



**A Regular Meeting Minutes  
West State Road 50 Commercial Corridor Review Board  
February 3, 2010**

The West State Road 50 Commercial Corridor Review Board of the City of Winter Garden, Florida, met in session in City Hall's First Floor Large Conference Room.

**1. CALL TO ORDER AND DETERMINATION OF QUORUM**

Mr. John Rinehart called the meeting to order with no quorum at 6:30 pm and stated no official action will be taken until a quorum is declared present.

A quorum was declared present at 6:40 pm.

**Present:** Board members: Mildred Holt-Washington, Kathy Joiner, Vice Chair John Rinehart and George Spigener. Staff: Planner II Regina McGruder and Administrative Specialist Corrina Williams. Leonard Argentine arrived late – 6:40 pm

**Absent:** Chairman Dr. John Cappleman, excused, Todd Paquette, excused

**DISCUSSION**

**2. January 13th Community Workshop**

Vice Chair John Rinehart opened the discussion with a request to Planner II McGruder to recap the workshop. Planner II McGruder advised that the workshop went well and requested comments from the Board members that were in attendance. A general consensus by the Board Members was that the City provide sufficient opportunity for community/public input and feedback at the January 13<sup>th</sup> workshop. Planner II McGruder advised that there were no emails or comment requests resulting from the workshop.

Kathy Joiner advised that she continues to hear public interest/complaints on issues and acknowledged that the City has provided adequate community venues for public input but these individuals did not appear nor forward their concerns at any of the provided venues with their personal input.

Board and staff feel we now have provided sufficient venues for community input and the community input that we have received has been addressed and we can now move forward.

### **3. Review Outline of Events Handout**

Vice Chair John Rinehart opened the discussion of the “Outline of Events” handout and noted that this document constitutes as an outline of the final report to be submitted to the Commission. Kathy Joiner asked if the outline was what was going to be submitted to the commission as the report or would there be more details. Planner II McGruder advised that this was just an outline and the final report would provide more detail.

Vice Chair Rinehart noted – the creation of the board was by resolution 08-10 versus 09-10 which appears on the document. He also said he felt another duty of the Board not listed on the document was to create a corridor redevelopment plan. Planner II McGruder advised she would research that and make any necessary correction.

### **4. APPROVAL OF MINUTES**

There was a vote of consensus to approve minutes from meeting held on December 2, 2009.

### **DISCUSSION - Continued**

### **5. Review Outline of Events Handout, continued**

From the summary of current issues Vice Chair John Rinehart suggested that the largest issue, grandfathering and the threshold trigger, should be addressed separately.

Planner II McGruder advised the board that the summary of board discussions was derived from a review and compilation of topics from the previous minutes and requested the boards input on whether they felt something was missing or needs to be added.

George Spigener requested that the report reflect how the board/staff coordinated public comment venues - (ie; email, website, newspaper, and hard copy available to the public)

Kathy Joiner was reviewing an improvement plan for the State Road 50

The city contributions section was acknowledge by the board but clarification was asked by Vice Chair Rinehart on median upgrade to mean the landscape upgrade for the median areas. This clarification was confirmed by Planner II McGruder. The lighting upgrade – asking was lighting already being provided by FDOT on the roadway. Planner II McGruder advised that she will confirm with Community Development Director Tim Wilson whether the lighting is provided by FDOT or the City and she also advised that the upgrade of the lighting would allow consistency along the entire corridor. Is the City doing anything special with signage - Planner II McGruder advised there will not be any signage upgrading of the FDOT signage.

George Spigener asked if the street lights are upgraded to the mast arms – Vice Chair Rinehart confirmed yes to this and confirmed by Planner II McGruder.

The board recommendations and changes of the ordinance and standards section was discussed and Kathy Joiner asked for the specifics on the building renovations category and Planner II McGruder clarified that additional wording was added to address thresholds and building renovations that would trigger the ordinance.

In review of the landscape buffers and cart corrals Planner II McGruder reiterating the changes made.

The changes to the vending machines as noted on the ordinance were addressed by Kathy Joiner and Vice Chair John Rinehart being said that they did not recall discussing these changes and is requesting it to be removed from the document. Planner II McGruder advised that this change was made administratively by Community Development Director, Tim Wilson as a policy change that is being reviewed and administered city wide as a result of large requests for “red box” container installations. The board members requested more clarification of this change by Community Development Director, Tim Wilson at the next meeting prior to making any decision about this item.

The signage was reviewed and accepted as written.

As a discussion of the City provided incentives, inclusive of the landscape package, it was advised by Planner II McGruder that this would not be included in the ordinance but would be a recommendation on the report to the commission.

George Spigener asked if the impact fee credit that the city was considering would be a part of the City provided incentives. Planner II McGruder advised that this was a city wide transportation impact fee reduction and it was already in place, but could add it.

George Spigener said pictures of before and after would be a good representation under the other recommended actions for City Commission consideration. Most likely done through a powerpoint presentation.

Kathy Joiner opened a discussion with regard to three comments from the first workshop that she would like to address. The first comment was if the rear part of a property having natural landscape and not having to comply with the buffer requirements of the ordinance. Planner II McGruder advised that if the property abuts a residential property the ordinance would require landscaping and or a wall, but staff would take into consideration the natural landscaping with the landscaping requirements and this would have to be reviewed on a case by case basis. Irrigation of the natural landscape was also required but Kathy Joiner asked that this item be removed for natural landscape, and Planner II McGruder advised that she would present this to Community Development Director Tim Wilson.

The second comment was with regard to large properties that are not developing all at once. When building out on the frontage of WSR50 this would trigger the ordinance and require the landscape requirements to develop the entire property. It was added that the property of Scott Holder at SR50 and Story road, is an example of this situation. Planner II

McGruder advised that this property was split and it only affected the commercial zoned part of the property on WSR50. It was also noted that this situation was unlikely based on the criteria of the 350 foot property line from the center line of WSR50 of the properties located in the corridor.

Leonard Argentine asked if the landscape buffer along WSR50 would be uniform down the corridor.

The third comment by Gerald Jowers from the first community workshop was regarding his concerns of the side and rear yard landscape buffer width of 10' and it was confirmed as written in the ordinance.

**6. ADJOURNMENT**

There was a vote of consensus to adjourn the meeting at 7:10 pm.