

Development Review Board

Norma Sutton

William Yeager

Stephen Withers

Frank Chase

Jennifer Roper

Molly Rose

Peter Fleck

Council Liaison: Bill Martini

Agenda

Agenda

November 19, 2019

6:30 PM

WINDERMERE TOWN HALL

520 MAIN STREET.

WINDERMERE, FL 34786

PLEASE TURN OFF ALL CELL PHONES AND PAGERS

PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.26: Person with disabilities needing assistance to participate in any such proceeding should contact the Office of the Town Clerk at least 48 hours beforehand at (407) 876-2563

Pursuant to Resolution No. 2005-12 adopted on December 13, 2005, the following Civility Code shall govern all proceedings before the Town of Windermere Town Council:

1. All electronic devices, including cell phones and pagers, shall be either turned off or otherwise silenced.
2. Prolonged conversations shall be conducted outside Council meeting hall.
3. Whistling, heckling, gesturing, loud conversations, or other disruptive behavior is prohibited.
4. Only those individuals who have signed the speaker list and/or who have been recognized by the Mayor (or Chair) may address comments to the Council.
5. Comments at public hearings shall be limited to the subject being considered by the Council.
6. Comments at Open Forums shall be directed to Town issues.
7. All public comments shall avoid personal attacks and abusive language
8. No person attending a Town Council meeting is to harass, annoy, or otherwise disturb any other person in the room.

Any member of the public whose behavior is disruptive and violates the Town of Windermere Civility Code is subject to removal from the Town Council meeting by an officer and such other actions as may be appropriate. **PLEASE NOTE:** IN ACCORDANCE WITH F.S. 286.0105: Any person who desires to appeal any decision at this meeting will need a record of this proceeding. For this, such person may need to ensure that a verbatim record of such proceeding is made which includes the testimony and evidence upon which the appeal is to be based.

AGENDA

- THE MEETING IS CALLED TO ORDER BY THE CHAIRMAN
 - 1. **OPEN FORUM/PUBLIC COMMENT (3 Minute Limit):**
 - 2. **OLD BUSINESS**
 - a. **Z19-14: 219 W 2nd Avenue – Boat Dock Variance – Table to December 17, 2019 (Attachments-Board Option)**
 - 3. **NEW BUSINESS**
 - a. MINUTES
 - i. August 20, 2019 Board Meeting Minutes (Attachments-Board Option)
 - b. GENERAL ITEMS FOR CONSIDERATION
 - i. Z20-02: 58 Main Street – Variance to allows greater than 10% expansion, allow for a 9-foot side setback, and allow for a 15.5-foot front setback (Attachments-Board Option)
 - 4. ADJOURN:
-

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
JIM O'BRIEN



Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

To: DRB Members
From: Brad Cornelius, AICP, Contracted Town Planner
Date: November 11, 2019
Re: Z19-14 – 219 W 2nd Avenue – Boat Dock Variance - Table

At the October 15, 2019, Development Review Board (DRB) meeting, the DRB continued the review of the variance for the proposed new dock by Mr. & Ms. Szukalski, owners of 219 W 2nd Avenue. The DRB requested that the applicants revise their dock plans to reduce the size of the proposed new dock to better fit within the lake cove. The revised variance request was scheduled to go back before the DRB at the November 19, 2019, meeting.

However, on November 6, 2019, the applicant's authorized representative, Sheila Cichra, submitted an email requesting that the DRB table the review from their November 19, 2019, DRB meeting to the December 17, 2019, DRB meeting. The reason for the delay is Ms. Cichra has a conflict with a previous scheduled hearing at another local government on November 19, 2019.

As of November 11, 2019, the Town has not received revised plans for the proposed dock.

Cornelius, Brad

From: Sheila Cichra <sheilacichra@gmail.com>
Sent: Thursday, November 7, 2019 8:19 AM
To: Cornelius, Brad; Jeff Szukalski
Cc: Warner, Amanda; Mastison, Sarah
Subject: Re: Szukalski DRB meeting

Just spoke to the owner and we would like to be tabled this month and moved to the December meeting.
Thank you!

--

Sheila Cichra
Streamline Permitting, Inc.
2154 Oak Beach Blvd.
Sebring, FL 33875
CRC1326973
M: (407) 450-4241
O: (863) 314-6711
sheilacichra@gmail.com



On Wed, Nov 6, 2019 at 7:51 PM Cornelius, Brad <bcornelius@wadetrim.com> wrote:

Sheila,

Are you going to request to table the DRB meeting on 11/19? I need to submit the agenda for the 11/19 by this Friday. If you table, the next DRB meeting is on December 17.

Take care,

Brad



Brad Cornelius, AICP, CPRP, CFM, CPM, Vice President

One Tampa City Center

201 North Franklin Street, Suite 1350, Tampa, FL 33602

813-882-4373 office

813-415-4952 cell



From: Sheila Cichra <sheilacichra@gmail.com>
Sent: Sunday, November 3, 2019 10:31 AM
To: Cornelius, Brad <bcornelius@wadetrim.com>
Subject: Re: Szukalski DRB meeting

That's what I feared.

Okay, I'll talk to the owner. We will probably need to table it.

Ugh!

Enjoy this beautiful weather!!

--

Sheila Cichra

Streamline Permitting, Inc.

2154 Oak Beach Blvd.

Sebring, FL 33875

CRC1326973

M: (407) 450-4241

O: (863) 314-6711

sheilacichra@gmail.com



On Sun, Nov 3, 2019 at 10:18 AM Cornelius, Brad <bcornelius@wadetrim.com> wrote:

The DRB is on 11/19 at 6:30 p.m.

Brad

From: Sheila Cichra <sheilacichra@gmail.com>
Sent: Saturday, November 2, 2019 3:28 PM
To: Cornelius, Brad <bcornelius@wadetrim.com>
Subject: Szukalski DRB meeting

Hi Brad,

Did you tell me that the next one was on November 19th?

I have a hearing in Winter Park that evening at 5PM.

I can't table that one. It's a big marina for a housing development and it was scheduled first.

I should have checked my calendar that night.

As soon as you confirm the date, I'll get with the owner and see what he wants to do.

Thank you!

--

Sheila Cichra

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2154 Oak Beach Blvd.

Sebring, FL 33875

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M: (407) 450-4241

O: (863) 314-6711

sheilacichra@gmail.com



To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

August 20, 2019

**** There is no audio recording for this meeting****

Present were Chair Frank Chase, Board Members; Norma Sutton, Stephen Withers, Jennifer Roper, and Peter Fleck. Town Manager Robert Smith, and Town Planner Brad Cornelius were also present. Member Molly Rose, Member William Yeager, Town Clerk Dorothy Burkhalter, and Council Liaison Bill Martini were absent.

Chair Chase called the meeting to order at 6:30pm. He then led everyone in the Pledge of Allegiance.

1. **OPEN FORUM/PUBLIC COMMENTS:**

No public comments were made.

2. **OLD BUSINESS: NONE**

3. **NEW BUSINESS:**

a. **MINUTES:**

i. **DRB meeting minutes July 16, 2019**

Member Sutton stated she was absent from the July meeting; minutes show her present. Member Sutton made a motion to approve the DRB minutes of July 16, 2019 as presented. Member Roper seconded the motion. All were in favor.

b. **GENERAL ITEMS FOR CONSIDERATION:**

i. **Case# Z19-13: 3324 S Lake Butler Blvd – Dottie O’Brien – Variance to allow the replacement and expansion of an existing dock that encroaches over the southeast projected property line by 4 feet.**

Chair Chase introduced this item and turned the floor over to Manager Smith and Mr. Brad Cornelius. Manager Smith stated that Member Fleck will abstain from voting on this item. Mr. Cornelius explained that the variance is for replacement and expansion of an existing dock that encroaches over the southeast projected property line by four (4) feet. He further explained that the dock was originally built approximately twenty-five (25) years ago, which was a two-story dock that also extended over the southeast property line by four (4) feet. Mr. Cornelius also commented that the expansion work has been previously completed due to the prior approvals from the State and County, but not the Town. He then stated that twenty-four (24) notices were mailed out. And, as of August 14, 2019, no responses were received. Some discussion followed. Member Withers commented that he did not like the “asking for forgiveness after the fact”. Member Sutton made a motion to recommend approval of the proposed variance request. Member Roper seconded the motion. All were in favor 4-0, Member Fleck – abstained.

TOWN OF WINDERMERE

**Development Review Board
Meeting Minutes**

August 20, 2019

**** There is no audio recording for this meeting****

4. ADJOURN:

The meeting adjourned at 6:45pm

Dorothy Burkhalter, Town Clerk

Frank Chase, Chair

DRAFT

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
JIM O'BRIEN



Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

Development Review Board November 19, 2019

Town Council December 18, 2019

Case No.: Z20-02

Applicant/Representative: Dean and Lesha Miller

Property Owner: Kelly Tilghman

Requested Action: Variance to allow three (3) following items:

- a) Allow for more than a 10% Floor Area increase to an existing nonconforming home;
- b) Allow for a 9-foot side setback, instead of the required 15-foot side setback; and
- c) Allow for a 15.5-foot front setback, instead of the required 25-foot front setback.

Property Address: 58 Main Street

Legal Description: LOTS 8 AND 9, REPLAT OF LAKE BUTLER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK R, PAGE 39, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Future Land Use/Zoning: Residential/Residential

Existing Use: Residential (Single Family)

Surrounding Future Land Use/Zoning

North: Residential/Residential
South: Residential/Residential
East: Residential/Residential
West: Lake

CASE SUMMARY:

Dean and Lesha Miller, authorized representatives for Kelly Tilghman, owner of 58 Main Street, submitted a request for approval of a variance, pursuant to Division 10.02.00 of the Town of Windermere Land Development Code. The purpose of the variance request is to allow the three (3) following items:

- a) Allow for more than a 10% Floor Area increase to an existing nonconforming home;
- b) Allow for a 9-foot (south) side setback, instead of the required 15-foot side setback; and
- c) Allow for a 15.5-foot front setback, instead of the required 25-foot front setback.

The existing home was built in 1953. The applicant states that when she purchased the home in 2005, she believed it was conforming. The applicant provided the survey that she was given upon purchase of her home. The survey is incorrect and depicts the home 18.5 feet from the south side property line and 14.4 feet from the front property line. In October 2019, a new survey was obtained for the property. The 2019 survey is correct and shows the home 9 feet from the south side property line and 14'10" from the front property line.

The applicant is proposing to construct/reconfigure three (3) different areas:

1. Expansion of an existing covered porch on the rear of the existing house;
2. Construction of a master bedroom in line with the current home with a 9-foot side setback; and
3. Expansion of an existing garage with a front setback of 15.5 feet.

The proposed improvements result in a total Gross Floor Area of less than 38% of the lot area, an impervious area of less than 45% of the lot area, and will meet the stormwater retention requirements. The proposed additions to the home will be more than 50 feet to the normal high water elevation of the lake.

Division 10.02.00 of the LDC empowers the Development Review Board to review and make recommendations for approval, approval with conditions or denial to the Town Council on these variance requests.

Division 10.02.00 of the LDC requires the Town Council to consider the recommendation of the Development Review Board and to take final action to either approve or deny the variance request.

CASE ANALYSIS:

Section 10.02.02 of the LDC provides the specific standards by which the Development Review Board and Town Council are to review to consider the approval or denial of a variance application. In addition, this Section requires a positive finding, based on substantial competent evidence, for each of the standards. These standards are summarized as follows:

1. The need for the variance arises out of the physical surroundings, shape, topographical condition or other physical or environmental conditions that are unique to the subject property. Variances should be granted for conditions peculiar to the property and not the result of actions of the property owner;
2. There are practical or economic difficulties in carrying out the strict letter of the regulation;
3. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;
4. The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire or other hazard to the public;
5. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site;
6. The effect of the proposed variance is in harmony with the general intent of this Land Development Code and the specific intent of the relevant subject areas of this Land Development Code; and
7. The variance will not encourage further requests for changes where such a land use would not be deemed appropriate.

It is also important to note that this Section also provides specific standards that are not to be considered in the review of a variance application. These standards are:

1. That the implementation of these regulations would impose an economic hardship on the cost of the building or redevelopment project;
2. That these regulations impose a hardship by decreasing the maximum density of a property in terms of the number of units, square footage of buildings, etc.; and
3. That other adjacent lands, structures or buildings not in conformance with these regulations provide a rationale for a lessening of their application in this specific case.

Section 10.02.02(c) of the LDC allows the imposition of conditions and restrictions as may be necessary to allow a positive finding to be made on any of the variance standards to minimize the negative effect of the variance. The conditions and restrictions should further the interest of the LDC.

The applicant submitted a site plan and other materials in support of the variance request. The following is a summary of the information provided by the applicant in support of their variance request:

1. The applicant was under the impression that the house was conforming when she purchased it in 2005;
2. The expansion of the home beyond 10% does not result in exceeding the 38% gross floor area limitation nor the 45% impervious surface area limitation;
3. Building the addition on the south side of the existing home will be inline with the existing side of the home and not encroach any further into the setback;
4. The applicant states that the desire to build on the south side of the existing home instead of the north side is to preserve an existing oak tree;
5. The front setback variance is to allow the garage addition. Due to configuration of the lot, only a portion (86 feet) of the garage addition requires the 15.5 foot setback.

PUBLIC NOTICE:

Public notices were mailed to property owners within 500 feet of the subject property (50 notices sent). As of November 11, 2019, seven (7) responses were returned in support and one (1) in opposition. The adjacent neighbor to the south and closed to the side setback variance, at 111 North Drive, submitted a letter in support of the variance.

Kelly Tilghman

October 16, 2019

58 Main Street

Windermere, FL 34786

407-256-7954

Dear Mr. Cornelius,

We live at 58 Main Street in Old Town Windermere and would like to submit a variance request to make much needed changes to our home. I purchased the home in 2005 and was under the impression that it was conforming based on a survey provided to me by the seller but I've since learned that is not the case.

The home was originally built in 1953 under the old setbacks allowed at the time. Since then, the town code has changed and the current configuration of the existing square footage of the home doesn't meet our needs.

The goal is to bring the master bedroom downstairs, increase the non-functional garage space from two car to three car, raise the garage ceiling from 7' to 9' and reroute the driveway entrance to a courtyard entry and not a front street entry for added security to the home as well as a better visual for the street. Because of our proximity to the intersection of Main and North Street, our driveway is relentlessly used as a turn-around point for people who are lost. We've had our mailbox taken out on numerous occasions as a result of people backing into it. Also, the end of our driveway is a popular spot for routine traffic stops in Windermere. The sight of swirling blue police lights is a common occurrence in our bedrooms at night.

My child attends and loves Windermere Elementary School. We have no desire to move. Adding our required spaces to the interior is also not an option because it would require losing one or two bedrooms to accommodate the changes and this would greatly devalue the home, as well as not be functional.

Building out on the north side of the lot is not an option for it would require us cutting down a magnificent oak tree that we don't want to lose. It is in great character with the town of Windermere.

In essence, the south side of the home makes the most sense from a financial, value and keeping with the character of the street and home and very common for many lakefront and Main Street properties like ours.

Sincerely,

Kelly Tilghman

Here are the 3 variances we are requesting in order to meet our needs as described above.

Please see the attached proposed site plan for a detailed illustration of new layouts.

VARIANCE A:

FAR INCREASE

The current allowable FAR addition for a non-conforming lot is only 10% (560 sq.ft) and this will not allow for the required additional spaces, master addition, rear covered porch, and the garage addition. We request to increase the existing FAR (22.1%) to the new proposed total FAR of 26%.

This is still well under the allowable 38% (on typical lots)

Note: we are also well under the total ISR allowable and this will have no impact on drainage. There is plenty of room to have the required retention.

VARIANCE B:

6'-0" SIDE SETBACK reduction (15'-0" to 9'-0")

The south (left side) current setback is 9'-0" to the property line.

We request the new one story addition to utilize the existing 9'-0" side setback to match the structural walls of the existing structure as well as to allow the new master addition to fit due to the existing pool location.

Note: this does not hinder or block any views from our neighbors and they are in agreement and approve our layout.

VARIANCE C:

9'-6" FRONT SETBACK REDUCTION (25'-0" to 15'-6")

The current front setback at the north portion of the existing home is 14'-10" from the property line. And 39'-2" to the edge of the road due to this abnormal lot and oversized front right of way.

We are requesting the front garage one story addition to utilize a front setback of 15'-6"

Note: (only 86 sq.ft extends into the front setback) not the entire addition due to the angle of the garage in relation to the property line. Also this addition in no way will have any impact on traffic safety or visibility. on the contrary it will make this corner safer for not having us to back out into this intersection.

Pictures to support variance request

Dean Miller

Thu 10/17/2019 2:19 PM

To: Dean Miller <dean@deanallencompany.com>

Here are 3 pictures to support our requests.

One is our downed mailbox. It's been hit on numerous occasions from people using our driveway as a turn around point.

The second is one of many police traffic stops in our driveway.

The third is a rough picture of our 2005 survey showing the far more forgiving setback. I can take a better one if you need it but it clearly shows the setback and the survey date.

I can bring the original survey to the November 19 meeting. Because if it's awkward size, I'm not able to scan and send it.

Kelly

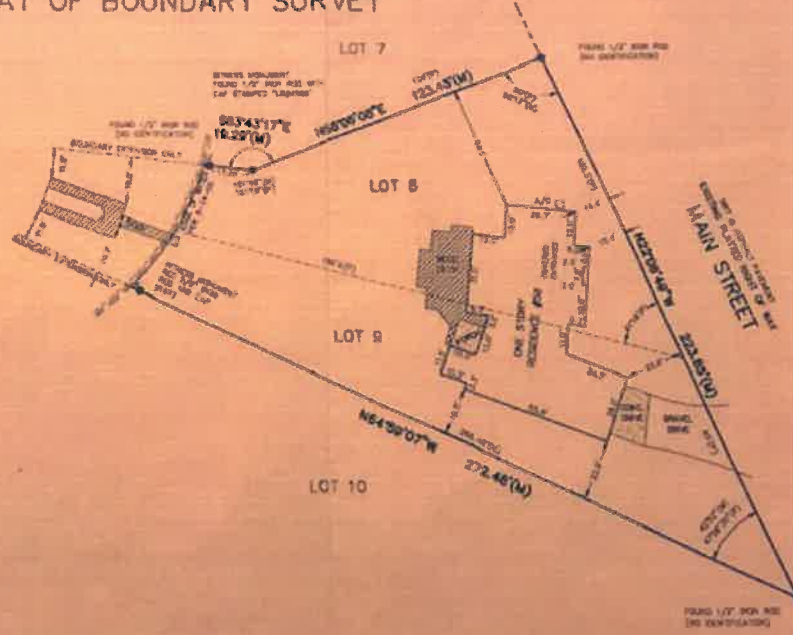




PLAT OF BOUNDARY SURVEY

SCALE: 1" = 40'

LAKE BUTLER



HARRISON SURVEYING AND MAPPING, INC.
HSM INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 Certificate of Authorization #05 6948
 22529 Oklawaha Trail
 Sarasota, Florida 34237
 Phone: (941) 735-1243
 JOB NO. 05-2078d Sheet 2 of 2

DRAWING: 05-2078d.DWG	SURVEY DATE: 06/14/05
INTENDED DISPLAY SCALE: 1" = 40'	DRAWN: GCP

2019 SURVEY OF EXISTING CONDITIONS

TOPOGRAPHIC

LEGAL DESCRIPTION:

LOTS 8 AND 9, REPLAT OF LAKE BUTLER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK R, PAGE 39, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

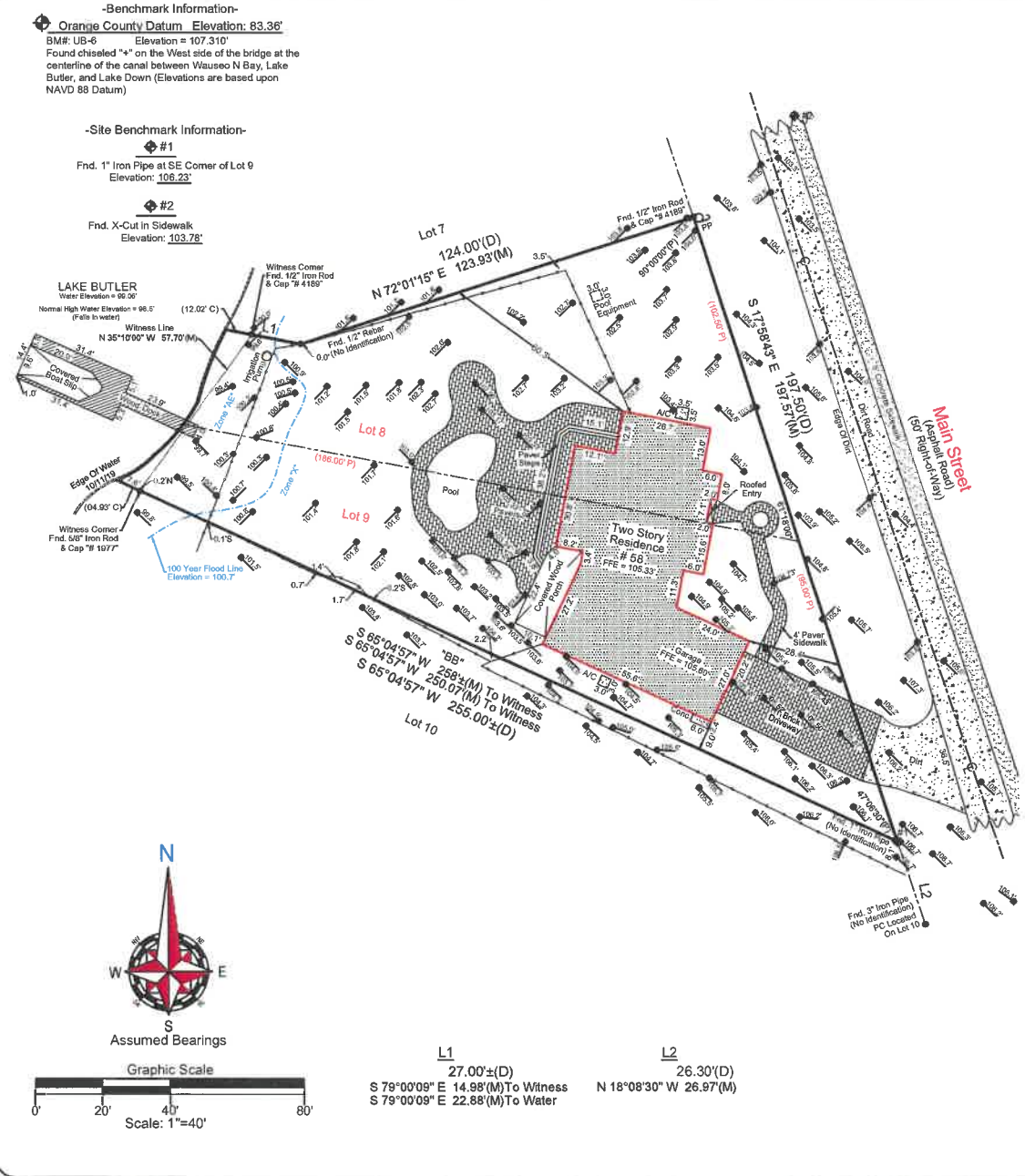
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X/AE (WITH A BASE FLOOD ELEVATION OF 100.7). THIS PROPERTY WAS FOUND IN TOWN OF WINDERMERE, COMMUNITY NUMBER 120381, DATED 9/25/09.

CERTIFIED TO:

LESHA MILLER



58 MAIN STREET, WINDERMERE, FLORIDA 34786



Field Date: 10/11/2019	Date Completed: 10/15/19
Drawn By: G.S.	File Number: IS-65984

-Legend-

C - Calculated	PC - Point of Curvature
CB - Centerline	Pp - Pegs
CM - Concrete Block	PI - Point of Intersection
Conc. - Concrete Monument	P.O.B. - Point of Beginning
D - Description	P.O.L. - Point on Line
DE - Drainage Easement	PP - Power Pole
E - Easement	PRM - Permanent Reference Monument
Esm. - Federal Emergency Management Agency	PT - Point of Tangency
F.F.E. - Finished Floor Elevation	R - Radius
Fnd. - Found	Rad. - Radial
IP - Iron Pipe	R&C - Rebar & Cap
L - Length (Arc)	Rec. - Recovered
M - Measured	Rfd. - Roofed
N&D - Nail & Disk	Set - Set 1/2" Rebar & Cap "LB 7623"
N.R. - Non-Radial	Typ. - Typical
ORB - Official Records Book	UE - Utility Easement
P - Plat	WM - Water Meter
P.B. - Plat Book	Δ - Delta (Central Angle)
□ - Wood Fence	○ - Chain Link Fence

-NOTES-

- >Survey is based upon the Legal Description supplied by Client.
- >Adjacent Properties Deeds have NOT been researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing basis shown herein, is Assumed and Based upon the Line Denoted with a "SB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 53-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland FOR THE FIRM

Patrick K. Ireland, P.S.M. 6637 LB 7623
 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
 800 Currency Circle | Suite 1020
 Lake Mary, Florida 32746
 www.Irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

RECOMMEND - Z20-02 (58 Main Street)

APPROVAL: DISAPPROVAL

COMMENTS: _____

SIGNATURE: Clayton R. Collins DATE: 10/31/2019

COLLINS CLAYTON R

Received
NOV 03 2019
Wade Trim

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Received

NOV 05 2019

Mayor
JIM O'BRIEN



Town Manager
ROBERT SMITH

Wade Trim

Clerk
DOROTHY BURKHALTER

October 22, 2019

HIGGINS DANIEL J
61 MAIN ST
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 58 Main Street. Z20-02

Kelly Tilghman, owner of 58 Main Street, submitted a request for approval of a variance, pursuant to Division 10.02.00 of the Town of Windermere Land Development Code. The purpose of the variance request is to allow the three (3) following items:

- A) Allow for more than a 10% Floor Area increase to an existing nonconforming home
- B) Allow for a 9-foot side setback, instead of the required 15-foot side setback
- C) Allow for a 15.5-foot front setback, instead of the required 25-foot front setback ~~at~~.

Enclosed is additional information regarding this request.

Biggest concern

Pursuant to the Town of Windermere Code of Ordinances, you as a surrounding property owner are entitled to comment on this matter. If you wish to comment, this form must be received by the Town of Windermere either by hand delivery to the Town Clerk or by use of the enclosed stamped envelope to Wade Trim, Inc. by **November 15, 2019**.

This matter will be presented to the Development Review Board on **Tuesday, November 19, 2019 at 6:30 p.m.** in the Town Hall, located at 520 Main Street, Windermere. Their recommendation will be heard by the Town Council on **Tuesday, December 10, 2019 at 6:00 p.m.** in the Town Hall, located at 520 Main Street, Windermere. All meetings are open to the public and you are welcome to attend. Feel free to contact me if you have any questions.

Sincerely,
Brad Cornelius, AICP, Town Planner
Wade Trim, Inc.
813.882.4373
tow@wadetrim.com
Encl.

RECOMMEND - Z20-02 (58 Main Street)

APPROVAL: _____ DISAPPROVAL X

COMMENTS: property is too small for
larger proposed footprint.

SIGNATURE: *Daniel J Higgins* DATE: 10/31/19

HIGGINS DANIEL J

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103



Mayor
JIM O'BRIEN

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

October 22, 2019

BARTON KELLY MARIE
12508 SUMMERPORT BEACH WAY
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 58 Main Street. Z20-02

Kelly Tilghman, owner of 58 Main Street, submitted a request for approval of a variance, pursuant to Division 10.02.00 of the Town of Windermere Land Development Code. The purpose of the variance request is to allow the three (3) following items:

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Sincerely,
Brad Cornelius, AICP, Town Planner
Wade Trim, Inc.
813.882.4373
tow@wadetrim.com
Encl.

RECOMMEND - Z20-02 (58 Main Street)

APPROVAL: DISAPPROVAL

COMMENTS: _____

SIGNATURE: Kelly Marie Barton DATE: 10/26/19

BARTON KELLY MARIE

Received
OCT 28 2019

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Wade Trim

Mayor
JIM O'BRIEN



Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

October 22, 2019

BRUHN GARY L
11325 SHANDON PARK WAY
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 58 Main Street. Z20-02

Kelly Tilghman, owner of 58 Main Street, submitted a request for approval of a variance, pursuant to Division 10.02.00 of the Town of Windermere Land Development Code. The purpose of the variance request is to allow the three (3) following items:

- A) Allow for more than a 10% Floor Area increase to an existing nonconforming home
- B) Allow for a 9-foot side setback, instead of the required 15-foot side setback
- C) Allow for a 15.5-foot front setback, instead of the required 25-foot front setback

Enclosed is additional information regarding this request.

Pursuant to the Town of Windermere Code of Ordinances, you as a surrounding property owner are entitled to comment on this matter. If you wish to comment, this form must be received by the Town of Windermere either by hand delivery to the Town Clerk or by use of the enclosed stamped envelope to Wade Trim, Inc. by **November 15, 2019**.

This matter will be presented to the Development Review Board on **Tuesday, November 19, 2019 at 6:30 p.m.** in the Town Hall, located at 520 Main Street, Windermere. Their recommendation will be heard by the Town Council on **Tuesday, December 10, 2019 at 6:00 p.m.** in the Town Hall, located at 520 Main Street, Windermere. All meetings are open to the public and you are welcome to attend. Feel free to contact me if you have any questions.

Sincerely,
Brad Cornelius, AICP, Town Planner
Wade Trim, Inc.
813.882.4373
btw@wadetrim.com
Encl.

RECOMMEND - Z20-02 (58 Main Street)

APPROVAL: DISAPPROVAL:

COMMENTS: This is a very "unique" shaped lake front lot that poses a lot of challenges for improvements and construction.

SIGNATURE:  DATE: 10/25/2019

BRUHN GARY L

RECOMMEND - Z20-02 (58 Main Street)

APPROVAL: DISAPPROVAL

COMMENTS: _____

SIGNATURE: Dr. Shaver DATE: 10/30/19

SHAVER DONALD E

Received
NOV 08 2019
Wade Trim

RECOMMEND - Z20-02 (58 Main Street)

APPROVAL: DISAPPROVAL

COMMENTS: No objection, however

Town MUST improve street/storm

water condition at intesection & beyond

SIGNATURE: Merle DenBesten DATE: 11-4-19

DENBESTEN MERLE

Received
NOV 08 2019
Wade Trim

All directions

RECOMMEND - Z20-02 (58 Main Street)

APPROVAL: DISAPPROVAL

COMMENTS: _____

SIGNATURE: A Pearce DATE: 30 Oct 19

PEARCE ANTHONY - 78 Forest Street
Windemore.

(No subject)

Dean Miller

Thu 10/17/2019 2:44 PM

To: Dean Miller <dean@deanallencompany.com>

-----Original Message-----

From: Stephanie Gadiant <stephaniegadiant@me.com>

Sent: Monday, October 14, 2019 9:59 PM

To: ktilghman@cfl.rr.com

Subject:

Stephanie Gadiant

111 North Dr.

Windermere FL 34786

October 14, 2019

To the town of Windermere:

I am not apposed to the changed that Kelly Tilghman will be making to the changes on her 58 Main St. Windermere FL address. Any questions I can be reached at 407.620.0008 or by email at stephaniegadiant@mac.com.

Kind Regards,

Stephanie Gadiant

OCA Web Map		
	Major Roads	
	Florida Turnpike	
	Interstate 4	
	Toll Road	
	Public Roads	
	Gated Roads	
	Road Under Construction	
	Proposed Road	
	Brick Road	
	Block Line	
	Lot Line	
	Rail Road	
	Proposed SunRail	
	Residential	
	Agriculture	
	Commercial/Institutional	
	Governmental/Institutional/Mec	
	Commercial/Industrial/Vacant Land	
	Agricultural Curtilage	
	Hydro	
	Waste Land	
	County Boundary	
	Parks	
	Golf Course	
	Lakes and Rivers	
	Building	
	Hospital	

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 10/21/2019 11:10

This map is for reference only and is not a survey