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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: January 7, 2009 Meeting Minutes

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In attendance: Board members - Leonard Argentine, Kathy Joiner, Todd Paquette, George Spigener, Dr. John Cappleman and John Rinehart, Vice Chair. City Staff – City Manager Mike Bollhoefer, Chief Planner Tim Wilson and Community Relations Manager Andrea Vaughn

Excused Absence: Board member Mildred Holt-Washington

The West State Road 50 Commercial Corridor Review Board met at 6:30 PM on Wednesday, January 7, 2009 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. Meeting minutes from December were approved by the Board.

City Manager Bollhoefer asked the Board to stay focused on its scope. Currently, the ordinance makes it difficult for both the City and developers for development and redevelopment. This Board is made up representatives of interested parties relating to State Road 50's commercial corridor so that more public input occurs this time around. The first focus of the Board should be the ordinance and the second should be State Road 50 in long term. The City has limited funding available for upgrades to the road for things such as mast arms and some landscaping. For more upgrades, a tax would have to be assessed.

John Rinehart discussed how different State Road 50 looks across the state and how in some places it is part of the community. State Road 50 has more regional traffic now than local.

Chief Planner began the discussion of the State Road 50 checklist topics and listed the projects that were submitted after the ordinance was passed. Topics in the checklist discussed: Applicability of project types; Special exceptions required for areas and Landscaped and irrigation plan. Notes were made to come back for later clarification/discussion on:

- All landscaped areas irrigated; not required in “existing wooded/forested areas”
- 30% coverage of shrubs and groundcover
- 6’ masonry wall required when adjoining residential or non-commercial
- 6’ masonry wall required around work areas, storage areas, etc.

There needs to be an additional category for project renovations or remodels. The Board will determine how to identify an appropriate threshold. In addition, there needs to be a provision where existing uses that want to make renovations to the building or signs that do not modify the site would be exempt from the ordinance.

Chief Planner Wilson told the Board that FDOT was not ready to respond yet to the Board’s questions and concerns from December’s meeting. At the next meeting, the Board should have their response. The email that included the Board’s questions to FDOT will be distributed to the Board at John Rinehart’s request.

The Board adjourned to Wednesday, February 4, 2009 at 6:30 PM.