 300 West Plant Street.

Discussion

The Board was called to order at 6:30 PM by Chair Cappleman and it was determined that a quorum was present. John Rinehart was elected Vice Chair by the Board. Chief Planner Tim Wilson presented a PowerPoint presentation regarding the current land uses on State Road 50. State Road 50 was broken into three different zones that would assist the Board in making specific recommendations according to current land use. The Board was asked to consider what it wanted State Road 50 to look like before critiquing the current overlay ordinance.

Leonard Argentine asked about the previously created map with the median cuts of State Road 50. The DOT project manager for the area will be asked to present the DOT Work Plan to the board and discuss when State Road 50 construction is expected to be start.

The Board discussed where the economic redevelopment opportunities are on State Road 50 and if the City could provide incentives in certain situations. Vice Chair Rinehart spoke about Dillard Street as a corridor and artery for Winter Garden and asked how this Board fits in with the Architectural Review and Preservation Board's goals of a Historic Downtown District. Chair Cappleman brought up a concern of the empty large commercial buildings like the old Publix and how large companies have moved to different locations on State Road 50. The Board discussed how large companies could be persuaded to not leave large vacant buildings behind.

Vice Chair Rinehart asked about if the City had considered potential future streets and if an analysis of connectivity regarding joint access and different vehicles (bike, light rail and bus routes) could be considered.

Kathy Joiner described how the City came up with the current corridor ordinance. The Board discussed how current property owners and businesses should have an opportunity to make recommendations before the Board finalizes its recommendation to the City Commission.

The Board agreed that the Department of Transportation project manager should come to a future meeting to help the Board explore the possibilities in streetscapes and locations of utility lines. Also discussed was integrated landscaping on State Road 50.

City staff asked if the Board would consider moving the Board meetings to the first Wednesday of each month, instead of the second Wednesday. The Board agreed.

The Board adjourned until the next meeting, Wednesday, November 5, 2008.