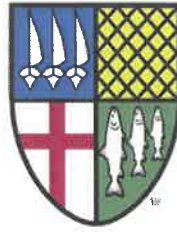


THE TOWN OF  
**Windermere**



**MAYOR AND COUNCIL OF THE TOWN OF WINDERMERE**

**Mayor Jim O'Brien  
Council Members  
Robert McKinley  
Andy Williams  
Chris Sapp  
Bill Martini  
Liz Andert**

*Agenda*

*Agenda*

**September 10, 2019  
6:00 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

# AGENDA

- THE MEETING IS CALLED TO ORDER BY THE MAYOR
  - FLAG SALUTE
  - INVOCATION
1. OPEN FORUM/PUBLIC COMMENT (3 Minute Limit)
  2. SPECIAL PRESENTATION/PROCLAMATIONS/AWARDS
    - a. Officer William "Chip" Irwin 5 Year Service Award (Chief Ogden to Present)
  3. TIMED ITEMS AND PUBLIC HEARING
    - a. Second Public Hearing for First Amendment to Sunset Bay Developers Agreement (Attachments-DRB Recommends Approval 5-0)
    - b. Second Public Hearing Cases for Amendment to Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoing-111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue
      - i. An ordinance to amend the Town Center Design Guidelines Master Plan Boundary to remove the properties located at 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue (Ordinance 2019-02) (Attachments-DRB Recommends Denial 5-0);
      - ii. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue from the Town Center Overlay District (Ordinance 2019-03) (Attachments-DRB Recommends Denial 5-0); and
      - iii. An ordinance to rezone the property at 111 W 5<sup>th</sup> Avenue to Commercial (Ordinance 2019-04) (DRB Recommends Denial 4-1)
  4. CONSENT AGENDA:
    - a. Z19-13 - 3324 S. Lake Butler Boulevard - Dorothea O'Brien - Variance to allows replacement and expansion of an existing dock that encroaches 4 feet over the southeast projected property line (Attachments- DRB Recommends Approval (4-0)
  5. NEW BUSINESS
    - a. MINUTES (None at this time)
    - b. CONTRACTS AND AGREEMENTS
      - i. Revised IPO #2 Bessie Street Drainage Study (Attachments-Board Option)
      - ii. Revised IPO #3 Butler Street Drainage Study (Attachments-Board Option)
  6. MAYOR & COUNCIL LIAISON REPORTS
    - a. MAYOR O'BRIEN
    - b. COUNCILMAN MCKINLEY
    - c. COUNCILMAN WILLIAMS
    - d. COUNCILMAN SAPP

- e. COUNCILMAN MARTINI
- f. COUNCILMEMBER ANDERT

7. STAFF REPORTS

- a. TOWN MANAGER ROBERT SMITH
- b. TOWN ATTORNEY TOM WILKES
- c. POLICE CHIEF DAVE OGDEN
- d. PUBLIC WORKS DIRECTOR SCOTT BROWN

8. ADJOURN

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- REPORTS: NO ACTION REQUIRED

- FILED ITEMS

- a. Town Council Liaison Reports

- IMPORTANT DATES

September

- 9/11 – Tentative Budget Hearing
- 9/12 – Parks & Recreation Meeting
- 9/13 – Farmers Market
- 9/17 – Development Review Board Meeting
- 9/19 – Windermere Tree Board Meeting
- 9/20 – Farmers Market
- 9/23 – Final Budget Hearing
- 9/24 – Town Council Workshop
- 9/25 – Historical Preservation Board Meeting
- 9/26 – Long Range Planning Committee Meeting
- 9/27 – Farmers Market
- Food Truck Night

October

- 10/1 – Elders Luncheon
- Code Enforcement Hearing
- 10/2 – Downtown Business Committee Meeting
- 10/3 – Food Truck / Farmers Market Selection Committee Meeting
- 10/4 – Farmers Market
- 10/8 – Town Council
- 10/10 – Parks & Recreation Meeting
- 10/11 – Farmers Market
- 10/12 – Craft Beer Fest
- 10/15 – Development Review Board Meeting

- 10/17 – Windermere Tree Board Meeting
- 10/18 – Farmers Market
- 10/22 – WOCC Lunch & Learn @ Town Hall
- Town Council Workshop
- 10/25 – Farmers Market
- Food Truck Night
- Halloween Movie (?) TBD
- 10/26 – Halloween Hayride & Costume Parade
- 10/30 – Historical Preservation Board Meeting

#### November

- 11/1 – Farmers Market
- 11/5 – Code Enforcement Hearing
- 11/7 – Food Truck / Farmers Market Selection Committee Meeting
- 11/8 – Farmers Market
- 11/12 – Town Council
- 11/14 – Parks & Recreation Meeting
- 11/15 – Farmers Market
- 11/19 – Development Review Board Meeting
- 11/21 – Windermere Tree Board Meeting
- 11/22 – Farmers Market
- Food Truck Night
- Light Up Windermere (?) TBD
- Holiday Movie Night (?) TBD
- 11/26 – Town Council Workshop
- 11/27 – Historical Preservation Board Meeting
- 11/28 – Thanksgiving. Town Offices CLOSED
- Long Range Planning Committee Meeting RESCHEDULE TBD
- 11/29 – Town Offices CLOSED

#### December

- 12/3 – Code Enforcement Hearing
- 12/4 – Downtown Business Committee Meeting
- 12/5 – Food Truck / Farmers Market Selection Committee Meeting
- Oral History Project Subcommittee Meeting
- 12/6 – Farmers Market
- Holiday Hoopla
- 12/10 – Elders Luncheon
- 12/12 – Parks & Recreation Meeting
- 12/13 – Farmers Market
- 12/17 – Development Review Board Meeting

- **12/19 – Windermere Tree Board Meeting**
- **12/20 – Farmers Market**
- **12/24 – Christmas Eve. Town Offices CLOSED**
- **Town Council Workshop RESCHEDULE TBD**
- **12/25 – Christmas Day. Town Offices CLOSED**
- **12/26 – Long Range Planning Committee Meeting**
- **12/27 – Farmers Market**
- **Food Truck Night**
- **12/31 – New Year’s Eve. Town Offices CLOSED**

# 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: Mayor and Town Council**

**From: Brad Cornelius, AICP, Contracted Town Planner**

**Date: August 1, 2019**

**Re: Public Hearing for First Amendment to Sunset Bay Development Agreement**

For the Town's consideration, attached is the proposed First Amendment to the Sunset Bay Development Agreement. The original development agreement for Sunset Bay was approved by the Town on March 8, 1988. It has been determined that there is a need to amend the original development agreement to resolve some uncertainties related to certain maintenance obligations. The provisions of the proposed First Amendment to the Sunset Bay Development Agreement include the following:

1. Road Maintenance. Notwithstanding anything to the contrary in Paragraph 9 of the Development Agreement, the Parties hereby acknowledge and agree that: (1) the Town shall assume and be solely responsible for the day-to-day maintenance of the street improvements within the Sunset Bay subdivision, including, but not limited to, the repair of potholes, sealing of cracks, and other routine road maintenance; and (2) the Town and the Association shall split evenly (50/50) the costs for any future milling and resurfacing of Down Point Lane and Sunset Court, with the Association being responsible for the share allocated to its members. In no event, however, shall the Association bear any financial responsibility for any milling and/or resurfacing done solely upon that portion of Down Point Lane located outside of Sunset Bay and within the Down Point subdivision, as such demarcation is reflected on the Plat of Sunset Bay recorded at Plat Book 21, Pages 55-56 of the Official Records of Orange County, Florida. Further, nothing within this Paragraph shall alter or otherwise impact the 10-year special assessment imposed by the Town upon lots within Sunset Bay in 2016 for the milling and resurfacing of that portion of Down Point Lane that runs through Sunset Bay.

2. Street Lighting. Upon the Effective Date of this First Amendment, the Town shall assume the sole responsibility for the costs of the street lighting along that portion of Down Point Lane located within the Down Point subdivision, including, but not limited to, utility invoices, lease payments for the light poles and lights, and any costs imposed for repair or replacement, and the Association shall be relieved of any and all future responsibility for such street lighting. The Association will continue to be responsible for the costs of the street lighting along Sunset Court and that portion of Down Point Lane located within Sunset Bay, including, but not limited to, utility invoices, lease payments for the light poles and lights, and any costs imposed for repair or replacement.

3. Sidewalk Maintenance. The Town acknowledges and agrees that the Town is responsible at its sole expense for the inspection, repair, and maintenance, as needed, of the existing sidewalks located along Sixth Avenue adjacent to Sunset Bay. The Association acknowledges and agrees that its members are responsible for the repair and maintenance of sidewalks located on their individual platted lots within Sunset Bay.

4. Street Signage Maintenance. The Town acknowledges and agrees that the Town is responsible at its sole expense for the maintenance, repair, and replacement, as needed, of street signage within Sunset Bay. The Town, however, shall bear no responsibility for the maintenance, repair, and replacement of the Association's entry feature sign for Sunset Bay, the maintenance, repair, and replacement of which shall continue to be the sole responsibility and obligation of the Association and its members.

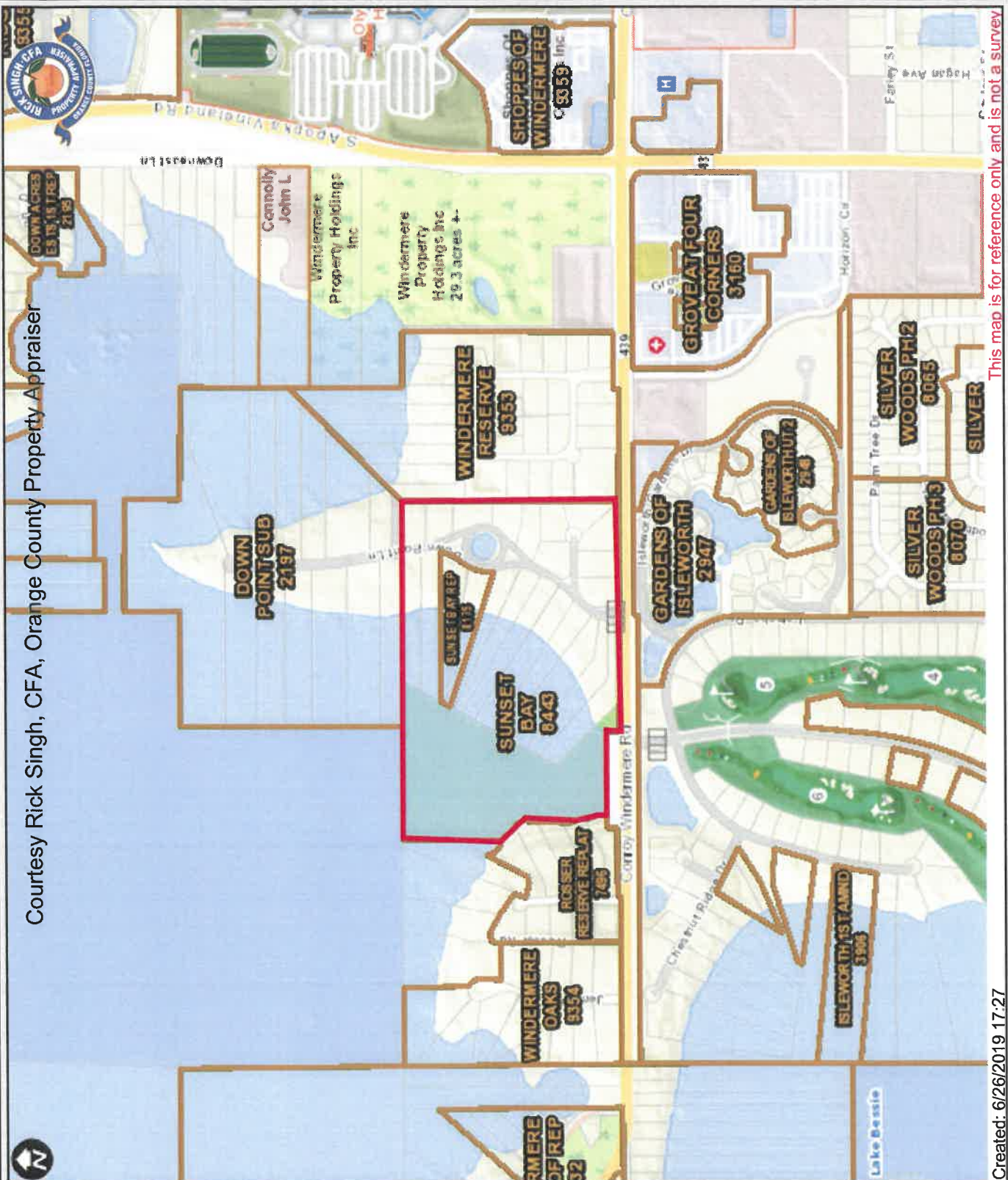
5. Perimeter Wall. The Parties hereby acknowledge and agree that the Association and its members may seek approval from the Town to install a privacy wall along that portion of Sunset Bay bordering Sixth Avenue in accordance with the regular application and review process prescribed in the Town's Land Development Regulations. To the extent Paragraphs 3.b and 7 of the Development Agreement purport to prohibit the installation or restrict the height of any such wall, such Paragraphs are hereby amended to remove any such prohibition or limitation.

The First Amendment to the Sunset Bay Development Agreement requires two (2) public hearings. The first public hearing is August 13, 2019, and the second public hearing is September 10, 2019.

The Development Review Board (DRB), at their meeting on July 17, 2019, recommended the Town Council approve the First Amendment to the Sunset Bay Development Agreement (5-0).

On June 27, 2019, 68 public notices were mailed to property owners within Sunset Bay and surrounding properties within 500 feet of Sunset Bay. As of August 1, 2019, seven (7) responses have been received in support and one (1) in opposition.

Courtesy Rick Singh, CFA, Orange County Property Appraiser



This map is for reference only and is not a survey

Created: 6/26/2019 17:27

	Florida turnpike
	Interstate 4
	Toll Road
	Major Roads
	Public Roads
	Gated Roads
	Road Under Construction
	Proposed Road
	US Road
	State Road
	County Road
	Toll Ramp
	Interstate Ramp
	One Way
	Brick Road
	Rail Road
	Proposed SunRail
	Block Line
	Lot Line
	Residential
	Agriculture
	Commercial/Institutional
	Governmental/Institutional/Misc
	Commercial/Industrial/Vacant Land
	Hydro
	Waste Land
	Agricultural/Citrus
	County Boundary
	Parks
	Golf Course
	Lakes and Rivers
	Building
	Power Plant



Prepared by and Return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT**

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (“First Amendment”) is made and entered into on this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between TOWN OF WINDERMERE, FLORIDA, a Florida municipal corporation (“Town”), and SUNSET BAY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (“Association”).

RECITALS:

WHEREAS, the Town and Sonana Systems, Inc., as the original developer of the Sunset Bay subdivision, entered into that certain Development Agreement dated March 8, 1988, a copy of which is recorded at Book 3968, Page 3312 of the Official Records of Orange County, Florida, to govern the development of the Sunset Bay subdivision in Windermere, Florida; and

WHEREAS, Sonana Systems, Inc., subsequently turned over control of the common area improvements and maintenance obligations for the Sunset Bay subdivision to the Association; and

WHEREAS, uncertainty has recently arisen between the Town and the Association regarding the responsibility for certain maintenance obligations within the Sunset Bay subdivision pursuant to the Development Agreement; and

WHEREAS, the Town and the Association desire to enter into this First Amendment for purposes of amending the Development Agreement and clarifying certain maintenance obligations related to the Sunset Bay subdivision.

NOW, THEREFORE, in consideration of the premises and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Town and the Association (collectively, the “Parties”), intending to be legally bound, do hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein.
2. Road Maintenance. Notwithstanding anything to the contrary in Paragraph 9 of the Development Agreement, the Parties hereby acknowledge and agree that: (1) the Town shall assume and be solely responsible for the day-to-day maintenance of the street improvements within the Sunset Bay subdivision, including, but not limited to, the repair of potholes, sealing of cracks,

and other routine road maintenance; and (2) the Town and the Association shall split evenly (50/50) the costs for any future milling and resurfacing of Down Point Lane and Sunset Court, with the Association being responsible for the share allocated to its members. In no event, however, shall the Association bear any financial responsibility for any milling and/or resurfacing done solely upon that portion of Down Point Lane located outside of Sunset Bay and within the Down Point subdivision, as such demarcation is reflected on the Plat of Sunset Bay recorded at Plat Book 21, Pages 55-56 of the Official Records of Orange County, Florida. Further, nothing within this Paragraph shall alter or otherwise impact the 10-year special assessment imposed by the Town upon lots within Sunset Bay in 2016 for the milling and resurfacing of that portion of Down Point Lane that runs through Sunset Bay.

3. Street Lighting. Upon the Effective Date of this First Amendment, the Town shall assume the sole responsibility for the costs of the street lighting along that portion of Down Point Lane located within the Down Point subdivision, including, but not limited to, utility invoices, lease payments for the light poles and lights, and any costs imposed for repair or replacement, and the Association shall be relieved of any and all future responsibility for such street lighting. The Association will continue to be responsible for the costs of the street lighting along Sunset Court and that portion of Down Point Lane located within Sunset Bay, including, but not limited to, utility invoices, lease payments for the light poles and lights, and any costs imposed for repair or replacement.

4. Sidewalk Maintenance. The Town acknowledges and agrees that the Town is responsible at its sole expense for the inspection, repair, and maintenance, as needed, of the existing sidewalks located along Sixth Avenue adjacent to Sunset Bay. The Association acknowledges and agrees that its members are responsible for the repair and maintenance of sidewalks located on their individual platted lots within Sunset Bay.

5. Street Signage Maintenance. The Town acknowledges and agrees that the Town is responsible at its sole expense for the maintenance, repair, and replacement, as needed, of street signage within Sunset Bay. The Town, however, shall bear no responsibility for the maintenance, repair, and replacement of the Association's entry feature sign for Sunset Bay, the maintenance, repair, and replacement of which shall continue to be the sole responsibility and obligation of the Association and its members.

6. Perimeter Wall. The Parties hereby acknowledge and agree that the Association and its members may seek approval from the Town to install a privacy wall along that portion of Sunset Bay bordering Sixth Avenue in accordance with the regular application and review process prescribed in the Town's Land Development Regulations. To the extent Paragraphs 3.b and 7 of the Development Agreement purport to prohibit the installation or restrict the height of any such wall, such Paragraphs are hereby amended to remove any such prohibition or limitation.

7. Recording: Binding Effect. This First Amendment shall be recorded in the Official Records of Orange County, Florida. The terms and provisions of this First Amendment, and all rights, privileges, benefits, and burdens created hereunder shall be binding upon the Parties and their respective successors, assigns, and representatives.

8. Ratification. Except as specifically modified and amended by this First Amendment, the remainder of the Development Agreement remains in full force and effect. From and after the last date of execution of this First Amendment, all references to the Development Agreement shall be deemed to refer to the Development Agreement as amended and supplemented by this First Amendment.

9. Counterparts. This First Amendment may be executed in counterparts, each of which shall be deemed to be an original and need not be signed by more than one of the parties hereto and all of which shall constitute one and the same agreement.

10. Effective Date. This First Amendment shall become effective upon the date of execution by the last of the Parties.

IN WITNESS WHEREOF, the Parties have caused this First Amendment to be executed in a manner sufficient to bind them on the Effective Date as defined above.

Signed, sealed, and delivered before me:

**TOWN OF WINDERMERE, FLORIDA**

\_\_\_\_\_  
JIM O'BRIEN, MAYOR

**ATTTEST:**

**APPROVED AS TO FORM AND LEGALITY** for use and reliance by the Town of Windermere, Florida, only.

\_\_\_\_\_  
DOROTHY BURKHALTER

Town Clerk

\_\_\_\_\_  
HEATHER M. BLOM-RAMOS

Town Attorney

WITNESSES

**SUNSET BAY HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation,

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 2019, by \_\_\_\_\_, as \_\_\_\_\_ of Sunset Bay Homeowners Association, Inc., a Florida not-for-profit corporation. Said person (check one) G is personally known to me or G produced \_\_\_\_\_ as identification.

(Notary Seal)

Printed Name: \_\_\_\_\_

Notary Public, State of \_\_\_\_\_

Commission No. \_\_\_\_\_

My commission expires: \_\_\_\_\_

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT, made this 8<sup>th</sup> day of MARCH, 1988, by and between SONANA SYSTEMS, INC. (hereinafter referred to as "Developer" or "Owner"), and THE TOWN OF WINDERMERE, a municipal corporation existing under the laws of the State of Florida ( hereinafter referred to as the "Town").

W I T N E S S E T H:

WHEREAS, the Owner is the record title holder of approximately 24.5 acres of land lying in the Town of Windermere located on the North side of Windermere-Conroy Road. Said Property is more particularly described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, the Town, by an ordinance dated July 15, 1986, did annex the Property into the town limits of Windermere; and

WHEREAS, the usage permitted to be undertaken on the Property shall be consistent with the Town of Windermere's Comprehensive Plan adopted in 1981, as amended, and the existing zoning; and

WHEREAS, the parties wish to ensure that the subdivision to be located on the Property known as Sunset Bay will be compatible with the surrounding area of Windermere. The parties have agreed to certain terms and conditions that will assist in regulating the development and use of the Property for the mutual benefit of the parties, adjacent land owners and the community in general.

2972502 DRANGE CO. FL.  
09:24:40AM 03/30/88

4147.1

03968 PG3312

THOMAS H. LOCKER,  
Orange County  
Comptroller  
By [Signature] Deputy Clerk  
Rec Fee \$ 45.00  
Add Rec \$ 6.00  
Doc Tax \$           
Int Tax \$           
Total \$ 51.00

NOW THEREFORE, in consideration of the premises, the parties agree as follows:

1. Developer agrees that the retention pond shown on the proposed plat of Sunset Bay will be constructed with a five to one slope.

2. Developer agrees to establish a homeowner's association as a non-profit corporation under Florida law and charge that association with the responsibility of maintaining the improvements and landscaping on portions of the subdivision which are not within the boundaries of platted lots including, but not limited to, Lake Down Common Area Tract A, retention ponds and the right of way and land adjacent to Conroy Road, in a neat, attractive, safe and functional manner. Developer also agrees that Tract A shall be designed and/or landscaped to physically prevent boat launching. All of said Property shall be deeded to the homeowner's association at the time of recording the plat.

3. Developer agrees to and agrees to deed restrict the Property as follows:

A. That no boat ramp will be located anywhere in the subdivision.

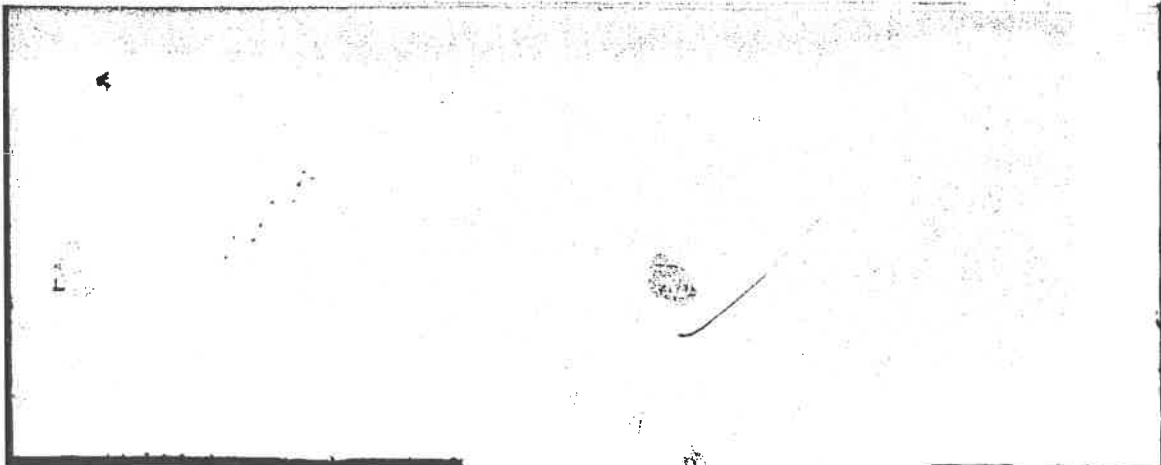
B. That the lots adjacent to the privacy berm shall restrict their private fences and walls along said berm to a height of one foot lower than said berm and be of a material and color that blends in with said landscape berm to be approved by the Town at the time of permitting.

4. Developer agrees to furnish the Town with a letter from a surveyor/engineer stating that the total land area of the subdivision is not less than 24.65 acres and that the total lots in the subdivision do not exceed 23, and that there is one lot for every 1.07 acres of land in the subdivision.

5. Developer shall furnish the Town evidence in recordable form of an access right of way across Lot 16 of adjacent Down Point Subdivision so as to connect to Down Point Lane. Orange County shall also evidence that the easement along the East side of the Property has been vacated and an agreement from all affected Property owners must be recorded in the Public Records of Orange County.

6. Developer shall furnish the Town an agreement from the County allowing the Developer to utilize the right of way for ingress, egress and landscaping.

7. The Developer agrees to furnish to the Town Council for its approval a detailed site plan for that portion of the subdivision which abuts Conroy Road. Said plan shall show a four-foot wide sidewalk along Conroy Road, a detailed landscaping plan, a landscaped privacy berm (comparable to Windermere Oaks berm) with no wall (except retaining wall on interior side of berm) or fencing permitted and no subdivision sign permitted, an irrigation plan for the landscaping, together with a water source for the landscaping and irrigation system, and sketches of the entryway, deceleration and turn lanes with design speed of 35 miles per hour into the subdivision from Conroy Road, together



with the location of all the pavement from Conroy Road into the subdivision. The Developer also agrees to plant at his expense live and laurel oaks, alternating each variety, on 40 foot centers along the street frontage of all lots and along all Conroy Road frontage, said oaks shall be a minimum 3" caliper.

8. The Owner shall comply with all applicable state, county and local ordinances and regulations in effect at the time of development of the Property, except as provided for in Florida Statutes Section 163.3213. The Owner agrees to indemnify and hold harmless the Town from and against any and all claim, including, but not limited to, attorneys' fees, costs and damages incurred as a result of any such claim, that may arise as a result of the Owner's negligent or willful violation of said governmental regulations or as a result of any comprehensive plat change, rezoning, development approval or permit or any other official action taken by the Town in good faith, at the Owner's request, which affected or affects the Owner's Property or development of same. Owner hereby agrees, at a minimum, to pay all court costs and other expenses and to provide, at Owner's sole expense, an attorney for the Town of Windermere in its legal representation in the event any such claim may arise. Owner also agrees to pay all costs and attorneys' fees incurred by the Town in enforcing any provision of this Agreement, at trial or on appeal. This provision shall only apply to actions filed within two (2) years from the date of acceptance of the improvements by the Town for which a claim may arise or any



separate claim not otherwise barred by an applicable statute of limitations; and shall not apply to claims arising as a result of the Town's maintenance of or failure to maintain any facilities within the Property.

9. At the conclusion of the site improvements for the subdivision and prior to the issuance of any building permits, the Developer will furnish to the Town a certificate of an engineer licensed in the State of Florida which certifies that all subdivision improvements have been properly constructed and comply with all governmental regulations and this Agreement. In addition to furnishing the one year Maintenance, Materials and Workmanship Warranty Bond required by the Orange County Subdivision Regulations, Developer hereby guarantees the Improvements for a period of one (1) year from the date of completion and acceptance by the Town and agrees to maintain said Improvements for said one (1) year period and to make any necessary repairs or remedy any defects in materials or workmanship upon notice from Town. After said one year period, Town will thereafter assume the cost of day-to-day maintenance of said street improvements but the cost of resurfacing said streets shall remain with the benefitting property.

10. The Owner shall install and complete, according to County specifications, all of the improvements which are required by this Agreement and the subdivision regulations of the County within twelve (12) months after the date of approval of the plat of subdivision by the Town. The Owner shall provide a surety

company completion bond, a cash escrow agreement, an irrevocable letter of credit or other alternative documents or agreements acceptable to the Town, at the time of platting, to guarantee that sufficient funds will be made available for completion of the required on-site improvements which have not been completed at the time of platting. The amount of said bond, escrow or letter of credit shall be in the penal sum of the amount of the estimated cost of the required on-site improvements which have not been completed at the time of platting, which estimate shall be reviewed and approved by the Town. Should the Developer neglect to install or complete the required improvements within the above-mentioned time limit, the Town, after thirty (30) days written notice to the Developer, his successors in interest or assigns, and the surety bond company may, without prejudice to any other rights or remedies it may have, install or have installed or completed in the subdivision tract said required improvements. In the event the surety bond company defaults hereunder, the Town is hereby authorized to assess the Town's actual out of pocket cost of installing or completing the improvements which the Developer is required to install and complete or the amount that said costs exceed the surety bond limit against the benefited Property in the subdivision tract. Such improvement assessment shall constitute a lien thereon until paid, which lien shall be superior and paramount to the interest of any other owner, lessee, tenant, or mortgagee of the Property.

The Owner shall, upon the execution of this Agreement, pay the cost of recording this Agreement in Orange County, Florida.

11. Shoreline clearing and alteration will be limited in accordance with the Orange County Lakeshore Protection Ordinance, effective June 10, 1983 and any successor ordinances and subject to the prior written approval of the Windermere Water Navigation and Control District.

12. Where the Final Plat requires the installation of berms and reverse swales, along lakeshores on lakefront lots to impede direct drainage into lakes, the plat shall clearly reflect a drainage/swale easement of sufficient width to accommodate such berms and swales and their associated retention areas and clearly indicate that alteration and/or removal of the berm and swale system is prohibited. The development rights to this easement area shall be dedicated to Orange County and the Town. The bottom swale elevation shall be at no less than the 103 foot elevation. An easement and restrictive covenants shall also prohibit alteration or removal of any such berms and swales. Enforcement responsibility shall be assigned to mandatory homeowner's association, Orange County and the Town. This swale/berm system shall be included in and installed as part of individual lot owners' construction requirements and shown on the Plat as part of the developer's primary drainage plan.

13. All Conservation Areas shall be clearly designated as "Conservation Areas" on the Final Plat of Sunset Bay. On the plat of lakefront residential lots platted to the normal high

water elevation, and which contain only narrow band conversation areas shall be clearly identified as "narrow band Conservation Areas". Development rights to all "Conservation Areas" including the "narrow band Conservation Areas" shall be dedicated to Orange County and Town provided, however, that such dedication of development rights to the narrow band Conservation Areas shall not preclude the construction of private docks and/or boathouses pursuant to applicable Orange County and Town permitting procedures. Within the dedication there shall be a provision allowing clearing and vegetation removal for lake access of an area of not more than 20% or 30 feet, whichever is greater, within "narrow band Conservation Areas" by the owner of a lakefront residential lot. Except as to this clearing and vegetation removal of the aforesaid 20% or 30 feet, whichever is greater for lake access, such dedication and the restrictive covenants applicable to the Sunset Bay development shall prohibit all but selective trimming of undergrowth to permit lake views on lakefront lots with prior written approval of undergrowth trimming plan from Windermere Water and Navigation Control District. Enforcement responsibility shall be assigned to a mandatory homeowner's association, Orange County and/or Town.

14. Trees (other than citrus trees) shall not be removed from lakefronts without prior written consent given by Windermere Water and Navigation Control District after a tree removal plan is first submitted.

15. The Developer agrees to furnish to the Town a letter from a professional engineer registered in the State of Florida which certifies to the Town that he has reviewed the subdivision construction plans, specifications, computations, and related matter; and that the storm water system has been designed so as to meet the design and performance standards of the Department of Environmental Regulation, the South Florida Water Management District and Windermere Water and Navigation Control District with regard to storm water runoff. He shall further certify to the Town that the first inch of rainfall shall be retained on all portions of the subdivision which are not in platted lots.

16. This Agreement shall be binding, and shall inure to and benefit the subject Property and be binding upon any person, firm, or corporation who may become the successor in interest, directly or indirectly, to the Subject Property.

IN WITNESS WHEREOF, the parties have executed this Agreement for the purposes stated herein on the date and year first above written.

WITNESSES:

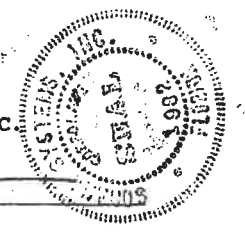
Donna F. Bethel  
[Signature]

Patricia L. Wilson  
[Signature]

OWNER:

SONANA SYSTEMS, INC

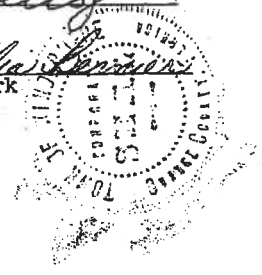
By: [Signature]  
President



THE TOWN OF WINDERMERE

By: [Signature]  
Mayor

Attest: [Signature]  
Town Clerk



STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared J. D. Nana well known to me to be the President of Sonana Systems, Inc., a corporation, and that he acknowledges executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

SWORN to and SUBSCRIBED before me this 8th day of March, 1988.

*Mark T. B. [Signature]*  
Notary Public, State of Florida  
My commission expires:

Notary Public, State of Florida at Large  
My Commission Expires July 31, 1989  
BONDED THRU AGENT'S NOTARY BROKERAGE

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Robert J. Pleus, Jr., and Cecilia Bernier, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

SWORN to and SUBSCRIBED before me this 8th day of March, 1988.

*Mark T. B. [Signature]*  
Notary Public, State of Florida  
My commission expires:

Notary Public, State of Florida at Large  
My Commission Expires July 31, 1989  
BONDED THRU AGENT'S NOTARY BROKERAGE

EXHIBIT "A"

13968 PG3322

Parcel One: The Southeast 1/4 of the Southwest 1/4 of Section 9, Township 23 South, Range 28 East, Orange County, Florida, LESS that part lying West and Southwesterly of Lake Down, and LESS the right-of-way for Conroy-Windermere Road.

Parcel Two: The West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 23 South, Range 28 East, Orange County, Florida, LESS the South 30 feet thereof for Conroy-Windermere Road.

(851/MAGUIRES)

RECORDED & RETURNED  
*Thomas H. Larkin*  
County Registrar, Orange Co., FL





# Town of Windermere

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

Received  
JUL 10 2019

Wade Trim



Mayor  
JIM O'BRIEN

Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 27, 2019

RENNER GREGORY A  
5076 SUNSET CT  
WINDERMERE, FL 34786

**RE: Public Notice of First Amendment to Sunset Bay Development Agreement**

The Town of Windermere and Sunset Bay Homeowner Association, Inc. have proposed an amendment to the Sunset Bay Development Agreement. The purpose of the amendment is to clarify certain maintenance obligations related to the Sunset Bay Subdivision.

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 **June 12, 2019**.

This matter will be presented to the Development Review Board on **Tuesday, July 16, 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, August 13, 2019 at 6:00 p.m. and again on Tuesday, September 10, 2019** 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.  
888-499-9624  
[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

**RECOMMEND - Z19-013 (Sunset Bay)**

APPROVAL: ✓ DISAPPROVAL: \_\_\_\_\_

COMMENTS: Assuming we had until July 12, 2019 to deliver comments - when will this take effect? How will we know if approved?

SIGNATURE: [Signature] DATE: 7/8/19

RENNER GREGORY A

# Town of Windermere

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

Received

JUL 10 2019



Mayor  
JIM O'BRIEN

Town Manager  
ROBERT SMITH  
Wade Trim

Clerk  
DOROTHY BURKHALTER

June 27, 2019

MILFORD COURTNEY W  
5095 SUNSET CT  
WINDERMERE, FL 34786

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[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

**RECOMMEND – Z19-013 (Sunset Bay)**

APPROVAL:   X   DISAPPROVAL \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE:   Courtney W Milford   DATE:   7-10-19  

MILFORD COURTNEY W

# Town of Windermere

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

Received  
JUL 15 2019



Mayor  
JIM O'BRIEN

Town Manager **Wade Trim**  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 27, 2019

GORSCAK RICHARD D  
5040 DOWN POINT LN  
WINDERMERE, FL 34786

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Encl.

**RECOMMEND – Z19-013 (Sunset Bay)**

APPROVAL:  DISAPPROVAL

COMMENTS: \_\_\_\_\_

SIGNATURE: Richard D Gorscak DATE: 7/12/19

GORSCAK RICHARD D





# Town of Windermere

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

Received  
JUL 15 2019

Town Manager  
ROBERT SMITH  
Wade Trim



Mayor  
JIM O'BRIEN

Clerk  
DOROTHY BURKHALTER

June 27, 2019

JOSEPH GEORGE  
5055 DOWN POINT LN  
WINDERMERE, FL 34786

## RE: Public Notice of First Amendment to Sunset Bay Development Agreement

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Encl.

---

RECOMMEND – Z19-013 (Sunset Bay)

APPROVAL: \_\_\_\_\_ DISAPPROVAL:

COMMENTS: See attachment

SIGNATURE: George Joseph DATE: 7/11/19

JOSEPH GEORGE

# Town of Windermere

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

Received  
AUG 01 2019  
Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 27, 2019

LAKE DOWN LAND TRUST / NANA JASVANT D  
PO BOX 2340  
WINDERMERE, FL 34786

**RE: Public Notice of First Amendment to Sunset Bay Development Agreement**

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Encl.

---

RECOMMEND – Z19-013 (Sunset Bay)

APPROVAL:  DISAPPROVAL

COMMENTS: \_\_\_\_\_

SIGNATURE: Brad Cornelius DATE: 6-12-19

LAKE DOWN LAND TRUST / NANA JASVANT D

Sunset Bay residents had apparently agreed to a Development Agreement (SBDA) although all the people I talked to only saw the by-laws and covenants at closing. We had asked the city to repave our roads for the last 6 years since our roads hadn't been repaved for 29 years. They informed us that the SBDA obligated that our "private roads" be repaved by the owners. We were confused that our roads were declared "private" since we have no gates and the public drives on them 7 days a week, night and day. However, we were also surprised when they informed us that they were going to put us 1<sup>st</sup> on the repaving list and they have a deal for us. The city proposed that they would repave the road on land we didn't own (non-Sunset Bay residents in the back of Down Pt Lane) if we would agree to a ten year plan to repay the city for repaving Sunset Bay's roads.

The agreement also proposed to start paying for street light maintenance and electricity on the same land that nobody in Sunset Bay even owned that we had paid for thirty years! We didn't see understand why the city thought paying for road repair and street lights on land we didn't own was such a great deal for us but they said that the SBDA obligated us to do so.

We agreed to the deal. Just a little while later we found out that the SBDA had a 30 year expiration date coming up that the Homeowner Association didn't know anything about. How fortunate for the city that they got us to agree to their repaving proposal just before the SBDA was scheduled to expire.

Just when will we be treated like other residents of Windermere. For 30 years we have paid for services that most Windermere residents receive for nothing. Isn't that enough? We are treated liked 2<sup>nd</sup> class citizens in that we do not have the same benefits as almost everyone else in the city. For them, the street lighting, storm sewer, and paved roads are paid out of the general tax revenue budget while we pay for it out of our homeowner's dues.

I always wondered why Isleworth didn't agree to be annexed into Windermere. Maybe they knew more than we did. Considering your treatment of us, if given the choice, I wouldn't agree to be annexed either.

I refuse to obligate my family for the next 30years by a document that should have expired.

George



# 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: Mayor and Town Council**

**From: Brad Cornelius, AICP, Contracted Town Planner**

**Date: September 3, 2019**

**Re: Final Public Hearing for Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning -111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue**

This memorandum provides additional information in response to the first public hearing on August 13, 2019. The public hearing on September 10, 2019, is the final public hearings for the following three (3) ordinances:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5<sup>th</sup> Avenue to Commercial (Ordinance 2019-04).

It is important to understand that all three (3) of these cases are related and dependent on each other. In addition, the order of consideration of the cases by Town Council must be as presented herein.

The original staff memorandum from August 13, 2019, public hearing, which includes the initial staff review and support information, is also attached.

Since the August 13, 2019, first public hearing additional public responses were received for the cases. As of September 3, 2019, the final tally of public responses are as follows:

- Small Scale Future Land Use Amendment (Ordinance 2019-03)
  - 92 were received in support (10 within 500 feet of the subject property)
  - 8 were received in opposition (all within 500 feet of the subject property)
- Rezoning to Commercial (Ordinance 2019-04)
  - 93 were received in support (11 within 500 feet of the subject property)
  - 7 were received in opposition (all within 500 feet of the subject property)

The following additional information is provided:

1. PowerPoint presentation provided by Robert Smith, Town Manager, at the August 13, 2019, Town Council public hearing; and
2. Email from Brad Cornelius, Contracted Town Planner, to Councilmember Sapp regarding the Town's PUD process.

As presented by Robert Smith, Town Manager, on August 13, 2019, and stated in the attached PowerPoint, if Town Council approves the rezoning ordinance (Ordinance 2019-04), then Staff would support the following conditions to be placed on the rezoning approval:

1. The redevelopment of the property to Commercial will be designated as a major development, per the Land Development Code, and will be subject to DRB and Town Council review and approval of any development plans; and
2. The redevelopment of the property shall adhere to the Downtown Design Guidelines as adopted (buffers, design, etc.)

THE TOWN OF  
**Windermere**



**Public Hearing Cases for Amendment of Town Center  
Design District  
Guidelines Master Plan Boundary and Commercial  
Rezoning -111 W 5th Avenue  
and 119 W 5th Avenue**

Rezoning -111 W 5th Avenue  
and 119 W 5th Avenue

- What is the Town Council Considering Tonight:
  - Remove the two properties from the overlay (Ordinance 2019-02)
  - Amending the map to reflect the removal from the overlay (Ordinance 2019-03)
  - Rezoning the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)
- What is the Town Council Not Considering Tonight:
  - A specific development concept or proposed use

# Ordinance 2019-02

- An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5<sup>th</sup> Avenue
- Due to the fact that the Church owns 119 W 5<sup>th</sup> Avenue and the future land use is Public Facilities, the only development that could occur on that specific property would be by the Town or Church. There is an existing 30 year lease agreement between the Church and the Town for the existing parking lot. The Church would not be able to redevelop that site into anything except church use and would be restricted by the Downtown District Guidelines and considered a major development. Due to the buffering, retention, etc. restrictions and the need for additional parking by the Church, it is reasonable to assume this site will remain a parking lot in perpetuity.

# Ordinance 2019-02

- 111 W 5th Avenue is an enclave with Public Facility to the West, North and South and Commercial to the East. (Doughnut Hole) To be fair and equitable to the owners, the Staff would recommend that this property be removed from the overlay which requires this to only be developed as a parking lot. The future land use for this property was changed to commercial due to it being a residential enclave surrounded by non-residential uses. The property owner would not be able to develop the site for anything other than a parking lot unless the overlay is removed.
- This removal of the overlay doesn't take away the Council's discretion and Staff recommendation to place the same design restrictions on the site that the original Downtown Design District requires.
- As you will see with the Staff recommendation for the rezoning, the property owner at time of development would still must accommodate for their own parking, stormwater, septic, etc..









# Ordinance 2019-04

- Should the Council approve to the Commercial Zoning of 111 W 5<sup>th</sup> Avenue the land development code allows Town Council to impose the following restrictions with Staff support:
  - The redevelopment of this site to Commercial would be viewed as a major development and would be subject to DRB and Town Council approval.
  - The property would be required to adhere to the Downtown Design Guidelines as adopted (Buffers, Design, etc.)
    - Meaning that any subsequent development on this site would need to submit a site plan that meets the design guidelines and would need to go back through the process for approval. They would have to make all onsite improvements (Stormwater, Septic, Parking, etc.)

# Will this create precedent?

- Legal Opinion
  - For the proposed amendment to the Town Center Design District boundaries and the commercial rezoning, the Town Council action will fall into two categories: legislative and quasi-judicial. The proposed boundary changes require an amendment to the Town Center Master Plan and Future Land Use Map (FLUM) amendment which are legislative actions of the Town Council. Legislative actions result in the formulation of a general rule or policy, and the Town Council has broad discretion in making the decision. If a legislative action of the Town is challenged, the standard of review is the “fairly debatable” standard. This is a very deferential standard that prevents a court from substituting its judgment for that of the Town Council. When the Town Council rezones property, as is often done in conjunction with or after the FLUM is amended, the Town Council acts in a quasi-judicial capacity. A rezoning must be supported by competent and substantial fact-based testimony and evidence.

# Legal Summary

Land use decisions made by the Town Council are made on an individual basis, dependent on the unique facts, evidence and circumstances of each individual case and do not set precedent for any future cases.

# Does this rezoning allow for a Brewery?

- No
- Should the property owner decide to operate a brewery at this location, the land owner would need to apply for a conditional use permit that requires DRB and Town Council Approval.
- What is a Conditional Use Permit: A conditional use permit is a zoning exception which allows the property owner use of his land in a way not otherwise permitted within the particular zoning district
- Meaning that the Town Council can place any reasonable condition on the use including but not limited to hours of operation, noise, deliveries, etc. Should the use be violated it would be a code violation and can be revoked.

# Summary

- All this process is doing is allowing the property owner who is surrounded by non residential uses be allowed to develop the property under the requirements of the Towns' commercial zoning district and consistent with the adjacent non-residential existing uses.
- The restrictions placed upon by the Zoning would apply and this is the only the first step. Site plans, building design, parking, uses, etc. would need subsequent approvals from DRB and Town Council which are all open for public discussion and input.
- This will not set a precedent for the future

# Town Council Action

- Conduct First Readings of all three ordinances. This is just a first reading and nothing is adopted. This allows time for the Town Council and Public to receive more input on the matter. Questions can be directed to the Town Manager or Wade Trim
- Final Adoption hearings will be done on September 10, 2019, at 6 pm.
- Nothing is approved Tonight!
- Town Council still reserves the right to vote to remove the item or remand it back to DRB

## Cornelius, Brad

---

**From:** Cornelius, Brad  
**Sent:** Tuesday, August 13, 2019 1:16 PM  
**To:** Chris Sapp; Robert Smith  
**Cc:** Warner, Amanda; Mastison, Sarah  
**Subject:** RE: PUD Process

Chris,

See the answers to your questions in **red text** below.

One thought for perspective – the Town’s PUD process has only been used in the Town 2 times (Estancia and Rosser Reserve). There has been no new development in the Town Center since 1992 (UMC building). Nothing has been built new in the Town Center since the adoption of the Town Center Master Plan in 2004 and the PUD ordinance. The Town has very limited past experience with the PUD process in the Town’s code.

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:** Chris Sapp <csapp@town.windermere.fl.us>  
**Sent:** Tuesday, August 13, 2019 11:52 AM  
**To:** Robert Smith <rsmith@town.windermere.fl.us>  
**Cc:** Cornelius, Brad <bcornelius@wadetrim.com>  
**Subject:** Re: PUD Process

Dear Robert and Brad,

Questions that I may ask tonight are below. Some may be redundant to our meeting and possibly the process emailed this morning, but important for open discussion in a hearing setting. You are more than welcome to answer now or tonight. Please feel free to email or call me if you need clarification.

-Was an explanation and the option of a PUD given to the applicant?



Yes. When Robert and I initially met with the applicant the PUD process was also discussed.

**-If so, why was the direction in front of us tonight chosen?**

The applicant decided it was more efficient to move through the process of amending the Town Center Boundary and then doing a straight rezoning then going through the PUD process. It was the applicant's decision.

**-During the DRB meeting I do not recall a PUD being offered as an option or at least, not any detailed explanation of what it is. Why?**

I did briefly mention the idea of not amending the Town Center Boundary and extending the building zone and go through the PUD process. However, the DRB did not respond. I believe the majority of the DRB was concerned with the encroachment of commercial buildings closer to Forest Street, which is not different whether a PUD or not a PUD. The DRB was focused on the request of the applicant.

**-Please give the pros and cons of a PUD vs the amendment of the overlay boundary for the Town as the Town's planner**

#### Pros

PUD – Provides more specific detail of proposed uses and provides for certainty of future use of a property. Deviations or variances to development standards may be approved a part of the PUD.

Amend Boundary/Rezoning – Process is more direct and provides opportunity for Town Council to condition or restrict the approval similar to the PUD. The subject properties are at the edge of the Town Center District. The property closest to the residential on Forest Street is already developed as Town public parking lot and provides buffering to the residential areas across Forest Street. The straight rezoning provides more flexibility for future use of the property. Uses are limited to those delineated in the Land Development Code and specific uses may require additional approvals (i.e. conditional uses).

#### Cons

PUD – Can limit future uses that may be more responsive to market and community demand. The applicant has significant initial plan submission requirements that may or may not be reflective of potential future users of the property. There is a more significant outlay of effort for an applicant with a greater potential of risk for either denial or change in market demands.

Amend Boundary/Rezoning – Public perception that removal from the Town Center Boundary removes protections for the nearby residential areas. One of its pros could also be considered a con in that it can be more open to future uses of the property.

-You have provided 14 items that would be required for submittal of a PUD application. Please clarify that the use or type of business does have to be submitted with the application and approval process.

The Land Development Code is not specific as to the level of specificity for the use or business type. At a minimum, it would need to reflect office, commercial, public, or residential. The level of specificity is up to the DRB and Town Council.

-Please clarify use is simply: commercial, office or public

The Land Development Code is not specific as to the level of specificity for the use or business type. At a minimum, it would need to reflect office, commercial, public, or residential. The level of specificity is up to the DRB and Town Council.

-The applicant is applying for commercial, correct?

Correct, the application in front of Town Council is for a rezoning to commercial. However, the Town's code for commercial also includes office uses.

-If approved for a certain business or use, please briefly explain the process of changing said use if deemed major? Is the process different outside of a PUD?

For a PUD, the process would require a review by the DRB and review and approval by Town Council. It would be an ordinance and public hearing. Outside of a PUD, a change of use does not require any special approval as long it is a permitted use in the Land Development Code and does not require some type of special approval like a Conditional Use.

-To avoid forcing an applicant to choose a tenant upfront, can an applicant simply allow for approval of a prelim plan and designate another use at a later date, but prior to the final approval? More pointed, if the prelim development plan is approved can the applicant sit on it with no action for an indefinite period of time prior to moving to a final plan phase. Would this make it easier or the best time to re-apply for a land-use change prior to spending the money and resources on the final plan?

The Land Development Code does not place time limitations on the approvals. However, the Town Council could place time limitations as part of a condition of a PUD. If an applicant sits on an approved preliminary development plan and then comes in with a final development plan, at some point in the future, that is not consistent with the preliminary development plan, then they would have to go back to amend the preliminary development plan. The way the Town's PUD process is structured there is no advantage to waiting to file a final development plan. It is structured in a way that supports moving directly from preliminary development plan to final development plan.

-Do any land use approvals whether PUD or not, have an expiration if no development or next process action is taken.

No. The Land Development Code does not have expiration time frames. There are time frames related to application processing and applicant responses. However, these application time frames can be administratively waived. The Town Council with a PUD approval could place time limitations for development.

-If we were to approve the boundary change, amendments and rezoning as presented today would the process for land use and site development, be the same as to the 14 requirements in the PUD process and subsequently the 31 requirements in the final plan? If not, what if the same conditions of the Town Center plan were added?

If the 3 ordinances were approved as proposed, then the next step would be submission of the site plan for site plan approval. Because this is a commercial site and triggers the requirement of a major development, the submission materials for the site plan would be similar to the final PUD plan but would include additional engineering detail. The plans for site plan would have to be 100% fully engineered for all aspects. If the Town Council were to condition the approval that development of the site must be consistent with the building and site design standards of the Town Center Design Master Plan that does not change the submission requirements it simply changes the development standards that must be met (i.e. building style, site layout, signage,, parking, etc.).

**Chris Sapp**

Email: [CSapp@town.windermere.fl.us](mailto:CSapp@town.windermere.fl.us)

Direct: 407.574.1002

<http://www.town.windermere.fl.us/>

*Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.*

---

**From:** Robert Smith <[rsmith@town.windermere.fl.us](mailto:rsmith@town.windermere.fl.us)>

**Sent:** Tuesday, August 13, 2019 8:53 AM

**To:** Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Jim O'Brien

<[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Andy Williams  
<[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>  
**Cc:** Dorothy Burkhalter <[dburkhalter@town.windermere.fl.us](mailto:dburkhalter@town.windermere.fl.us)>; Cornelius, Brad <[bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com)>  
**Subject:** PUD Process

All,

Lately we have been asked about the PUD process and what goes into it. Attached is a brief synopsis of what is required and the process that is taken prior to approval. Brad and I are here to answer any questions you may have prior to tonight. Please send individually to us.

Regards,  
Robert Smith  
Town Manager  
Town of Windermere  
614 Main St.  
Windermere, FL 34786  
[rsmith@town.windermere.fl.us](mailto:rsmith@town.windermere.fl.us)  
Cell: (407) 797-5004  
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Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

# 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: Mayor and Town Council**

**From: Brad Cornelius, AICP, Contracted Town Planner**

**Date: August 1, 2019**

**Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning -111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue**

This memorandum provides information regarding the three (3) public hearing cases that will come before the the Town Council at their meetings on August 13, 2019, for the first reading, and September 10, 2019, for the seconding reading.

The three (3) pubic hearing cases are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5<sup>th</sup> Avenue to Commercial (Ordinance 2019-04).

It is important to understand that all three (3) of these cases are related and dependent on each other. In addition, the order of consideration of the cases by Town Council must be as presented herein.

In 2018, the Town Council adopted the State required update to the Town's Comprehensive Plan and Future Land Use Map. As part of update the Town Council, unanimously, approved amending the underlying future land use designation of 111 W 5<sup>th</sup> Avenue from Residential to Commercial and 119 W 5<sup>th</sup> Avenue from Residential to Public Use. The Comprehensive Plan and Future Land Use Map update proceeded through several public hearings with the DRB and Town Council over a period of approximately 12 months. In addition, the Comprehensive Plan and Future Land Use Map update was properly noticed as required by Florida Statute.

However, when the Town Council amended the future land use designations of 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue, the Town Council did not remove the properties from the Town Center Overlay District. In fact, the way the Town Center Design Guidelines were originally adopted into the Town's Comprehensive Plan, and was not changed during the 2018 update, the Town Center Overlay District allows for a wide-range of commercial, office, and public uses and implements the requirements of the Town Center Design District Guidelines. The amendment to Commercial on 111 W 5<sup>th</sup> Avenue and to Public Use on 119 W 5<sup>th</sup> Avenue were compliant with the Town Center Design District Guidelines Master Plan since it did not remove the requirements of the Town Center Design District Guidelines Master Plan from the properties. What the amendment to Commercial and Public Use did was assign a future land use designation that was more appropriate for the subject properties. 119 W 5<sup>th</sup> Avenue was developed by the Town as a public parking lot. 111 W 5<sup>th</sup> Avenue is a property that has a commercial plaza adjacent to the east, a church adjacent to the north, a public parking lot adjacent to the west, and Town facilities adjacent to the south. In addition, 111 W 5<sup>th</sup> Avenue was designated as parking to support potential future commercial uses in the downtown. A Commercial future land use designation is the appropriate designation for a property that is surrounded by non-residential uses and is designated for potential future commercial parking.

With the recent construction of the public parking lot on 119 W 5<sup>th</sup> Avenue and the proximity of 111 W 5<sup>th</sup> Avenue to both the new parking lot and to the adjacent commercial center, the need for these two (2) properties to remain within the Town Center Design District Guideline Master Plan boundary may no longer be needed. Parking that is contemplated within the Town Center Design District Guidelines Master Plan on the west side of Main Street is provided by the new public parking lot on Forest Street. In addition, the new public parking lot provides for the buffer contemplated by the Town Center Design District Guidelines Master Plan for the existing residential areas across Forest Street. Given, these characteristics, it may not be necessary to continue to require additional commercial parking on 111 W 5<sup>th</sup> Avenue. Removing 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue from the Town Center Design District Guidelines Master Plan would remove the requirement for 111 W 5<sup>th</sup> Avenue to be used for future commercial parking. The removal of 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue from the Town Center Design District Guidelines Master Plan is the subject of the first case: an ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue. The ordinance (Ordinance 2019-02) proposes to amend Section 3.05.00 of the Land Development Code to include a new sub-section to remove the two (2) properties. This section of the Land Development Code adopts the Town Center Design District

Guidelines and includes other existing exceptions to the design guidelines related to building height and balconies. The new section would include an additional exception to remove the two (2) properties from the Town Center Design District Master Plan Boundary. Attached is the current Town Center Design District Master Plan. The properties proposed for removal are shown on the attached Master Plan.

If the Town Council approves the removal of the two (2) properties from the Town Center Design District Boundary, then a small-scale amendment to the Town's future land use map (Ordinance 2019-03) must be adopted by the Town to remove the two (2) properties from the Town Center Overlay District Master Plan boundary. This maintains compliance between the amended boundary of the Town Center Design District Guidelines Master Plan, if approved by Ordinance 2019-02, and the Town's Comprehensive Plan and future land use map. It is important to note that if the amendment to the Town Center Design District Master Plan Boundary, as proposed in Ordinance 2019-02, is not approved by Town Council, then there is no need to amend the Town's future land use map and the proposed small-scale amendment is moot. If the Town Center Overlay District is not amended on the future land use map, then the subject properties can continue to be used in their current uses (i.e. public parking on 119 W 5<sup>th</sup> Avenue and single-family residential on 111 W 5<sup>th</sup> Avenue). However, future redevelopment of 111 W 5<sup>th</sup> Avenue would have to be consistent with the Town Center Design District Guidelines Master Plan and only be developed as supporting commercial parking. The Town Center Overlay District future land use boundary, with the subject properties highlighted, is shown on the attached map.

The last of the three (3) cases is needed if the Town Council approves Ordinance 2019-02 to remove 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue from the Town Center Design District Master Plan Boundary and approves Ordinance 2019-03 to amend the future land use map to remove the two (2) properties from the Town Center Overlay District. The third case is to assign a zoning classification to 111 W 5<sup>th</sup> Avenue that is consistent with its underlying adopted Commercial future land use (Ordinance 2019-04).

Currently, as part of the Town Center Design District Guidelines Master Plan, 111 W 5<sup>th</sup> Avenue has a Residential with Town Center Design District Overlay zoning classification. This limits development of the subject property to be consistent with Town Center Design District Guidelines and Master Plan. However, if the subject property is removed from the Town Center Design District Master Plan, then it will need to be assigned a new zoning district. Zonings must be consistent with the underlying adopted future land use of a property. With the underlying future land use of the subject property as Commercial, the subject property must be assigned a zoning district that is consistent with the Commercial future land use designation. The Town's zoning districts provided in the Land Development Code mirror the future land uses of the Town's future land use map. Consequently, the Town only has one Commercial zoning district. However, the Land Development Code does provide the Town Council with the ability to place limits or restrictions on Commercial zoning designations. Section 2.02.01(A) of the Land Development Code states:

2.02.01(A) *Restrictive rezoning.*

- (1) Notwithstanding the provision of any section of this Land Development Code, in amending the land use district at the request or concurrence of the applicant, the development review board may recommend that the town council approve such amendment with restrictions applicable only to the property involved in the change, provided that such restrictions confer upon the applicant or subject property no privileges otherwise denied by these articles to other lands, structures or buildings in the same district. The applicant's request shall include a development plan. Such restrictions may include one or more of the following:
  - a. Use restrictions greater than those otherwise specified for the particular district.
  - b. Density restrictions greater than those otherwise specified for the particular district.
  - c. Setbacks greater than those otherwise specified for the particular district, including setbacks from lakes and major arterials.
  - d. Height limits more restrictive than otherwise permitted in the particular district.
  - e. Minimum lot areas or minimum widths greater than otherwise specified for the particular district.
  - f. Minimum floor area greater than otherwise specified for structures in the particular district.
  - g. Open space requirements greater than otherwise required for property in the particular district.
  - h. Parking, loading, driveway or traffic requirements more restrictive than otherwise required for the particular district.
  - i. Fencing or screening requirements greater than otherwise required for the particular district.
  - j. Restrictions on any other matters which the town council may regulate under this Land Development Code.

In addition, the uses that are permitted in the Town's Commercial zoning district are provided in Section 2.02.02(2), Section 2.02.02(9), and Section 2.02.03(3) of the Land Development Code:

- 2.02.02(2) *Commercial*. A wide variety of commercial uses are included in this category to include those listed and other substantially similar types of uses:
- a. Shopping centers.
  - b. Personal service establishments, such as; barbershops, beauty parlors, medical and dental clinics, restaurants, financial institutions, professional and other offices, travel agencies, service stations, laundry and dry cleaning pickup stations, self-service coin-operated laundry and dry cleaning establishments, shoe repair, and locksmiths.



- c. Retail business, such as; drug, liquor, hardware stores, book, stationery, china and luggage shops, newsstands, photographic supplies and studios, ladies', men's and children's apparel.
- d. Automobile repair shops for ignition, fuel, brake and suspension systems.
- e. Theatres, except drive-in theatres.
- f. Florist shops, the products of which are displayed and sold wholly within an enclosed building.
- g. Grocery, fruit, vegetable and meat market stores.
- h. Health baths.
- i. Interior decorating, home furnishings and furniture stores.
- j. Music conservatory, dancing schools and art studios.
- k. Music, radio and television shops.
- l. Retail paint and wallpaper stores.
- m. Dry cleaning establishments using equipment which emits no smoke or escaping steam, and which use nonflammable synthetic cleaning agents (perchloroethylene, trichloroethylene, etc.).
- n. Bakeries, the product of which are sold only at retail on the premises.
- o. Other uses which are similar or compatible to the uses permitted herein, which would promote the intent and purposes of this district. Determination shall be made by the town council which shall be without public notice or public hearing.

2.02.02(9) *Restricted commercial.* This group of uses includes business and professional offices, medical offices or clinics, government offices, financial institutions without drive up facilities, day care facilities, convenience stores and personal service businesses where the service is performed on an individual-to-individual basis as opposed to services which are performed on objects or personal property. Examples of personal service businesses are barbershops, beauty shops, photography studios and travel agencies.

2.02.03(3) *Commercial.* The following uses are allowed in the commercial land use district. All others are prohibited.

- a. Commercial.
- b. Restricted commercial.
- c. Public service.
- d. Government offices and facilities.
- e. Single-family residential, as an additional alternative, but not concurrent use in a restricted commercial area (Ord. No. 98-1).
- f. Public elementary school.

Please be aware that the Town Charter requires that 70% of the Town Council members are required to approve a rezoning to Commercial. The Town Attorney has provided an opinion regarding the determination of the 70% with a Town Council member having to abstain from the voting. Based on the Town Attorney's recommendation, which is attached, the 70% is calculated based on the four (4) voting Town Council members. Three (3) of the four (4) voting Town Council members are required to approve the rezoning.

Public notices were mailed out on June 24, 2019, to 43 properties within 500 feet of the subject properties. For the small scale land use amendment, as of August 1, 2019, eight (8) responses were received in support (excluding the support response from the owner of 111 W 5th Avenue) and six (6) responses were received in objection from property owners within 500 feet of the subject properties. For the rezoning, as of August 1, 2019, nine (9) responses were received in support (excluding the support response from the owner of 111 W 5th Avenue) and five (5) responses were received in objection from property owners within 500 feet of the subject properties.

In addition, 35 responses in support from property owners outside of the 500 feet, but within the Town, and two (2) responses in support from property owners, not within the Town, were also received.

At the Development Review Board (DRB) meeting on July 16, 2019, the DRB considered the information provided in the staff report and testimony provided at the meeting and recommended that the Town Council deny all three (3) ordinances. The DRB vote was 5-0 to recommend denial of Ordinance 2019-02 to amend the Land Development Code to revise the Town Center District; vote 5-0 to recommend denial of Ordinance 2019-03 for the small scale future land use amendment to revise the Town Center District; and vote 4-1 to recommend denial of Ordinance 2019-04 to rezone 111 W 5th Avenue to Commercial. The DRB found that the proposal to remove the properties from the Town Center Design District and rezoning to allow the development of 111 W 5th Avenue as commercial was inconsistent with the intent and purpose of the Town Center Design District Guideline Master Plan. The DRB found that the expansion of a commercial building onto 111 W 5th Avenue would be incompatible with the residential area along Forest Street. The DRB was concerned with the feasibility of the property being able to support the required parking and other design standards.

Attached to this memorandum are the proposed ordinances and case materials for the three (3) cases for your review prior to the upcoming public hearings. Please note that the information contained within this memorandum serves as the staff report for the three (3) cases. Given that the three (3) cases are interrelated, it is more effective to provide a unified staff report in this memorandum.

**From:** [Heather M. Ramos](#)  
**To:** [Cornelius, Brad](#); [Robert Smith](#)  
**Cc:** [Warner, Amanda](#); [Mastison, Sarah](#); [Thomas J. Wilkes](#); [Burkhalter, Dorothy](#)  
**Subject:** Town Charter and Commercial Rezoning  
**Date:** Friday, July 26, 2019 5:00:49 PM  
**Attachments:** [Advisory Legal Opinion - Voting abstentions and quorums.pdf](#)

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Robert and Brad – we found one attorney general opinion that addresses this issue – AGO 85-40, copy attached. Here is a summary of what it states: The inability to vote under the voting conflict statute -- Section 112.3143 causes a quorum to be composed of only those members of the governing body that do not have a voting conflict and are entitled to vote. In other words, the abstention requirements eliminate the council member from being considered as part of the quorum for that specific matter.

Reading the attorney general opinion in conjunction with the charter provision, we now suggest that 3 of the 4 remaining council members would need to vote yes to approve the commercial rezoning.

The AGO makes sense – under the Windermere Charter provision requiring an affirmative vote of 70% of the members, if two or more council members had a voting conflict and were counted as part of the members which had to vote, but couldn't because of the conflict, the business could not be transacted by the Town Council unless there were a charter amendment to change the 70% affirmative voting requirement. And that would arguably constitute a taking.

Unless you tell us otherwise, we will prepare a simple resolution for the August meeting for the Town Council to adopt which states that unless and until judicially determined otherwise, based on AGO 85-40 the Town Council will eliminate a council member with a voting conflict from being considered as part of the quorum/membership of the Town Council for purposes of Section 12.04 of the Charter. We can explain the resolution prior to the first reading of the rezoning ordinance at the August meeting.

Have a great weekend everyone!

**Heather M. Ramos | Shareholder**  
**GRAY | ROBINSON**

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# Florida Attorney General Advisory Legal Opinion

Number: AGO 85-40

Date: May 22, 1985

Subject: Voting abstentions and quorums

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Mr. Michael Kahn  
Town Attorney  
Town of Malabar  
494 North Harbor City Boulevard  
Melbourne, Florida 32935

RE: MUNICIPALITIES--Effect of abstention on quorum and voting requirements

Dear Mr. Kahn:

This is in response to your request for an opinion on substantially the following question:

Do the abstentions required by Ch. 84-357, Laws of Florida, affect the numerical balance of both the quorum present and the majority of the quorum present?

Chapter 84-357, Laws of Florida, amended s. 112.3143, F.S., to add subsection (3), which provides:

"No county, municipal, or other local public officer shall vote in his official capacity upon any measure which inures to his special private gain or shall knowingly vote in his official capacity upon any measure which inures to the special gain of any principal, other than an agency as defined in s. 112.312(2), by whom he is retained. Such public officer shall, prior to the vote being taken, publicly state to the assembly the nature of his interest in the matter from which he is abstaining from voting and, within 15 days after the vote occurs, disclose the nature of his interest as a public record in a memorandum filed with the person responsible for recording the minutes of the meeting, who shall incorporate the memorandum in the minutes. However, a commissioner of a community redevelopment agency created or designated pursuant to s. 163.356 or s. 163.357 or an officer of an independent special tax district elected on a one-acre, one-vote basis is not prohibited from voting."

This amendment changes the law with regard to abstention under the circumstances described in the new law. Previously, a public officer was not prohibited from voting in his official capacity on a matter in which he had a personal, private or professional interest and which inured to his special private gain or to the special gain of any principal by whom he was retained, but if such officer voted on such a matter, he was required to file a memorandum within 15 days disclosing the nature of his

interest. See s. 112.3143, F.S. 1983. See generally Op. Comm. Ethics, 74-13, Oct. 4, 1974. Any question, however, concerning what constitutes a conflict of interest under the recent legislation must be submitted to the Commission on Ethics. See s. 112.322(3), F.S.

You wish to know whether in those instances in which a member of the governing body of a municipality is prohibited from voting by s. 112.3143(3), as amended, the quorum present is constructively reduced; and as a concomitant, whether the majority of the quorum needed to enact legislation or take other official action would thereby be reduced. For example, in the situation you describe in your letter, where all members of the five member town council are present and two members have a conflict which precludes them from voting, you question whether the quorum "present" would be constructively reduced to three and it would thus require only a vote of two members (a majority of a quorum present) to take official action.

Section 166.041, F.S., establishes a uniform procedure for the adoption and enactment of municipal ordinances and resolutions. See, e.g., AGO's 76-197, 75-173 and 74-371. Subsection (4) of s. 166.041 provides:

*"A majority of the members of the governing body shall constitute a quorum. An affirmative vote of a majority of a quorum present is necessary to enact any ordinance or adopt any resolution; except that two-thirds of the membership of the board is required to enact an emergency ordinance. On final passage, the vote of each member of the governing body voting shall be entered on the official record of the meeting. All ordinances or resolutions passed by the governing body shall become effective 10 days after passage or as otherwise provided therein." (e.s.)*

This office has previously concluded that this provision provides the minimum, mandatory requirements for the enactment of ordinances and resolutions by a municipality. See AGO's 81-71 and 74-160. Further, subsection (6) of s. 166.041, F.S., provides that the procedures set forth in that statute "shall constitute a uniform method for the adoption and enactment of municipal ordinances and resolutions" and although a municipality may specify additional requirements, "a municipality shall not have the power or authority to lessen or reduce the requirements of this section . . ." Thus, the requirements of subsection (4), which provides that a majority of the governing body shall constitute a quorum and that an affirmative vote of a quorum present shall be necessary to enact an ordinance or resolution, cannot be lessened or reduced by a municipality.

In AGO 74-160, this office concluded that where only four members of a five-member town commission are present at a meeting of such body, the adoption of a resolution requires the affirmative vote of three members irrespective of the fact that one of the members present abstained from voting. That opinion stated that "[t]he fact that one member abstained from voting has no effect on the statutory provision that the adoption of a resolution requires the affirmative vote of a majority of the members present." The conclusion reached in AGO 74-160, however, was premised on the provisions of s. 286.012, F.S., in conjunction with s. 112.3143, F.S., which prior to the 1984 amendments to these statutes did not mandate a

voting abstention in the case of a conflict of interest but rather afforded the officer a choice as to whether to abstain from voting or to vote and file a memorandum within 15 days disclosing the nature of his interest. See also AGO 75-244 which determined that although a member of a downtown development authority under Florida law could abstain from voting on a question in which he was personally interested, he was not disqualified and thus could be counted for purposes of computing a quorum for a vote on that question. The statute prior to the 1984 amendment therefore did not prohibit a public officer from voting in any situation; after the 1984 amendment, a local public officer is prohibited from voting on those measures which inure to his special private gain or which to his knowledge inure to the special gain of any principal by whom he is retained. In light of the 1984 amendment, a question has been raised as to whether in those situations in which a public officer is prohibited from voting, the quorum present is affected.

In 74 C.J.S. *Quorum*, p. 171, it is stated that the word "quorum" "has come to signify such a number of the officers or members of any body as is competent by law or constitution to transact business; such a number of an assembly as is competent to transact its business; such a number of the members of any body as is, when duly assembled, legally competent to transact business; such a number of a body as is competent to transact business in the absence of the other members." And see Black's Law Dictionary 1421 (Rev. 4th ed. 1968) wherein it is stated: "When a committee, board of directors, meeting of shareholders, legislature or other body of persons cannot act unless a certain number at least of them are present, that number is called a 'quorum.' . . . In the absence of any law or rule fixing the quorum, it consists of a majority of those entitled to act." Thus, a quorum is a certain number of a governing or legislative body who are legally entitled to act.

Subsection (4) of s. 166.041, F.S., expressly provides that a majority of the members of the governing body of a municipality shall constitute a quorum. The absence or voting infirmity of the members of the town council would not appear to affect the number of members required to constitute a quorum. Thus where you have a governing body composed of five members, s. 166.041 requires three members to constitute a quorum. The statute goes on to provide that "[a]n affirmative vote of a majority of a quorum present is necessary to enact any ordinance or adopt any resolution . . ." In the scenario you presented all five members are present but two members are prohibited by statute from voting on the matter under consideration. Thus, only three members of the town council are present who are legally entitled to act. Based upon the foregoing definitions of quorum it is my opinion that since s. 166.041, F.S., requires a majority of the members of the governing body to constitute a quorum and an affirmative vote of a majority of a quorum present to enact an ordinance or resolution, the effect of s. 112.3143, F.S. (1984 Supp.), precludes such members who are prohibited from voting from being considered to be part of the quorum for purposes of such matter. Therefore, if the members of a governing body who are legally entitled to vote still constitute a quorum (numerical majority of the entire governing body), then a majority of such a quorum may legally enact any ordinance or adopt any resolution.

To the extent of any inconsistency with previous opinions of this office,

those opinions are modified because of the effect of the change in the law with regard to local public officers qualifications to vote in cases of conflict. The abstention requirement of the amended statute causes a legal infirmity as to the public officer's authority on the matter in question and therefore has the effect, in my opinion, of eliminating that individual from being considered as part of the quorum for purposes of that matter.

In conclusion, I am of the opinion that, unless and until judicially determined otherwise, the abstention requirements of s. 112.3143, F.S. (1984 Supp.), causes the quorum to be composed of only those members of the governing body entitled to vote. The quorum must be a majority of the governing body and a majority of such a quorum entitled to vote is necessary to enact any ordinance or adopt any resolution. Any question as to what constitutes a conflict of interest for purposes of this statute will have to be addressed to the Commission on Ethics.

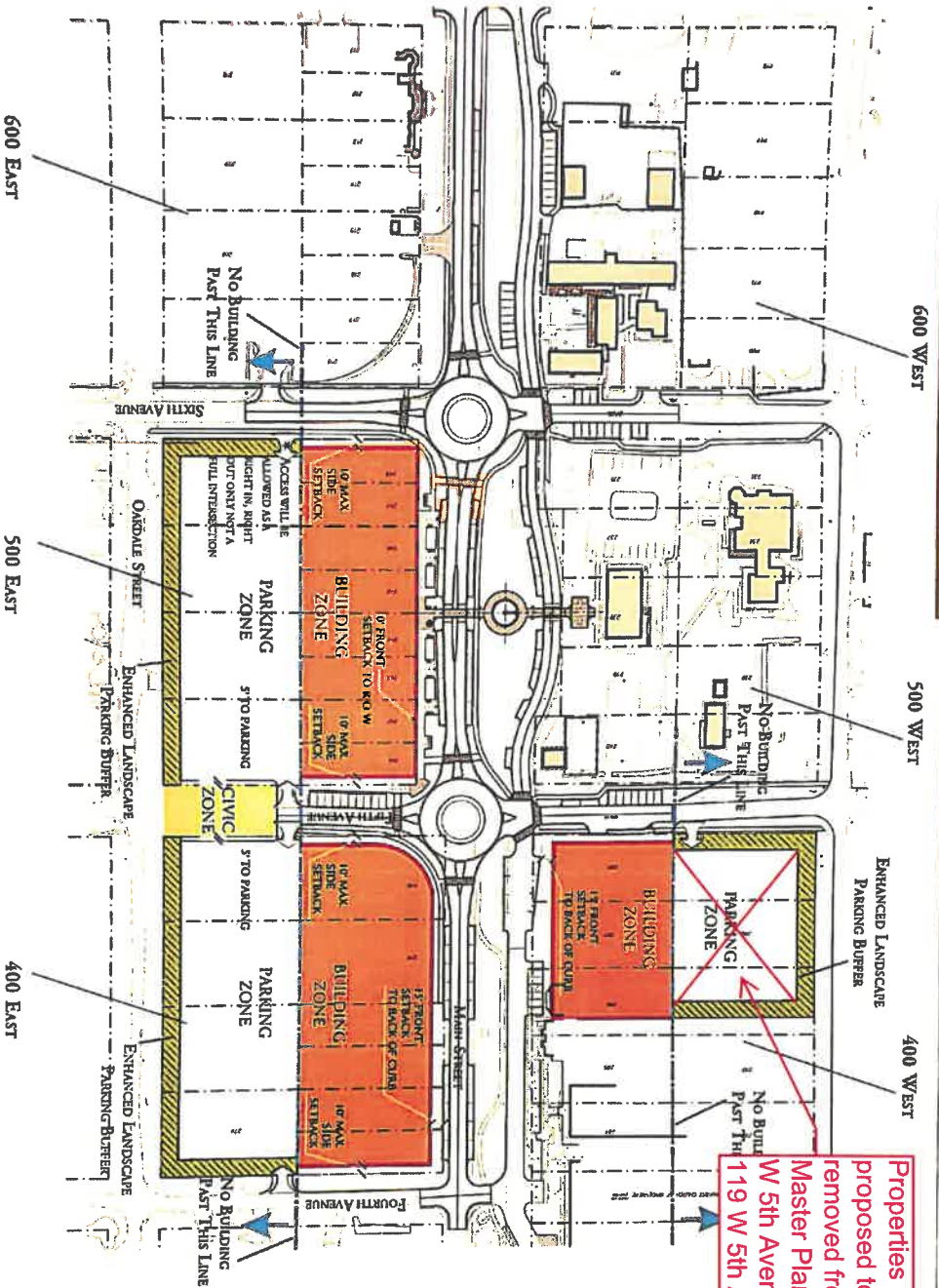
Sincerely,

Jim Smith  
Attorney General

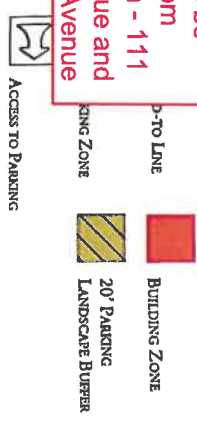
Prepared by:

Craig Willis  
Assistant Attorney General

MASTER PLAN



Properties proposed to be removed from Master Plan - 111 W 5th Avenue and 119 W 5th Avenue



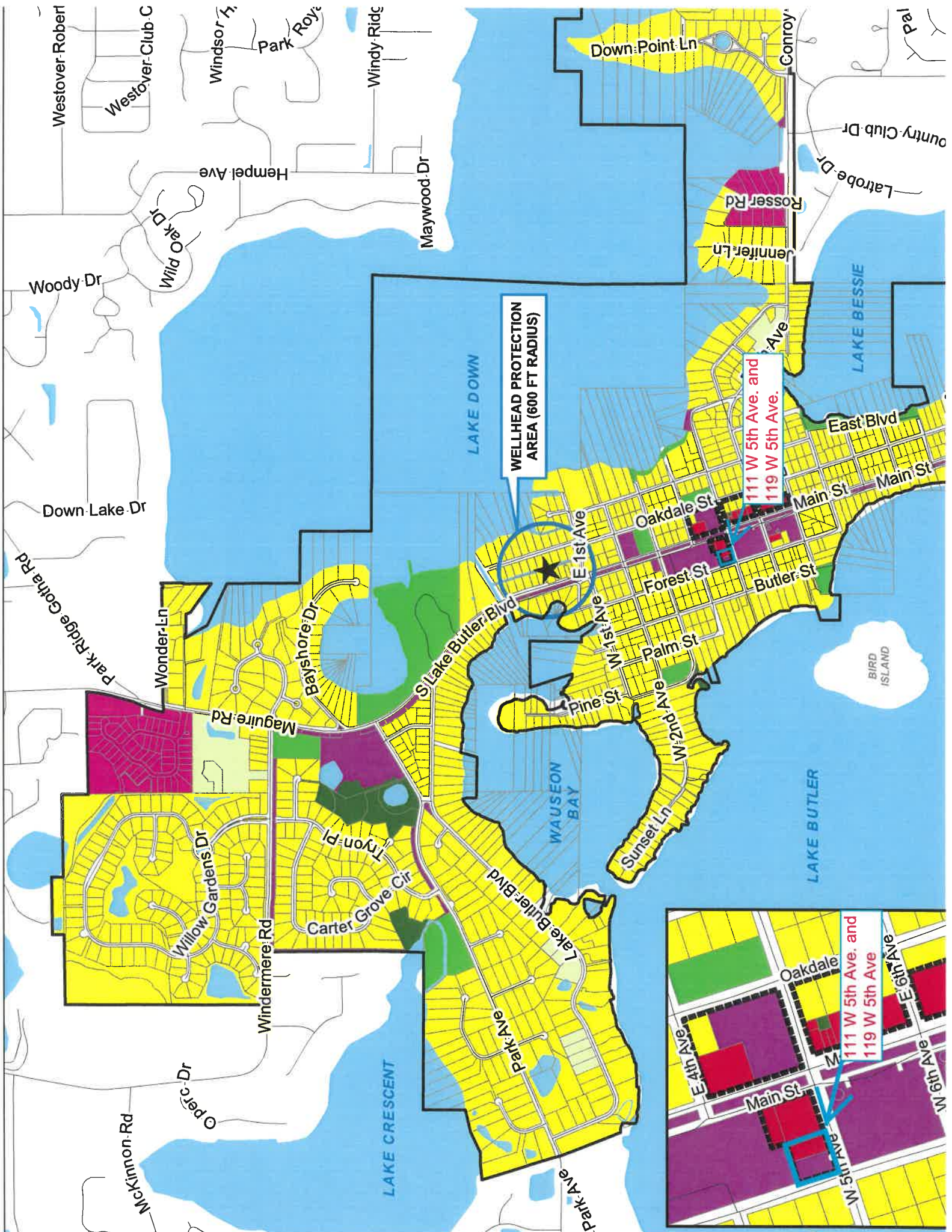
- NOTES:
1. PARKING MAY ENCRoACH INTO BUILDING ZONE.
  2. BUFFER ZONES MAY ENCRoACH INTO BUILDING ZONE.
  3. SEE LANDSCAPE SECTION FOR DETAILED PARKING LOT DESIGN, AND LANDSCAPE PARKING BUFFERS.

**Building:**  
 Rear Setback: 120' Min. from Buffer Zone  
 Building Frontage: 80% Min. on Main Street

**Parking Spaces:**  
 Required off-street Parking  
 Spaces:  
 A. Req. Off-Street: 4 parking spaces per 1,000 SF  
 B. Mitigation Measures: 3.5 parking spaces per 1,000 SF







WELLHEAD PROTECTION AREA (600 FT RADIUS)

111 W 5th Ave. and 119 W 5th Ave.



**ORDINANCE NO. 2019-02**

**AN ORDINANCE BY THE TOWN OF WINDERMERE, FLORIDA, AMENDING THE TOWN OF WINDERMERE CODE OF ORDINANCES, LAND DEVELOPMENT CODE, TO ADD A NEW SUBSECTION (C) TO SECTION 3.05.00 TO EXCLUDE TWO PROPERTIES LOCATED AT 111 W 5TH AVENUE AND 119 W 5TH AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE TOWN CENTER DESIGN DISTRICT GUIDELINES MASTER PLAN AS ADOPTED IN THE LAND DEVELOPMENT CODE; PROVIDING FOR APPLICABILITY; SEVERABILITY; CONFLICTS; CODIFICATION; AND AN EFFECTIVE DATE.**

**WHEREAS**, the Legislature of the State of Florida has, in **Chapter 166**, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

**WHEREAS**, in 2004, by Ordinance 2004-09, the Town Council adopted, with revisions, the Town Center Design District Guidelines, which applies to certain properties within the downtown area as depicted on the Town Center Design District Guidelines Master Plan;

**WHEREAS**, the Town Center Design District Guidelines Master Plan includes the properties located at 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue and designates the properties as future parking areas;

**WHEREAS**, the Town developed 119 W 5<sup>th</sup> Avenue into a public parking area;

**WHEREAS**, the Town Council has determined the need for 111 W 5<sup>th</sup> Avenue to be used as a future parking area as shown in Town Center District Guidelines Master Plan is no longer applicable;

**WHEREAS**, the Town Council has determined that the removal of 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue from the Town Center Design District Guidelines Master Plan will not result in adverse impacts to the further implementation of the Town Center Design District Guidelines and Master Plan in the remainder of the Town Center Design District Guidelines Master Plan area;

**WHEREAS**, the Town Council has considered the recommendation of the Development Review Board and testimony provided at the public hearings and has determined that it is in the public interest to remove 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue from the Town Center Design District Guidelines Master Plan;

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Windermere, Florida, that the following ordinance is hereby adopted.

**SECTION 1: AMENDMENT TO LAND DEVELOPMENT CODE SECTION. 3.05.00. – TOWN CENTER DESIGN GUIDELINES.**

Section 3.05.00 of the Land Development Code is hereby amended to include a new subsection (c) as shown below. Text additions are underlined and deletions are stricken.

(c) The Town Center Design District Master Plan excludes both 111 W 5<sup>th</sup> Avenue (PLAT OF WINDERMERE G/36 THE E 80 FT OF LOT 289 & E 80 FT OF LOT 290) and 119 W 5<sup>th</sup> Avenue (PLAT OF WINDERMERE G/36 LOTS 289 & 290 (LESS E 80 FT THEREOF)).

**SECTION 2. MAP OF REVISED TOWN CENTER DESIGN DISTRICT MASTER PLAN BOUNDARY.**

See Exhibit A for a map illustrating the revised Town Center Design District Guidelines Master Plan boundary.

**SECTION 3. APPLICABILITY.**

For the purposes of jurisdictional applicability, this ordinance shall apply in the Town of Windermere, Florida.

**SECTION 3. INCLUSION INTO THE CODE OF ORDINANCES.**

It is the intent of the Town Council that the provisions of this ordinance shall become and be made a part of the Town of Windermere's Code of Ordinances, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 4. SEVERABILITY.**

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.

**SECTION 5. EFFECTIVE DATE.**

This ordinance shall take effect upon adoption by the Town Council.

**PASSED** on first reading \_\_\_\_\_.

**PASSED and ADOPTED** in regular session, with a quorum present and voting, by the Town Council, upon second and final reading this \_\_\_\_\_.

**Town of Windermere, Florida  
By: its Town Council**

\_\_\_\_\_  
**Jim O'Brien, Mayor**

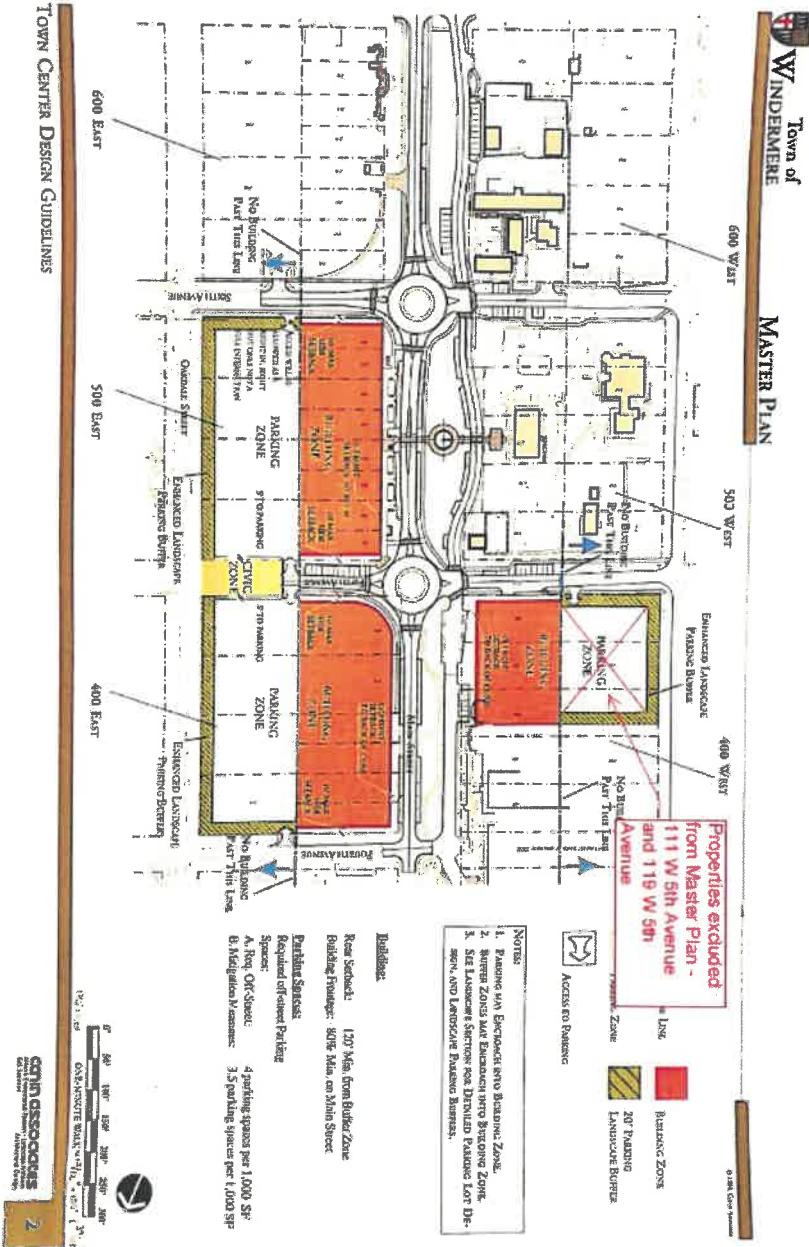
**ATTEST:**

\_\_\_\_\_  
**Dorothy Burkhalter, CMC  
Town Clerk**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Town Attorney**

# EXHIBIT A AMENDED TOWN CENTER DESIGN DISTRICT GUIDELINES MASTER PLAN



**ORDINANCE NO. 2019-03**

**AN ORDINANCE BY THE TOWN OF WINDERMERE, FLORIDA, PERTAINING TO A SMALL SCALE FUTURE LAND USE MAP AMENDMENT PURSUANT TO SECTION 163.3187 OF THE FLORIDA STATUTES; AMENDING THE TOWN OF WINDERMERE'S FUTURE LAND USE MAP TO REMOVE TWO PARCELS FROM THE TOWN OF WINDERMERE'S TOWN CENTER OVERLAY DISTRICT BOUNDARY, ACCOUNTING FOR 0.61 ACRES MORE OR LESS OF REAL PROPERTY LOCATED AT 111 W 5TH AVENUE AND 119 W 5TH AVENUE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR APPLICABILITY; SEVERABILITY; CONFLICTS; CODIFICATION; AND AN EFFECTIVE DATE.**

*Whereas*, the Town Council of the Town of Windermere, Florida, recognizes the need to plan for orderly growth and development;

*Whereas*, the Town Council of the Town of Windermere adopted the Town's comprehensive plan on October 9, 2018, which includes the Town of Windermere's Existing Land Use Map and 2035 Future Land Use Map;

*Whereas*, the Town Council considered a small scale future land use amendment amending the Town of Windermere's comprehensive plan 2035 Future Land Use Map to remove two parcels located at 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue from the Town Center Overlay District;

*Whereas*, the Town Council has determined that the amendment to the Town's 2035 Future Land Use Map is compatible with the Future Land Use Element goals, objectives, and policies, and other affected elements and policies of the Town's comprehensive plan;

*Whereas*, the proposed 2035 Future Land Use Map amendment meets the criteria of a small scale amendment as defined by Section 163.3187, Florida Statutes. The statutory public hearing requirement requires only a public hearing by the Town Council.

**BE IT ENACTED BY THE PEOPLE OF THE TOWN OF WINDERMERE:**

**Section 1. Legislative Findings.** The foregoing recitals are incorporated herein by reference as the legislative findings of the Town Council of the Town of Windermere.

**Section 2. Amendment to the 2035 Future Land Use Map.**

The Town of Windermere's 2035 Future Land Use Map is amended to remove two parcels accounting for 0.614 acres of real property located at 111 W 5<sup>th</sup> Avenue and 119 W 5<sup>th</sup> Avenue as more specifically described in Attachments A and B of this ordinance from the Town of Windermere's Town Center Overlay District.

**Section 3. Severability.** If a provision of this ordinance is held invalid or unconstitutional in judicial proceedings, the holding shall not affect other provisions that can be given effect. To that end, this ordinance is declared to be severable.

**Section 4. Conflicts.** In the event of a conflict or conflicts between this ordinance and other ordinances, this ordinance shall control and supersede.

**Section 5. Codification.** The amendments to the 2035 Future Land Use Map in Section 2 of this Ordinance shall be codified and made part of the official comprehensive plan for the Town of Windermere.

**Section 6. Effective Date.** This Ordinance shall become effective 31 days after its passage as a non-emergency ordinance at two regular meetings of the Town Council. If challenged pursuant to Section 163.3187(5), Florida Statutes, within 30 days after adoption, this small-scale amendment shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining this small-scale amendment is in compliance with applicable state law.

**ENACTED** by ordinance this \_\_\_\_ day of \_\_\_\_\_ 2019, at a meeting of the Town Council of the Town of Windermere, Florida.

**TOWN OF WINDERMERE, FLORIDA**  
by: its Town Council

by: \_\_\_\_\_  
Jim O'Brien, Mayor

Attest:

\_\_\_\_\_  
Dorothy Burkhalter, CMC  
Town Clerk

First reading: \_\_\_\_\_  
Second reading: \_\_\_\_\_

**Attachment A  
to the  
Town of Windermere  
Ordinance No. 2019-03**

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**Map of the Small-Scale Amendment Area**



**Attachment B**  
**to the Town of Windermere**  
**Ordinance No. 2019-03**

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**Legal Description of the**  
**Small-Scale Amendment Area**

**111 W 5<sup>th</sup> Avenue Windermere, Florida 34786**

**Property Description**

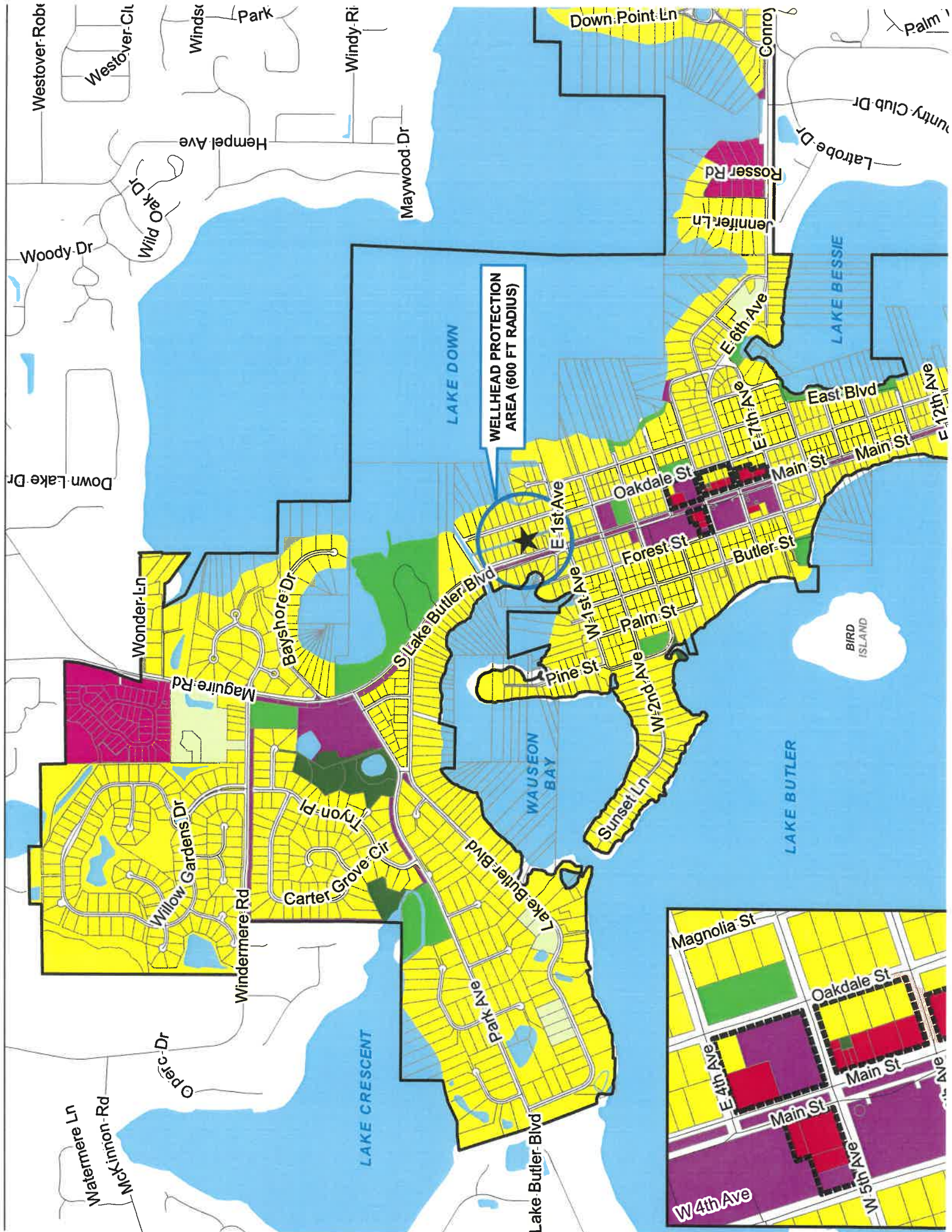
PLAT OF WINDERMERE G/36 THE E 80 FT OF LOT 289 & E 80 FT OF LOT 290

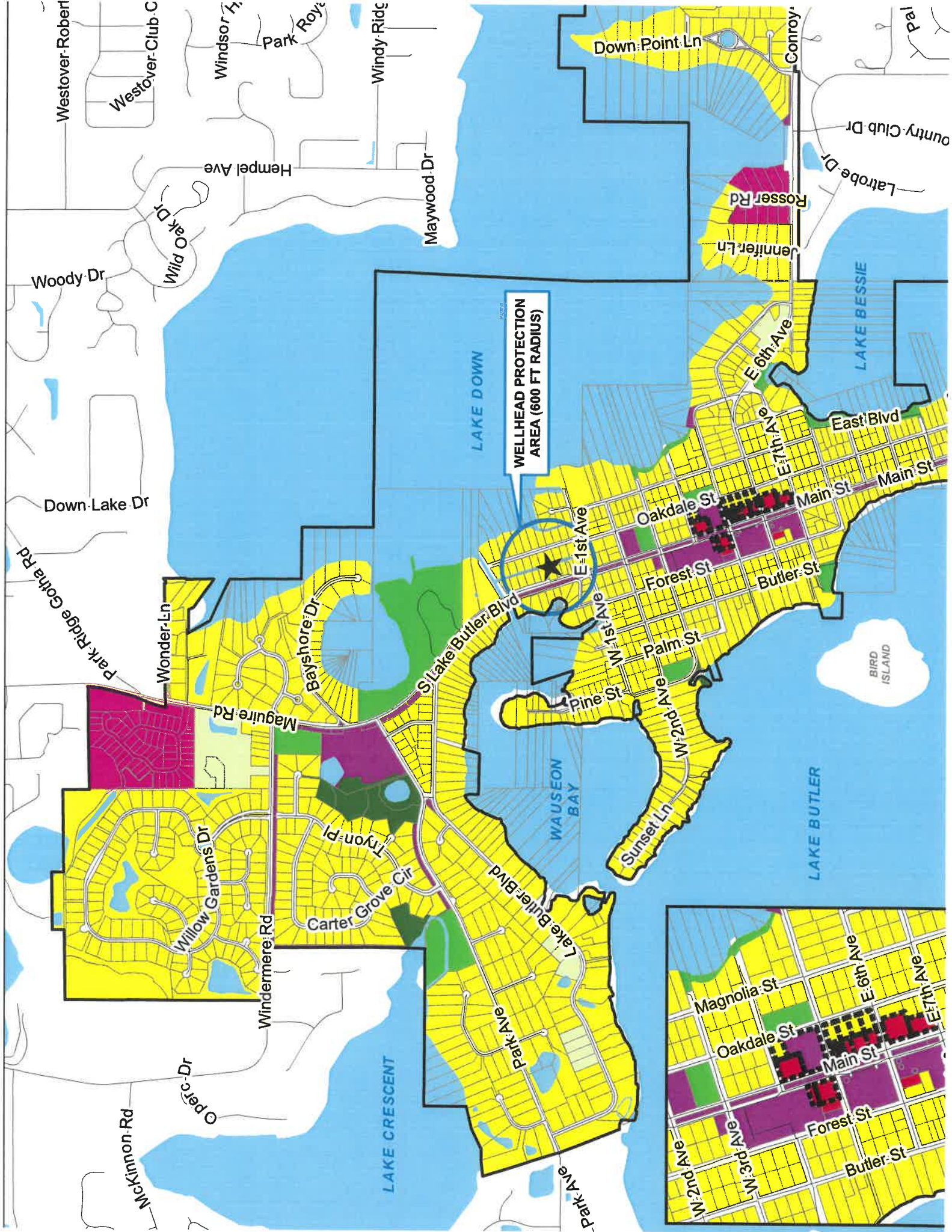
**119 W 5<sup>th</sup> Avenue Windermere, Florida 34786**

**Property Description**

PLAT OF WINDERMERE G/36 LOTS 289 & 290 (LESS E 80 FT THEREOF)







**ORDINANCE NO. 2019-04**

**AN ORDINANCE BY THE TOWN OF WINDERMERE, FLORIDA, PERTAINING TO REZONING; AMENDING THE TOWN OF WINDERMERE'S ZONING MAP FOR 0.29 ACRES MORE OR LESS OF REAL PROPERTY LOCATED AT 111 W 5th AVENUE, AS MORE SPECIFICALLY DESCRIBED HEREIN, FROM RESIDENTIAL ZONING WITH TOWN CENTER DESIGN DISTRICT OVERLAY TO COMMERCIAL ZONING; PROVIDING FOR APPLICABILITY; SEVERABILITY; CONFLICTS; CODIFICATION; AND AN EFFECTIVE DATE.**

*Whereas*, the Town Council of the Town of Windermere, Florida, recognizes the need to plan for orderly growth and development;

*Whereas*, pursuant to a request by the property owner, 5<sup>th</sup> Ave LLC, is requesting a zoning map amendment for the 0.29 acres, located at 111 W 5<sup>th</sup> Avenue, from a Residential zoning with Town Center Design District Overlay to Commercial zoning;

*Whereas*, the Town Council is committed to the goal of enacting and implementing sound growth management practices within the Town and finds that this Ordinance is consistent with the goals, objectives, and policies of the Town's comprehensive plan and that it is in the best interests of the Town of Windermere.

**BE IT ENACTED BY THE PEOPLE OF THE TOWN OF WINDERMERE:**

**Section 1. Amendment to the Zoning Map.** The Town of Windermere's official Zoning Map for 0.29 acres of property described and depicted in **Attachments A and B** is hereby rezoned to Commercial zoning.

**Section 2. Conditions of Approval.** The Town Council has determined that the requested zoning change is consistent with the public interest, encourages the appropriate use of land, is consistent with and further the goals and objectives of the Town of Windermere's comprehensive plan, and is in compliance with the Town of Windermere's land development code zoning designation of Commercial, with the following conditions:

- (1) The rezoning applies only to the property described in **Attachments A and B**.
- (2) Development shall be subject to the requirements contained in the Town of Windermere's comprehensive plan and land development code, and code of ordinances.

**Section 3. Severability.** If a provision of this ordinance is held invalid or unconstitutional in judicial proceedings, the holding shall not affect other provisions that can be given effect. To that end, this ordinance is declared to be severable.

**Section 4. Conflicts.** In the event of a conflict or conflicts between this ordinance and other ordinances, this ordinance shall control and supersede.

**Section 5. Codification.** The amendments to the official Zoning Map in Section 1 of this Ordinance shall be codified and made part of the official land development code for the Town of Windermere.

**Section 6. Effective Date.** This Ordinance shall become effective 31 days after its passage as a non-emergency ordinance at two regular meetings of the Town Council. If the related small-

scale future land use amendment adopted by Ordinance 2019-03 is challenged pursuant to Section 163.3187(5), Florida Statutes, within 30 days after adoption, this Ordinance shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the small-scale amendment adopted by Ordinance 2019-03 is in compliance with applicable state law.

**ENACTED** by ordinance this \_\_\_\_\_ day of \_\_\_\_\_ 2019, at a meeting of the Town Council of the Town of Windermere, Florida.

**TOWN OF WINDERMERE, FLORIDA**  
by: its Town Council

by: \_\_\_\_\_  
Jim O'Brien, Mayor

Attest:

\_\_\_\_\_  
Dorothy Burkhalter, CMC  
Town Clerk

First reading: \_\_\_\_\_  
Second reading: \_\_\_\_\_

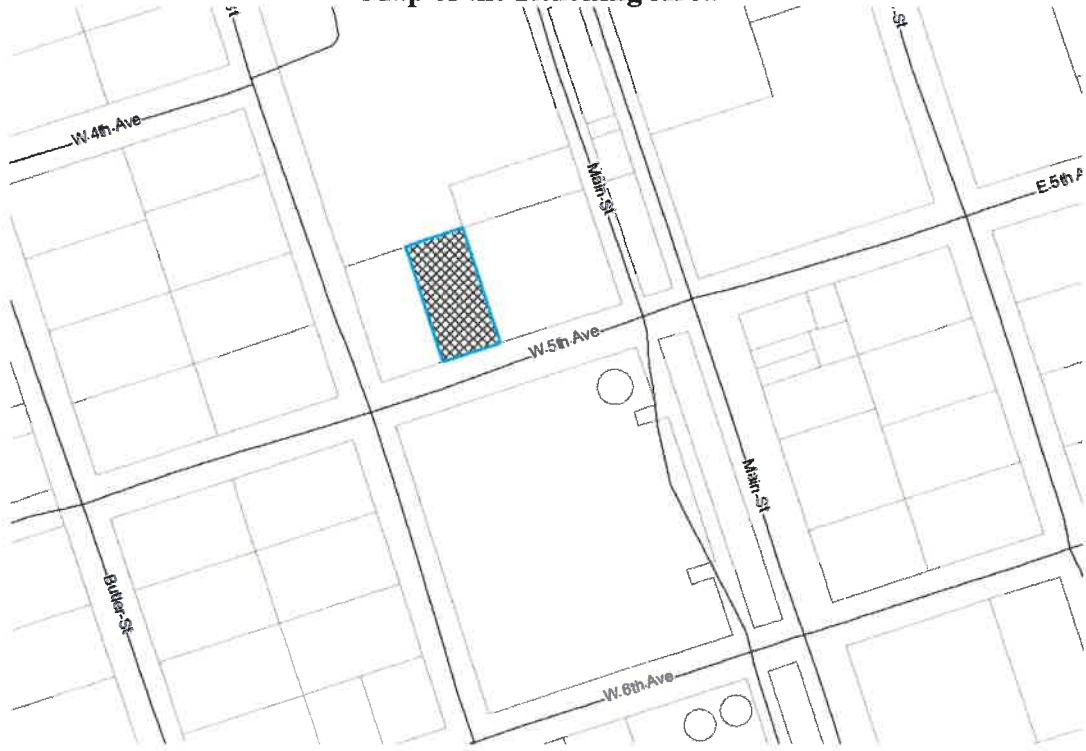
APPROVED AS TO FORM:

\_\_\_\_\_  
Town Attorney

**Attachment A**  
**Town of Windermere**  
**Ordinance No. 2019-04**

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**Map of the Rezoning Area**



**Attachment B  
Town of Windermere  
Ordinance No. 2019-04**

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**Metes and Bounds Legal Description of the  
Rezoning Area**

**111 W 5TH AVE WINDERMERE FL 34786 - 17-23-28-9336-02-891**

**Legal Description**

THE EAST 80 FEET OF LOT 289 AND THE EAST 80 FEET OF LOT 290, REPLAT OF WINDERMERE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGES 36-39 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA



**TOWN OF WINDERMERE  
REZONING APPLICATION FORM**

**TYPE or PRINT the following information:**

Owner(s) 5th Ave LLC Applicant/Agent Williams Family  
 Address 901 Rosser Rd Address 901 Rosser Rd  
 City Windermere City Windermere  
 State Florida Zip Code 34786 State Florida Zip Code 34786  
 Phone ( ) \_\_\_\_\_ Phone (407) 590-5468  
 (Cell) ( ) \_\_\_\_\_ (Cell) (407) 947-3195  
 (Fax) ( ) \_\_\_\_\_ (Fax) ( ) \_\_\_\_\_  
 Email Address \_\_\_\_\_ Email Address 5thAvePelican@gmail.com

**TYPE OF REQUEST (Check all that apply)**

- Zoning Change**
  - Non-PUD
  - From: Residential To: Commercial
  - PUD Other (explain) \_\_\_\_\_
  - From: \_\_\_\_\_ To: \_\_\_\_\_

- Text Change (To the Land Development Code)**
  - Article(s): \_\_\_\_\_
  - Sections: \_\_\_\_\_

**PROPERTY INFORMATION**

Parcel Identification Number (Tax I.D. Number) 17-23-28-9336-02-891  
 Address (if available) 111 W 5th ave Windermere FL 34786  
 Gross Acreage 0.29 acres Developable Acreage 0.29 acres (less water bodies/wetlands acreage)  
 Project Name (if any) \_\_\_\_\_

**LAND USE IDENTIFICATION**

<b>Residential (Specify type)</b>	<b>Non residential (Specify type)</b>
Existing Future Land Use:	Existing Future Land Use: <u>Commercial</u>
Existing Use:	Existing Use: <u>Residential</u>
Acres/Number of units:	Acres/Sq. Ft.: <u>.029</u>
Future Land Use:	Future Land Use: <u>Commercial</u>
Number of Proposed Units:	Maximum Square Footage: <u>TBD</u>
Existing Zoning:	Existing Zoning: <u>Residential</u>
Proposed Zoning:	Proposed Zoning: <u>Commercial</u>

<b>Adjacent Future Land Uses</b>	<b>N:</b> Public Facility
For example "Single Family"	<b>S:</b> Public Facility
	<b>E:</b> Commercial
	<b>W:</b> Public Facility
<b>Adjacent Land Uses</b>	<b>N:</b> Church & Prof Office
For example "Office"	<b>S:</b> Town Of Windermere Town Hall
	<b>E:</b> Commercial
	<b>W:</b> Public Parking Lot



111 5th Ave LLC  
901 Rosser Rd  
Windermere FL 34786

To Whom it May Concern

I am applying for a rezoning application for the property located at 111 W 5th Ave. I would request that this property be converted to a commercial zoning designation to match other surrounding parcels. This property is now surrounded on all sides by commercial uses. To the East is the Windermere Market Shopping Center that includes a restaurant, retail wine shop and professional offices. To the North is First Baptist Church and an orthodontist office, as well as another real estate office. To the West is now a Public Parking lot that the town is now leasing from the First Baptist Church. To the South are Municipal buildings.

This property has always been viewed as non-residential use because of its location adjacent to the restaurant. In the past a Day Care was run out of this home through an exception in the zoning law for in-home daycare services.

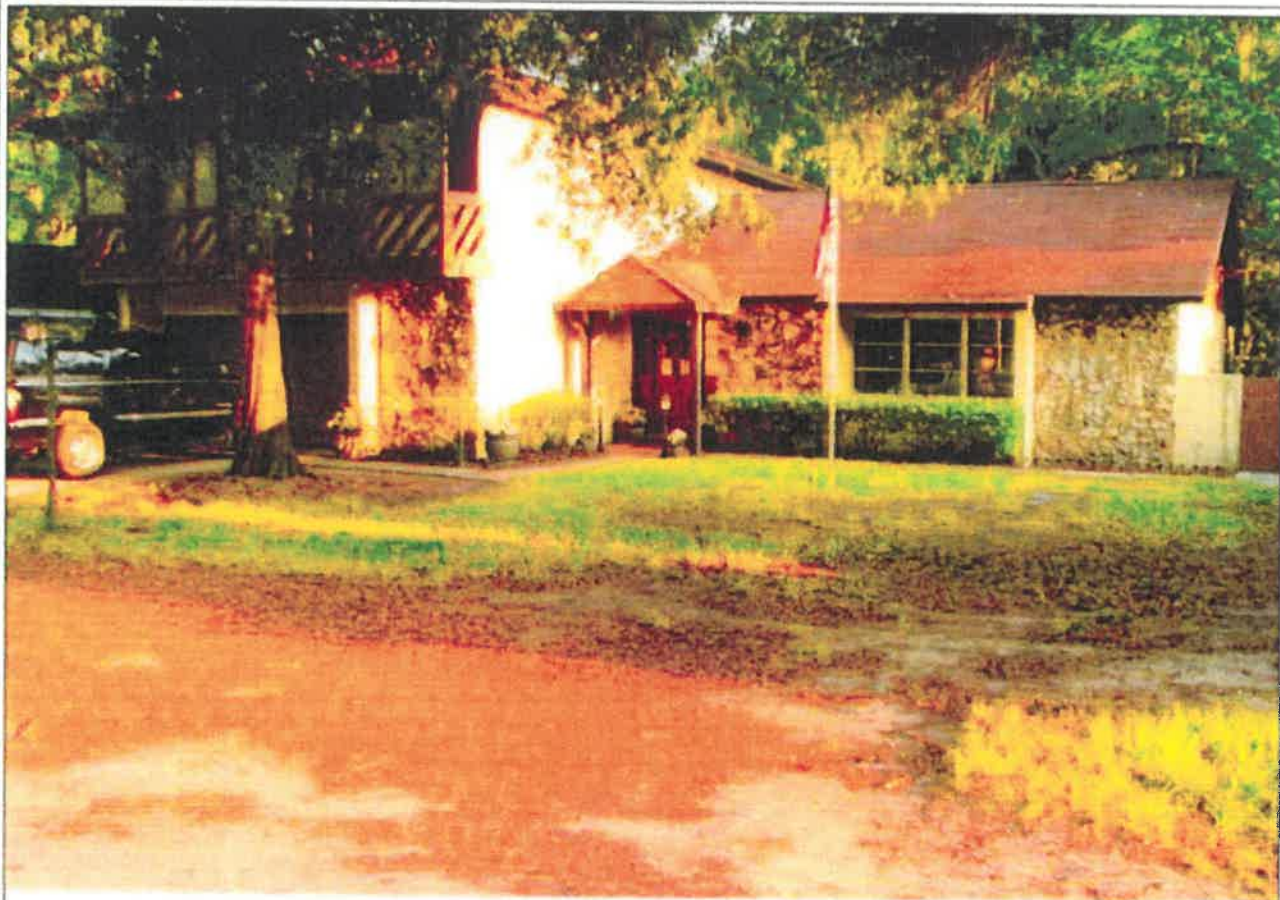
Thank you

Lavina Williams  
111 5th Ave LLC

**111 W 5TH AVE WINDERMERE FL 34786 - 17-23-28-9336-02-891**

Legal Description

THE EAST 80 FEET OF LOT 289 AND THE EAST 80 FEET OF LOT 290, REPLAT OF WINDERMERE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGES 36-39 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA



282317933602891 06/06/2006

Info as of Wed May 22 2019 15:47

RECORD CARD	2017 Property Record Card	NBHD COOD	181915138
PARCEL ID	17-23-28-9336-02-891	FEAT COOD	
STREET ADDRESS	111 W 5TH AVE	NC FLAG	0
NAME(1)	111 5TH AVE LLC	CONDO FLAG	
NAME(2)		ST PLANE X-COORD	484015.98
MAILING ADDRESS	901 ROSSER RD	ST PLANE Y-COORD	1513308.93
CITY	WINDERMERE	ACREAGE	0.293
STATE	FL	ACRE CODE	System Generated
ZIP CODE	34786	LOT AREA (SQFT)	12798.585189
CITY CODE	WND	PARCEL	282317933602891

MILLAGE CODE	75	PARENT ID	
PROPERTY USE CODE	0100		

Values as of Wed May 22 2019 15:47

LAND (MKT) VALUE	working...	PREVIOUS YEAR ASSESSED VALUE	\$335,652.00
BUILDING VALUE	working...	PREVIOUS YEAR MARKET (JUST)	\$335,652.00
EXTRA FEATURE VALUE	working...	PREVIOUS YEAR TAXABLE VALUE	\$335,652.00
MARKET (JUST) VALUE	working...	MARKET (JUST) VALUE CHANGE PCT	8.29%
ACCESSED VALUE	working...		

Land as of Wed May 22 2019 15:47

LAND LINE ORDER #	1	MKT VALUE	\$175,000.00
LAND ID	2517835	UNIT PRICE	\$175,000.00
LAND DOR CODE	0100	UNIT CODE	LT
ZONING	SFR	LAND QTY	1

Building as of Wed May 22 2019 15:47

BUILDING #	1	BEDS/BATHS/FLOORS	4/3/2
AYB	Invalid Date	LIVING AREA (SF)	2667
EYB	Invalid Date	EXTERIOR WALL	17
TYPE/MODEL CODE	0103/01	INTERIOR WALL	05

Craig S. Pearlman  
Killgore, Pearlman, Stamp, Ornstein &  
Squires  
Post Office Box 1913  
Orlando, Florida 32802

DOC # 20080722171 B: 9796 P: 4566

12/01/2008 03:41:27 PM Page 1 of 2  
Rec Fee: \$18.50 Doc Type: D  
Deed Doc Tax: \$2100.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
MB - Ret To: CRAIG S PEARLMAN ESQUIRE



**QUIT CLAIM DEED**

**THIS INDENTURE**, made this 25th day of November, 2008, between Robert W. Williams and Lavina M. Williams, his wife of P.O. Box 247, Windermere, FL 34786, party of the first part, and 111 5<sup>th</sup> Ave, LLC of P.O. Box 247, Windermere, FL, party of the second part.

**WITNESSETH**, that the said party of the first part, for and in consideration of the sum of Ten Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in Orange County, Florida, to wit:

THE EAST 80 FEET OF LOT 289 AND THE EAST 80 FEET OF LOT 290,  
REPLAT OF WINDERMERE, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK G, PAGES 36-39 OF THE PUBLIC  
RECORDS OF ORANGE COUNTY, FLORIDA.

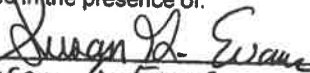
Parcel I.D. No. 17-23-28-9336-02-891  
Address: 111 5<sup>th</sup> Ave

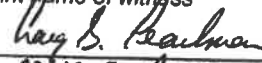
**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.


**AND** this property is not the homestead of the party of the first part.

**IN WITNESS WHEREOF**, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed in the presence of:

  
\_\_\_\_\_  
SUSAN G. EVANS  
Type or print name of witness

  
\_\_\_\_\_  
CRAIG S. PEARLMAN  
Type or print name of witness

  
\_\_\_\_\_  
Robert W. Williams

Address:  
P.O. Box 247  
Windermere, FL 34786

Signed in the presence of:

Susan G. Evans  
Susan G. Evans  
Type or print name of witness

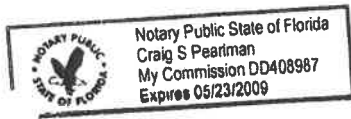
Craig S. Pearlman  
Craig S. Pearlman  
Type or print name of witness

Lavina M. Williams  
Lavina M. Williams

Address:  
P.O. Box 247  
Windermere, FL 34786

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25th day of November, 2008, by Robert W. Williams, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

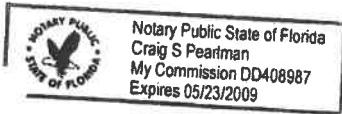


NOTARY PUBLIC:

Craig Stuart Pearlman  
SIGN: \_\_\_\_\_  
PRINT: Craig Stuart Pearlman  
State of Florida at Large  
My Commission Expires:  
Commission No./Serial No: \_\_\_\_\_

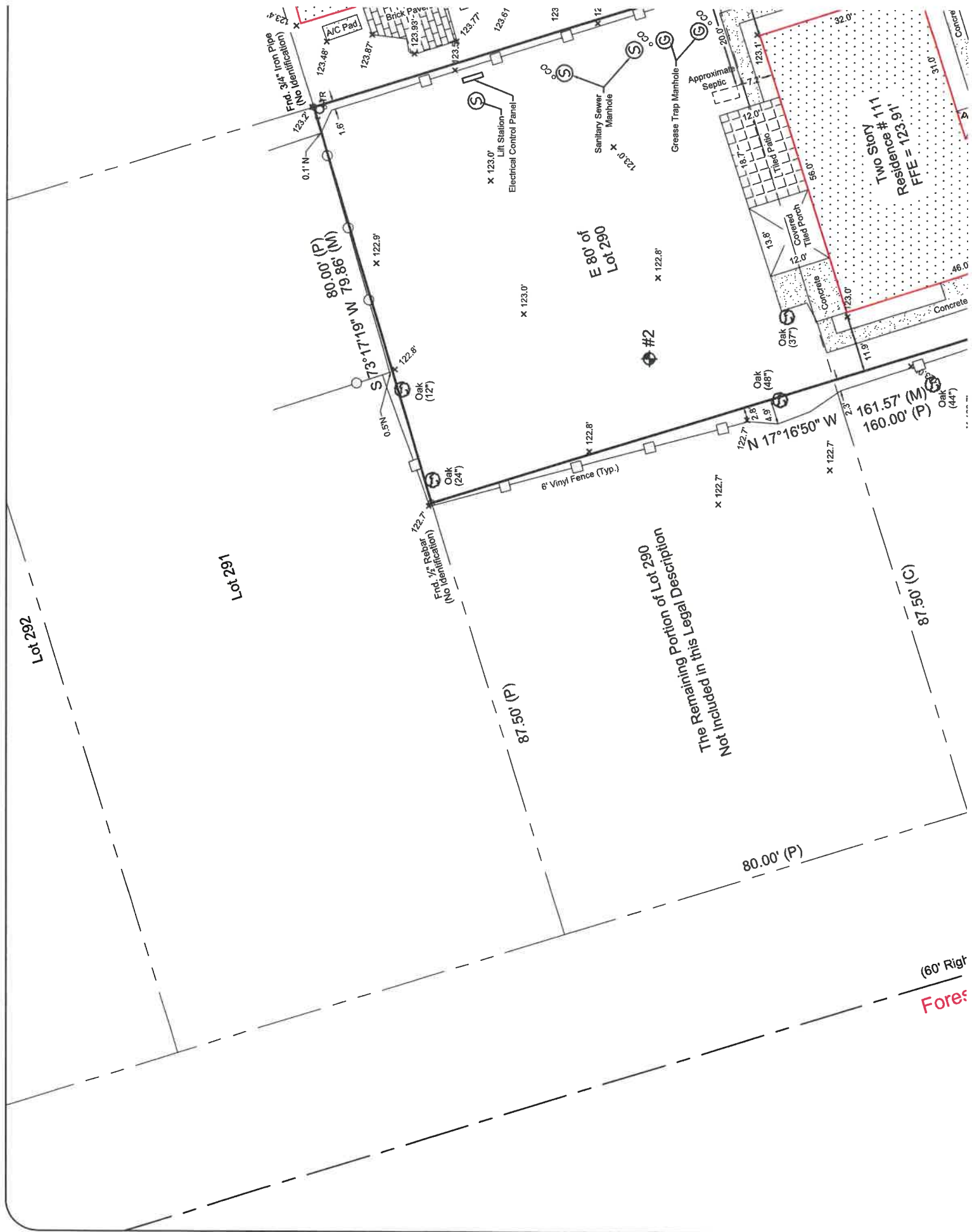
STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25th day of November, 2008, by Lavina M. Williams, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.



NOTARY PUBLIC:

Craig Stuart Pearlman  
SIGN: \_\_\_\_\_  
PRINT: Craig Stuart Pearlman  
State of Florida at Large  
My Commission Expires:  
Commission No./Serial No: \_\_\_\_\_



Lot 292

Lot 291

80.00' (P)

79.98' (M)

17.19" N

17.3° S

122.8'

122.9'

123.0'

123.1'

123.2'

123.3'

123.4'

123.5'

123.6'

123.7'

123.8'

123.9'

124.0'

124.1'

124.2'

124.3'

124.4'

80.00' (P)

161.57' (M)

17° 16' 50" W

122.7'

122.8'

122.9'

123.0'

123.1'

123.2'

123.3'

123.4'

123.5'

123.6'

123.7'

123.8'

123.9'

124.0'

124.1'

124.2'

124.3'

124.4'

87.50' (P)

160.00' (P)

80.00' (P)

87.50' (C)

60' Right of Way

Forestry

111.11' (M)

111.11' (M)

111.11' (M)

111.11' (M)

111.11' (M)

111.11' (M)

111.11' (M)

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111.11' (M)

111.11' (M)

111.11' (M)

111.11' (M)

111.11' (M)

111.11' (M)

111.11' (M)

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122.0'

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120.9'

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122.0'

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120.9'

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122.1'

122.0'

121.9'

121.8'

121.7'

121.6'

121.5'

121.4'

121.3'

121.2'

121.1'

121.0'

120.9'

123.0'

122.8'

122.7'

122.6'

122.5'

122.4'

122.3'

122.2'

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121.9'

121.8'

121.7'

121.6'

Parcel Report for: 17-23-28-9336-02-891

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: Wed May 23 2019 15:47:15 GMT-0400 (EDT)

This map is for reference only and is not a survey.

OCPA Web Map		Proposed Road		Residential		Light Commercial/Industrial/Vacant Land/Agricultural/Curtilage		Parks		Lot Number	
	Public Roads		Brick Road								6
	Gated Roads		Block Line				65060			3106	
	Road Under Construction		Lot Line				E		111.9		



**OCA Web Map**

Florida Turnpike	Major Roads	Proposed Rise	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brock Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Bussing
Road Under Construction	Proposed Sunfall	Agriculture	Agricultural Curtilage	Parks	Hospital	

Courtesy Rick Singh, CFA, Orange County Property Appraiser





**OCPA Web Map**

Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Courses
Florida Turnpike	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Interstate 4	Gated Roads	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
Toll Road	Road Under Construction	Proposed Sun/Rail	Agricultural/Courtyage	Parks	Hospitals

Courtesy Rick Singh, CFA, Orange County Property Appraiser



# National Flood Hazard Layer FIRMette



81°32'27.43"W  
28°29'59.47"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, X, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levees. See Notes, Zone X
	Area with Flood Risk due to Levees Zone D

	Area of Minimal Flood Hazard Zone X Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/22/2019 at 4:24:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

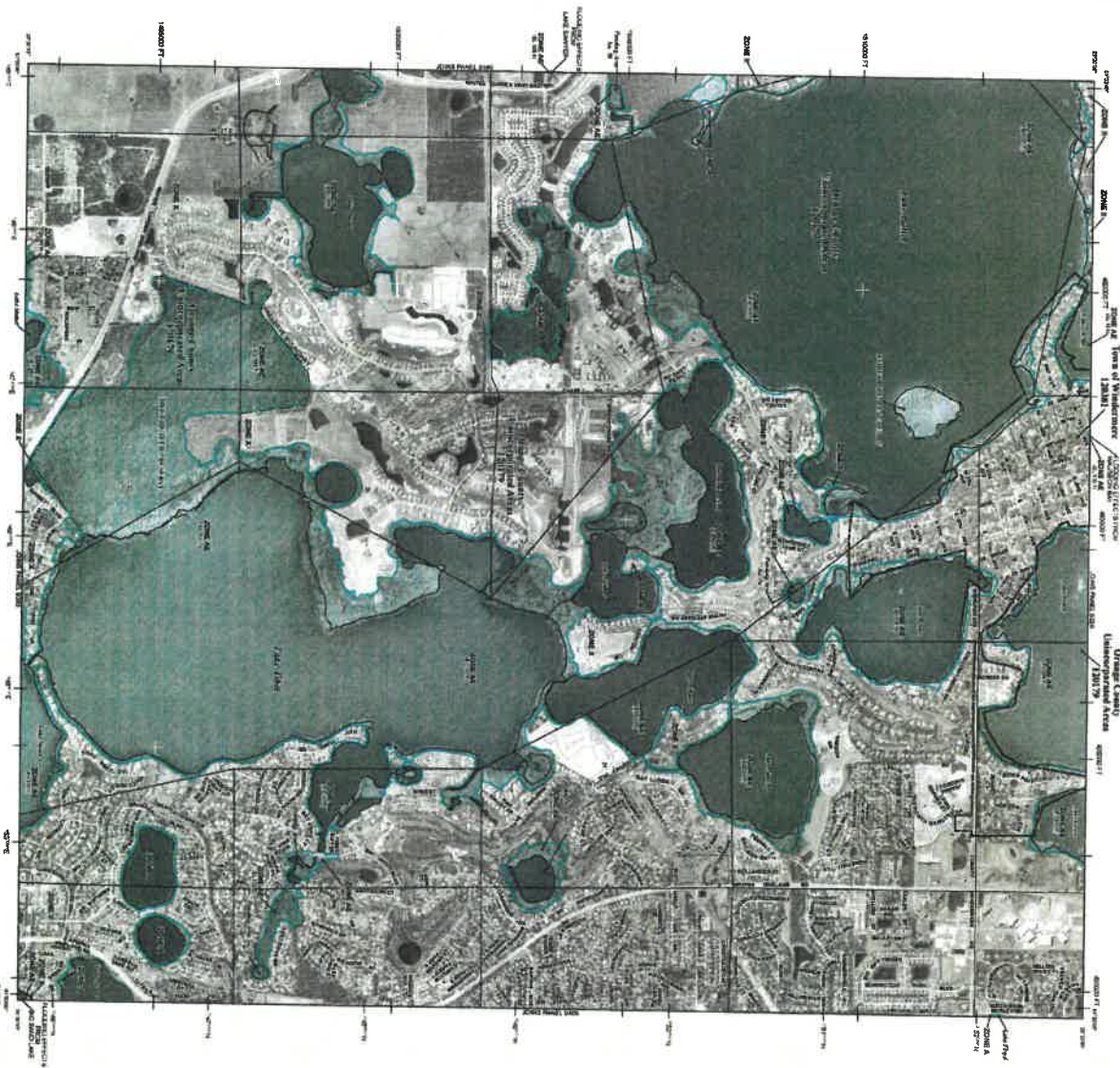
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

**NOTES TO USERS**

This map is a part of the information provided by the Federal Emergency Management Agency (FEMA) for use in the National Flood Insurance Program (NFIP). This map is for informational purposes only and does not constitute a warranty, representation or endorsement of any product or service. The map is intended to provide information to the user and should not be used as a basis for any decision. The user should consult with a qualified professional for more information.

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Vertical Scale	Horizontal Scale	Vertical Scale	Horizontal Scale
1" = 1000'	1" = 1000'	1" = 1000'	1" = 1000'
1" = 1000'	1" = 1000'	1" = 1000'	1" = 1000'
1" = 1000'	1" = 1000'	1" = 1000'	1" = 1000'
1" = 1000'	1" = 1000'	1" = 1000'	1" = 1000'



**LEGEND**

**SHADE** - Flood Insurance Rate Map (FIRM) subject to the National Flood Insurance Program (NFIP). The shaded areas are subject to the NFIP. The shaded areas are subject to the NFIP. The shaded areas are subject to the NFIP.

**UNSHADED** - Areas not subject to the NFIP. The unshaded areas are not subject to the NFIP. The unshaded areas are not subject to the NFIP.

**BOUNDARY** - Boundary between flood and non-flood areas. The boundary is shown by a dashed line. The boundary is shown by a dashed line. The boundary is shown by a dashed line.

**ADDITIONAL NOTES** - Additional notes regarding the map and flood insurance. Additional notes regarding the map and flood insurance. Additional notes regarding the map and flood insurance.

**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**ORANGE COUNTY,**

**FLORIDA**

**AND INCORPORATED AREAS**

PANEL 58 OF 78

DATE MAP REVISION: FEBRUARY 1983

CONTRACT: 1300CONSER

SCALE: 1" = 1000'

MAP NUMBER: 1300CONSER

MAP REVISION: 1300CONSER

DATE: FEBRUARY 1983

MAP REVISION: 1300CONSER

DATE: FEBRUARY 1983

Small Scale  
Future Land Use Map  
Amendment Responses

Received

# 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

June 24, 2019

KOFFARNUS MARK L  
515 BUTLER ST  
WINDERMERE, FL 34786

**RE: Public Notice of Public Hearing a Small Scale Amendment to the Future Land Use Map, 111 W 5<sup>th</sup> Ave. and 119 W 5<sup>th</sup> Ave. - Z19-09**

The Town of Windermere is proposing to remove two parcels located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District Boundary on the Future Land Use Map. The Town identified the need for an amendment to the Town's Future Land Use Map.

Enclosed is additional information regarding this request.

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This matter will be presented to the Development Review Board on Tuesday, July 16, 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, August 13, 2019 at 6:00 p.m. and Tuesday, September 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.  
888-499-9624  
[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

---

RECOMMEND – Z19-09 111 W 5th Ave. and 119 W 5th Ave.

APPROVAL:  DISAPPROVAL

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

SIGNATURE:  DATE: 6/28/2019

KOFFARNUS MARK L

# Town of Windermere

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

Received

Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 24, 2019

PARK RESIDENTIAL RENTALS LLC  
4 PINE ST  
WINDERMERE, FL 34786

**RE: Public Notice of Public Hearing a Small Scale Amendment to the Future Land Use Map, 111 W 5<sup>th</sup> Ave. and 119 W 5<sup>th</sup> Ave. - Z19-09**

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[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

---

**RECOMMEND – Z19-09 111 W 5th Ave. and 119 W 5th Ave.**

APPROVAL: ✓ | DISAPPROVAL \_\_\_\_\_

COMMENTS: \_\_\_\_\_

SIGNATURE: *Volley Tucker* DATE: 6/27/19

PARK RESIDENTIAL RENTALS LLC  
*Dary Tucker*



Received

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

June 24, 2019

111 5TH AVE LLC
901 ROSSER RD
WINDERMERE, FL 34786

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Wade Trim, Inc.
888-499-9624
tow@wadetrim.com
Encl.

RECOMMEND - Z19-09 111 W 5th Ave. and 119 W 5th Ave.

APPROVAL: [X] DISAPPROVAL

COMMENTS:

SIGNATURE: Robert Williams DATE: 6-28-19

111 5TH AVE LLC

Received

# 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

June 24, 2019

WINDERMERE MARKET LLC  
901 ROSSER RD  
WINDERMERE, FL 34786

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888-499-9624  
[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

---

**RECOMMEND – Z19-09 111 W 5th Ave. and 119 W 5th Ave.**

**APPROVAL:**   X   **DISAPPROVAL** \_\_\_\_\_

**COMMENTS:** \_\_\_\_\_

**SIGNATURE:**   Robert Williams   **DATE:**   6-28-19  

WINDERMERE MARKET LLC

# Town of Windermere

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

Received

JUN 25 2019

Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 24, 2019

PEARL CYNTHIA E  
525 BUTLER ST  
WINDERMERE, FL 34786

**RE: Public Notice of Public Hearing a Small Scale Amendment to the Future Land Use Map, 111 W 5<sup>th</sup> Ave. and 119 W 5<sup>th</sup> Ave. - Z19-09**

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Wade Trim, Inc.  
888-499-9624  
[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

---

RECOMMEND - Z19-09 111 W 5th Ave. and 119 W 5th Ave.

APPROVAL:  DISAPPROVAL

COMMENTS: NO COMMENT.

SIGNATURE:  DATE: 6/26/19.

PEARL CYNTHIA E

# Town of Windermere

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

Received

JUL 05 2019

Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 24, 2019

DIEDERICH ANDREA  
635 BUTLER ST  
WINDERMERE, FL 34786

**RE: Public Notice of Public Hearing a Small Scale Amendment to the Future Land Use Map, 111 W 5<sup>th</sup> Ave. and 119 W 5<sup>th</sup> Ave. - Z19-09**

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[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

---

RECOMMEND – Z19-09 111 W 5th Ave. and 119 W 5th Ave.

APPROVAL: \_\_\_\_\_ DISAPPROVAL   X  

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

SIGNATURE:   [Signature]   DATE:   7.2.19  

DIEDERICH ANDREA

# Town of Windermere

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

Received

JUL 05 2019

Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 24, 2019

CRAVEN BARRY T  
PO BOX 574  
WINDERMERE, FL 34786

**RE: Public Notice of Public Hearing a Small Scale Amendment to the Future Land Use Map, 111 W 5<sup>th</sup> Ave. and 119 W 5<sup>th</sup> Ave. - Z19-09**

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888-499-9624  
[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

---

**RECOMMEND - Z19-09 111 W 5th Ave. and 119 W 5th Ave.**

APPROVAL:  DISAPPROVAL

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

SIGNATURE:  DATE: 7/2/19

CRAVEN BARRY T

Received two responses  
from the same person/  
address.

RECOMMEND - Z19-09 111 W 5th Ave. and 119 W 5th Ave.

APPROVAL:  DISAPPROVAL

COMMENTS: Approve

SIGNATURE: *Amanda L Black* DATE: 7-9-19

BLACK AMANDA L

RECEIVED  
JUL 09 2019  
By \_\_\_\_\_

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:18 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support letter for public hearing on cases 2019-02, 2019-03, 2019-04

**Diane Edwards**  
*Administrative Assistant*  
Town of Windermere  
614 Main Street  
Windermere, FL 34786  
Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)  
Phone: 407-876-2563 Ext 5321  
Fax: 407-876-0103

Received two responses  
from the same person/  
address.



Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** Amanda Black <amandablackfl@gmail.com>  
**Sent:** Friday, July 19, 2019 5:51 PM  
**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>  
**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** Support letter for public hearing on cases 2019-02, 2019-03, 2019-04

To: Mayor and Town Council and Development Review Board

From: Amanda Black

Date: 7/19/19

Address: 414 Forest St, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Amanda Black

--

AMANDA BLACK  
Realtor | Interior Designer  
407.616.0140



# Town of Windermere

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

Received

JUL 11 2019

Wade Trim



Mayor  
JIM O'BRIEN

Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 24, 2019

THOMAS RICK Q  
325 BUTLER ST  
WINDERMERE, FL 34786

**RE: Public Notice of Public Hearing a Small Scale Amendment to the Future Land Use Map, 111 W 5<sup>th</sup> Ave. and 119 W 5<sup>th</sup> Ave. - Z19-09**

The Town of Windermere is proposing to remove two parcels located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District Boundary on the Future Land Use Map. The Town identified the need for an amendment to the Town's Future Land Use Map.

Enclosed is additional information regarding this request.

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This matter will be presented to the Development Review Board on **Tuesday, July 16, 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, August 13, 2019 at 6:00 p.m.** and **Tuesday, September 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.  
888-499-9624  
[town@wadetrim.com](mailto:town@wadetrim.com)  
Encl.

RECOMMEND - Z19-09 111 W 5th Ave. and 119 W 5th Ave.

APPROVAL:  DISAPPROVAL

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

SIGNATURE:  DATE: 7/9/19

THOMAS RICK Q

# Town of Windermere

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

Received

JUL 09 2019

Wade Trim



Mayor  
JIM O'BRIEN

Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 24, 2019

501 MAIN L L C  
901 ROSSER RD  
WINDERMERE, FL 34786

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[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

---

**RECOMMEND – Z19-09 111 W 5th Ave. and 119 W 5th Ave.**

**APPROVAL:**   *X*   **DISAPPROVAL** \_\_\_\_\_

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURE:**   *Robert Williams*   **DATE:**   7-3-19  

501 MAIN L L C

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

**Received**  
**JUL 09 2019**  
**Wade Trim**



Mayor  
JIM O'BRIEN

Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 24, 2019

435 BUTLER TRUST  
435 BUTLER ST  
WINDERMERE, FL 34786

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Encl.

**RECOMMEND - Z19-09 111 W 5th Ave. and 119 W 5th Ave.**

APPROVAL: \_\_\_\_\_ DISAPPROVAL: ✓

COMMENTS: *The Master Plan was approved for the Back 50% of Main to be only parking. We dont want commercial moving*

SIGNATURE: *Debra D Fudmy* DATE: *5 July 2019*

*close to our homes,*

435 BUTLER TRUST

# 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

June 24, 2019

POTTHAST THOMAS JR  
425 BUTLER ST  
WINDERMERE, FL 34786

**RE: Public Notice of Public Hearing a Small Scale Amendment to the Future Land Use Map, 111 W 5<sup>th</sup> Ave. and 119 W 5<sup>th</sup> Ave. - Z19-09**

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Encl.



**RECOMMEND - Z19-09 111 W 5th Ave. and 119 W 5th Ave.**

APPROVAL: \_\_\_\_\_ DISAPPROVAL

COMMENTS: *The Town Center Overlay District was designed to protect residential areas from the spread of commercial properties and to provide parking and buffering. We do not wish to have commercial properties closer to our home.*

SIGNATURE: *Simon M. Potthast* DATE: *July 12, 2019*

POTTHAST THOMAS JR

*See enclosed response*

Genevieve and Tom Potthast  
425 Butler Street  
Windermere, FL 34786  
June 28, 2019

Response in Regards to:  
Z19-09: 111 and 119 West 5th Avenue  
Z19-10: 111 West 5th Avenue

The Town Center Overlay District (Master Plan) was designed to protect residential areas from the spread of commercial properties, to provide buffering for residential areas, and to ensure adequate parking for existing commercially zoned parcels. As a resident within 500 feet of these properties, we are against any commercial development encroaching on the parking and buffering areas.

Much thought was put into the Town of Windermere Master Plan, to support limited commercial development with appropriate amounts of necessary parking and buffering for town residents. It was executed as a result of a difficult time in the history of our town when we were faced with unexpected development requests. It should not be set aside lightly. Due to the conflict between these requests and the Master Plan, we recommend that Z19-09 and Z19-10 be **DISAPPROVED**.

Although the letter received stated that one of these properties (111) is shown as "commercial" in the town's *Future Land Use Map*, the Town Of Windermere Master Plan is an **overlay** which imposes *additional* restrictions on this property, and the Master Plan does **not** allow commercial use on this or the adjacent property (119). The other property (119) is still designated PUBLIC USE on the Future Land Use Map.

A few important points on the Master Plan:

- This plan was developed over a period of several years, and much thought for the general welfare of the entire town, both commercial and residential, was put into this plan. Extreme caution must be exercised when considering changing the Master Plan, or removing properties from the Master Plan, for the benefit of one or two individuals.
- The Master Plan has quite specifically limited commercial use to the 50% of any town block that faces Main Street, while completely restricting the 50% of any town block that faces Forest or Oakdale Streets to parking and residential buffers, to protect the residents and the residential character of their properties.
- Parking is gravely needed on the back 50% of blocks that have commercial properties on Main Street. Nearby residents suffer from cars parking on their lawns and have resorted to installing impediments to parking.

About our current town uses:

- There is currently **not one** property zoned commercial on the back 50% of a town block facing Main Street, or any other block. This is to protect the residential character of our town, and nearby residents.
- This would be a **very dangerous precedence** to set. If either of these properties is changed to commercial, we will not have a leg to stand on when any other adjacent or other property owner realizes that commercial property is usually more valuable than residential, and decides to apply for a change before selling their property. Fifteen years ago we were deep in defensive battle over the

desired over-development of commercial properties in Windermere. The Master Plan was the Town's answer to protect the Town against random commercial development, and to protect the nearby residents with buffers from the existing commercial development. These two properties are part of the designated parking and buffer zone.

- Commercial properties can be a nuisance to nearby residential properties. There have been countless disturbances to residents at all hours of the night from commercial properties (dumpsters repeatedly being emptied at 4 or 5 AM, despite town codes regulating noise before 7 AM).
- It can already be quite difficult for residents to get through 5th Avenue to their homes, due to the Farmer's Market, the Food Trucks, deliveries to Dixie Creamery, and waste removal vehicles. Additional impediments that naturally occur with commercial development should not be added to an already difficult street.

In summary:

Many years of analysis were put into the Town of Windermere Master Plan, to support limited commercial development with appropriate amounts of necessary parking and to provide buffering for town residents. Approving these proposals would be a grave mistake. It would set the precedences of (1) allowing for the first time, commercial development on the back 50% of a town block, and (2) allowing a parking zone to be developed commercially. These are very dangerous precedences to set. If this is done, the town should then expect to then face expensive lawsuits when other property owners realize that commercial properties are far more valuable than parking lots, and request changes as well. In particular, the owners of parking zones on Oakdale would be interested in converting to commercial developments as well. The town must realize that parking zones are required, commercial must be limited to the front 50% of blocks facing Main Street for the protection of the residents, and that *above all*, the plan of the entire town must be considered over the request of one or two individuals.

NB:

- The Future Land Use Map was just recently changed in October of 2018 to designate 111 W 5th Avenue as potential commercial, but prior to that it was residential. The manner in which the change was executed did not require individual notices. Although we are property owners within 307' of the property, we were not aware of this recent change and would have objected had we received notice, due to the conflict with the Master Plan.
- The Town of Windermere Master Plan designates both of these properties as **Parking Zones**, to support the nearby commercial, institutional, and government uses. Therefore, the current use of these properties is still currently restricted to either their current use (single family residential (111) and parking(119)), or in the future, to Parking Zones. They have never in the past been considered commercial. Many residents have licenses to operate a small business out of their home; we ourselves have had this in the past. This does not mean that a property is viewed as non-residential.
- Both properties are currently zoned residential and until a very short time ago, both had single family homes on them. Just recently, 119 W 5th Avenue was turned into a town parking lot as there was a desperate need for parking to support the existing town and commercial activities.

# 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

June 24, 2019

SPEARS JOHN A  
PO BOX 411  
WINDERMERE, FL 34786

**RE: Public Notice of Public Hearing a Small Scale Amendment to the Future Land Use Map, 111 W 5<sup>th</sup> Ave. and 119 W 5<sup>th</sup> Ave. - Z19-09**

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[town@wadetrim.com](mailto:town@wadetrim.com)  
Encl.




---

RECOMMEND - Z19-09 111 W 5th Ave. and 119 W 5th Ave.

APPROVAL: \_\_\_\_\_ DISAPPROVAL

COMMENTS: WILL BE AT MEETING

SIGNATURE:  DATE: 7/11/19

SPEARS JOHN A

# 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

June 24, 2019

SPEARS CHARLES E  
PO BOX 527  
WINDERMERE, FL 34786

**RE: Public Notice of Public Hearing a Small Scale Amendment to the Future Land Use Map, 111 W 5<sup>th</sup> Ave. and 119 W 5<sup>th</sup> Ave. - Z19-09**

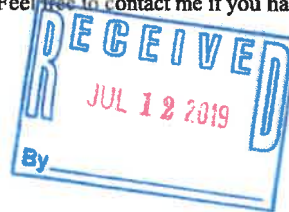
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Wade Trim, Inc.  
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[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.



**RECOMMEND – Z19-09 111 W 5th Ave. and 119 W 5th Ave.**

APPROVAL: \_\_\_\_\_ DISAPPROVAL

COMMENTS: \_\_\_\_\_

SIGNATURE: Charles E Spears DATE: 7/1/19

SPEARS CHARLES E





219-09

111 W 5th Ave

Yes \_\_\_ No X

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: James K Jones

Date: July 12, 2019

119 W. 5th Ave

Yes \_\_\_ No X

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: James K Jones

Date: July 12, 2019

Home owner name: Francis Keefe Jones

Address: 412 Forest St. Windermere, A 34786

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:18 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103



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**From:** Joe pauley <jp386901@gmail.com>  
**Sent:** Friday, July 19, 2019 5:22 PM  
**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>  
**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Joe Pauley

Date: 7/19/2019

Address: 79 Main St, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Joe Pauley

<[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

Subject: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Jessica Strack

Date: 7/21/19

Address: 39 Pine Street, Windermere, FL 34786

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Regards,  
Jessica Strack

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

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**From:** Andrew McGhee <[andy@windermerebrewing.com](mailto:andy@windermerebrewing.com)>

**Sent:** Friday, July 19, 2019 12:04 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Andrew R. McGhee

Date: 7/19/2019

Address: 226 Butler Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Regards,

Andrew R. McGhee

## Mastison, Sarah

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**Sent:** Monday, July 22, 2019 8:17 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103

Received two letters from  
the same address.



Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** luciaroca.dds@gmail.com <luciaroca.dds@gmail.com>  
**Sent:** Sunday, July 21, 2019 11:35 PM  
**To:** Jim O'Brien <jobrien@town.windermere.fl.us>  
**Cc:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMckinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** Re: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board



From: Ana Lucia Roca Mendro

Date: 7/21/19

Address: [101 Lee St., Windermere FL. 34786](#)

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of [111 W 5th Avenue](#).

It has come to my attention that a public hearing for the rezoning of [111 W 5th Avenue](#) will be heard before Town Council [on August 13, 2019](#). The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at [111 W 5th Avenue](#) and [119 W 5th Avenue](#) (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at [111 W 5th Avenue](#) and [119 W 5th Avenue](#) from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at [111 W 5th Avenue](#) to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of [111 W 5th Avenue](#) to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of [111 W 5th Avenue](#) adopting commercial Zoning.

Regards,

Ana Lucia Roca Mendro

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:18 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Received two letters from  
the same address.

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

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**From:** Ryan Mendro <rlmendro@gmail.com>

**Sent:** Friday, July 19, 2019 8:28 PM

**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMckinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Ryan L. Mendro

Date: 7/19/19

Address: 101 Lee St., Windermere FL. 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Ryan L Mendro

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:18 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103



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**From:** Simon Simaan <simon@simonsimaan.com>  
**Sent:** Friday, July 19, 2019 6:59 PM  
**To:** Simon Simaan, Realtor <simon@simonsimaan.com>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Simon and Simona Simaan

Date: 7/19/2019

Address: 812 East Blvd and 820 East Blvd Windermere FL

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Simon and Simona Simaan

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:17 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Rezoning of 111 W 5th Avenue

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

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**From:** Dionne Beggrow <dionnewenke@hotmail.com>  
**Sent:** Sunday, July 21, 2019 8:36 PM  
**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>  
**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** Rezoning of 111 W 5th Avenue

To: Mayor and Town Council and Development Review Board

From: Dionne Beggrow

Date: July 21, 2019

Address: 929 Oakdale Street, Windermere

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Kind Regards,

Dionne Beggrow

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Frank Krens  
727 Forest Street  
Windermere, FL 34786  
407-443-5212



## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:17 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03 & 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

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**From:** Judy Black <judyblackfla@gmail.com>

**Sent:** Saturday, July 20, 2019 9:32 AM

**To:** Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>; Jim Obrien <jobrien.windermere@gmail.com>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03 & 2019-04

To: Mayor and Town Council and Development Review Board

From: Judy Black

Date: 7/20/19

Address: 405 W. 3<sup>rd</sup> Ave., Windermere, 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

**JUDY BLACK**

Co-Creator | CEO Real Estate Agent

[Upside Real Estate](#)

407.810.1803

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:18 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103

Received two letters  
from the same address.



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**From:** Joseph Ata <drjosephata@gmail.com>

**Sent:** Friday, July 19, 2019 9:16 PM

**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Joseph Ata

Date: 07/19/2019

Address: 5 Pine St, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Joseph Ata D.M.D.

[DrJosephAta@gmail.com](mailto:DrJosephAta@gmail.com)

407-857-6501

**From:** Jill Ata <jilledwardsata@gmail.com>

**Sent:** Thursday, July 25, 2019 2:12 PM

**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

**To:** Mayor and Town Council and Development Review Board

**From:** Jill Ata

Received two letters from the same address.

**Date:** July 25, 2019

Address: 5 Pine St, Windermere, FL 34786

**Re:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Jill Ata

--

Jill Ata D.M.D

Ata Dental Associates  
(407)408-3177 cell  
(407)857-6501 office

<[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>

Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

Subject: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Monica Semaan

Address outside of Town Limits.

Date: 07/19/2019

Address: 1485 Dingens Avenue, Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Monica Semaan

Sent from my iPhone

<[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Good Morning Mayor, Town Council and Development Review Board,

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Bruce Skinner  
1938 Hempel Ave.  
Windermere, FL 34786

Address outside of Town Limits.



To: Mayor and Town Council and Development Review Board

From: Bryan Crist

Date: July 23, 2019

Address: 7005 Horizon Circle Windermere, Florida 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Stephanie Crist

To: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

Subject: 111 W 5th Avenue

To: Mayor and Town Council and Development Review Board

From: Dean Miller

Date: 7-23-19

Address: 625 Butler Street

Three responses received  
from the same address.

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Dean Miller

<RMckinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>; Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** 111 W 5th Avenue

To: Mayor and Town Council and Development Review Board

From: Lesha Miller

Date: 7-23-19

Address: 625 Butler Street

Three responses received from the same address.

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Lesha Miller

<RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>; Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** 11 W 5th Avenue

To: Mayor and Town Council and Development Review Board

From: Tyler Miller

Date: 7-23-19

Address: 625 Butler Street

Three responses received from the same address.

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Tyler Miller

To: Mayor and Town Council and Development Review Board

From: Chad McGehee

Date: 7/24/2019

Address: 125 Forest St. 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,



Chad McGhee

**From:** [bconnors@cfl.rr.com](mailto:bconnors@cfl.rr.com) <[bconnors@cfl.rr.com](mailto:bconnors@cfl.rr.com)>

**Sent:** Thursday, July 25, 2019 3:40 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Brynna Connors

Date: 7/25/19

Address: 217 Oakdale Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:



1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Bryna Connors

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 29, 2019 9:05 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103



Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** Bonny Elder <bonny.elder@gmail.com>  
**Sent:** Saturday, July 27, 2019 1:24 PM  
**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>  
**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, 2019-04

To: Mayor and Town Council and Development Review Board

From: John and Bonny Elder

Date: 7/27/19

Address: 3340 S. Lake Butler Blvd., Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to our attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

We would like to voice our approval for these three items. It is understandable how 111 W 5th Avenue would be suitable for commercial use now, since the construction of the parking lot at 119 W 5th Ave. If the above items are approved, we would like to see the architecture of the building match the downtown Windermere style (possibly similar to the new Town office/WPD design).

The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Once again, we are in support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
John and Bonny Elder

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 29, 2019 9:03 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03 and 2019-04

Two responses from  
the same address.

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103



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**From:** Ruffner, Steven <Steven.Ruffner@disney.com>

**Sent:** Saturday, July 27, 2019 9:22 AM

**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMckinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pffleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03 and 2019-04

To: Mayor and Town Council and Development Review Board

From: Steve Ruffner

Date: 07/27/19

Address: 2108 Kane Park Way, Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Steve Ruffner

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 29, 2019 9:03 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03 and 2019-04

**Diane Edwards**  
*Administrative Assistant*  
Town of Windermere  
614 Main Street  
Windermere, FL 34786  
Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)  
Phone: 407-876-2563 Ext 5321  
Fax: 407-876-0103

Two responses from the  
same address.



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**From:** ruffinit5@aol.com <ruffinit5@aol.com>  
**Sent:** Saturday, July 27, 2019 9:33 AM  
**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMckinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>  
**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03 and 2019-04

To: Mayor and Town Council and Development Review Board

From: Sara Ruffner

Date: 07/27/19

Address: 2108 Kane Park Way, Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Sara Ruffner

**From:** K HPNW <[kirsten.koci@gmail.com](mailto:kirsten.koci@gmail.com)>

**Sent:** Monday, July 29, 2019 8:32 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

**To:** Mayor and Town Council and Development Review Board

**From:** Kirsten Henry

Two responses received from the same address.

**Date:** 7/29/2019

**Address:** 619 Magnolia St, Windermere, FL 34786

**Re:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my approval for these three items. Transforming the land use of 111 W 5th Avenue to a commercial property would fit well with the businesses that are around the property. The property is on an



island within commercial and public use zoning. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must continue to adapt and support a downtown that evolves with the changing desires of the community. Supporting small, local businesses, from a variety of trades and services, will create an even stronger community and gathering place for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Kirsten Henry

**From:** Matt Henry <[m4tt.henry@gmail.com](mailto:m4tt.henry@gmail.com)>

**Sent:** Monday, July 29, 2019 8:29 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

**To:** Mayor and Town Council and Development Review Board

**From:** Matt Henry

Two responses received from the same address.

**Date:** 7/29/2019

**Address:** 619 Magnolia St, Windermere, FL 34786

**Re:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique

situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, Matt Henry

**From:** Rebecca True <[rebeccatrue@hotmail.com](mailto:rebeccatrue@hotmail.com)>

**Sent:** Tuesday, July 30, 2019 3:31 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Rebecca True

Two responses received  
from the same address.

Date: July 30, 2019

Address: 1111 Oakdale Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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I would like to voice my strong approval for these three items. It is a common-sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single-family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting Commercial zoning.

Regards,

Rebecca True

**From:** Travis True <[travistrue@hotmail.com](mailto:travistrue@hotmail.com)>  
**Sent:** Wednesday, July 31, 2019 8:40 AM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor, Town Council, and Development Review Board

From: Travis True

Date: July 30, 2019

Two responses received from the same address.

Address: 1111 Oakdale Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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I would like to voice my approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Travis True

To: Mayor and Town Council and Development Review Board

From: Eric A Graham

Two responses received  
from the same address.

Date: July 28, 2019

Address: 235 Palm Street, Windermere, Florida 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Eric A Graham

To: Mayor and Town Council and Development Review Board

From: Jeanne F Graham

Two responses received  
from the same address.

Date: July 28, 2019

Address: 235 Palm Street, Windermere, Florida 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Jeanne F Graham



**From:** Derek DeBoer <[debod001@gmail.com](mailto:debod001@gmail.com)>

**Sent:** Wednesday, July 31, 2019 8:24 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fc Chase@town.windermere.fl.us](mailto:fc Chase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Derek DeBoer

Date: 7/31/19

Two responses received  
from the same address.

Address: 306 Butler Street, Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

**From:** Derek DeBoer <[debod001@gmail.com](mailto:debod001@gmail.com)>  
**Sent:** Wednesday, July 31, 2019 8:26 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Anne DeBoer

Date: 7/31/19

Two responses received  
from the same address.

Address: 306 Butler Street, Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Anne DeBoer

**From:** Leigh Andrus <[leigh@2andrus.com](mailto:leigh@2andrus.com)>  
**Sent:** Wednesday, July 31, 2019 9:00 PM  
**To:** Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Jackie Leigh Andrus

Two responses received  
from the same address.

Date: July 31, 2019

Address: 11416 Willow Stowe Lane, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, Jackie Leigh Andrus

**From:** Todd Andrus <[todd@2andrus.com](mailto:todd@2andrus.com)>  
**Sent:** Wednesday, July 31, 2019 9:04 PM  
**To:** Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Todd Andrus

Two responses received  
from the same address.

Date: July 31, 2019

Address: 11416 Willow Stowe Lane, Windermere, FL 34786

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I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, Todd Andrus

**From:** Angie Winn <[angiewinn@gmail.com](mailto:angiewinn@gmail.com)>

**Sent:** Tuesday, July 30, 2019 6:16 PM

**To:** Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Angie Winn

Two responses received from the same address.

Date: July 30, 2019

Address: 908 Rosser Road, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is

undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Angie Winn



**From:** jeff winn <[jajawinn@gmail.com](mailto:jajawinn@gmail.com)>  
**Sent:** Wednesday, July 31, 2019 6:56 AM  
**To:** Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** 111 W. 5th Ave

To: Mayor and Town Council and Development Review Board

From: Jeff Winn

Two responses received from the same address.

Date: July 30, 2019

Address: [908 Rosser Road, Windermere, FL 34786](#)

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of [111 W 5th Avenue](#).

It has come to my attention that a public hearing for the rezoning of [111 W 5th Avenue](#) will be heard before Town Council [on August 13, 2019](#). The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at [111 W 5th Avenue](#) and [119 W 5th Avenue](#) (Ordinance 2019-02);
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Once again, I am in full support of [111 W 5th Avenue](#) adopting commercial Zoning.

Regards,

Jeff Winn

**From:** Karen Parks <[karen.parks@ymail.com](mailto:karen.parks@ymail.com)>  
**Sent:** Tuesday, July 30, 2019 5:21 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Karen Chambliss

Date: 7/30/19

Address: 117 Palm St.

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Karen Chambliss

Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** Ken Hufstater <[khufstater@gmail.com](mailto:khufstater@gmail.com)>

**Sent:** Thursday, August 01, 2019 11:46 AM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Kenneth & Mary Hufstater

Date: 8/1/2019

Address: 10864 Bayshore Drive

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Ken and Mary Hufstater

To: Mayor and Town Council and Development Review Board

From: Don Huber

Date: 8/1/2019

Address: 625 and 709 Main Street

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

A handwritten signature in blue ink that reads "Donald M. Huber". The signature is written in a cursive style with a long horizontal stroke at the end.

## Mastison, Sarah

---

**From:** Cornelius, Brad  
**Sent:** Wednesday, August 7, 2019 3:33 PM  
**To:** Mastison, Sarah  
**Subject:** FW: Material for the August Town Council Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Another one....

Brad

**From:** Dorothy Burkhalter <[dburkhalter@town.windermere.fl.us](mailto:dburkhalter@town.windermere.fl.us)>  
**Sent:** Wednesday, August 7, 2019 3:31 PM  
**To:** Cornelius, Brad <[bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com)>  
**Subject:** FW: Material for the August Town Council Meeting

Forgot to include you on the forward (Mayor, TC and RS). Please see below.

Dorothy Burkhalter, MMC, FCRM  
Town Clerk  
Town of Windermere  
614 Main Street  
Windermere, FL 34786  
407-876-2563 x 5323  
407-876-0103  
[dburkhalter@town.windermere.fl.us](mailto:dburkhalter@town.windermere.fl.us)

Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** Genevieve Potthast <[genevievepotthast@gmail.com](mailto:genevievepotthast@gmail.com)>  
**Sent:** Wednesday, August 7, 2019 2:37 PM  
**To:** Dorothy Burkhalter <[dburkhalter@town.windermere.fl.us](mailto:dburkhalter@town.windermere.fl.us)>  
**Subject:** Material for the August Town Council Meeting

Good afternoon, Dorothy. Please provide the following information to the Town Council members for the August Town Council meeting. Thank you very much. Genevieve Potthast



Address is within  
500 feet.

Z19-09: 111 and 119 West 5th Avenue  
Z19-10: 111 West 5th Avenue  
Genevieve and Tom Potthast  
August 7, 2019

Received two responses  
from same person, same  
address. First one received  
before 08.01.19

The Town Center Overlay District (Master Plan) was designed to protect residential areas from the spread of commercial properties, to provide buffering for residential areas, and to ensure adequate parking for existing commercially zoned parcels. It provides for commercial development on the front 50% of the blocks facing Main Street, and parking and buffering for residents on the back 50% of the blocks, with a specific line between the two stating, "**No building past this line**" (see attached). Both 111 and 119 are past this line. As residents within 500 feet of these properties, we are against any reduction, or commercial development, of the parking and buffering areas.

Much thought and money was invested into the Town of Windermere Master Plan, to support limited commercial development with appropriate amounts of necessary parking and buffering for town residents. It was executed as a result of a difficult time in the history of our town when we were faced with unexpected development requests. The plan was developed by a professional planning firm and should not be set aside lightly. Due to the conflict between these requests and the Master Plan, we recommend that Z19-09 and Z19-10 be **DISAPPROVED**.

Although the letter received stated that one of these properties (111) is shown as "commercial" in the town's *Future Land Use Map*, the Town Of Windermere Master Plan is an **overlay** which imposes *additional* restrictions on this property, and the Master Plan does **not** allow commercial use on this or the adjacent property (119). The other property (119) is still designated PUBLIC USE on the Future Land Use Map.

A few important points on the Master Plan:

- This plan was developed over a period of several years, and much thought for the general welfare of the entire town, both commercial and residential, was put into this plan. Extreme caution must be exercised when considering changing the Master Plan, or removing properties from the Master Plan, for the benefit of one or two individuals.
- Parking is gravely needed on the back 50% of blocks that have commercial properties on Main Street . Nearby residents suffer from cars parking on their lawns and have resorted to installing impediments to parking.

About our current town uses:

- There is currently **not one** property zoned commercial on the back 50% of a town block facing Main Street in the Master Plan Overlay District. This is to protect the residential character of our town, and nearby residents.
- This would be a **very dangerous precedence** to set. If either of these properties is changed to commercial, we will not have a leg to stand on when any other adjacent or other property owner realizes that commercial property is usually more valuable than residential, and decides to apply for a change before selling their property. Fifteen years ago we were deep in defensive battle over the desired over-development of commercial properties in Windermere. The Master Plan was the Town's answer to protect the Town against random commercial development, and to protect the nearby residents with buffers from the existing commercial development. These two properties are part of the designated parking and buffer zone. This would be an especially dangerous precedence to set when considering the residents of Oakdale.
- Commercial properties can be a nuisance to nearby residential properties. There have been countless disturbances to residents at all hours of the night from commercial properties (dumpsters repeatedly being emptied at 4 or 5 AM, despite town codes regulating noise before 7 AM).
- It can already be quite difficult for residents to get through 5th Avenue to their homes, due to the Farmer's Market, the Food Trucks, deliveries to Dixie Creamery, and waste removal vehicles. Additional impediments that naturally occur with commercial development should not be added to an already difficult street.

In summary:

Many years of analysis were put into the Town of Windermere Master Plan, to support limited commercial development with appropriate amounts of necessary parking and to provide buffering for town residents. Approving these proposals would be a grave mistake. It would set the precedences of (1) ignoring a specific directive of the Windermere Master Plan stating "**No building past this line**"; allowing commercial development on the back 50% of a town block, and (2) allowing a parking zone to be developed commercially. These are very dangerous precedences to set. If this is done, the town should then expect to then face expensive lawsuits when other property owners realize that commercial properties are far more valuable than parking lots, and request changes as well. In particular, the owners of parking zones on Oakdale would be interested in converting to commercial developments as well. The town must realize that parking zones are required, commercial must be limited to the front 50% of blocks facing Main Street for the protection of the residents, and that *above all*, the plan of the entire town must be considered over the request of one or two individuals.

NB:

- The Future Land Use Map was just recently changed in October of 2018 to designate 111 W 5th Avenue as potential commercial, but prior to that it was residential. The manner in which the change was executed did not require individual notices. Although we are property owners within 307' of the property, we were not aware of this recent change and would have objected had we received notice, due to the conflict with the Master Plan.
- The Town of Windermere Master Plan designates both of these properties as **Parking Zones**, to support the nearby commercial, institutional, and government uses. Therefore, the current use of these properties is still currently restricted to either their current use (single family residential (111) and parking(119)), or in the future, to Parking Zones. They have never in the past been considered commercial. Many residents have licenses to operate a small business out of their home; we ourselves have had this in the past. This does not mean that a property is viewed as non-residential.
- Both properties are currently zoned residential and until a very short time ago, both had single family homes on them. Just recently, 119 W 5th Avenue was turned into a town parking lot as there was a desperate need for parking to support the existing town and commercial activities.

 [Windermere master plan.pdf](#)

## Mastison, Sarah

---

**From:** Cornelius, Brad  
**Sent:** Sunday, August 11, 2019 6:44 PM  
**To:** Mastison, Sarah  
**Subject:** Fwd: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Two responses received from the same person, same address. First response received before 08.01.2019.  
(Address within 500 feet.)

Wade Trim, Inc.  
Sent from my iPhone

Begin forwarded message:

**From:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Date:** August 11, 2019 at 10:36:30 AM EDT  
**To:** "Brad Cornelius - Wade Trim ([bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com))" <[bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com)>  
**Subject:** Fwd: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Get [Outlook for iOS](#)

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**From:** Cynthia Pearl <[Cynthia.Pearl@ucf.edu](mailto:Cynthia.Pearl@ucf.edu)>  
**Sent:** Saturday, August 10, 2019 5:56:01 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Cynthia Pearl

Date: 8-10-19

Address: 525 Butler Street, Windermere, 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Cynthia Pearl

To: Mayor and Town Council and Development Review Board

From: Lori Gilmore

Date: 8/5/2019

Address: 1127 Main Street Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** George Poelker <[gpoelker@gmail.com](mailto:gpoelker@gmail.com)>  
**Sent:** Thursday, August 01, 2019 7:05 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: George Poelker

Date: 1 Aug 2019

Two response received from the same address. (First response received before 08.01.19)

Address: 405 W 3rd Ave  
Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

George Poelker

--

George



**From:** Erin <[erinksmcdonald@hotmail.com](mailto:erinksmcdonald@hotmail.com)>  
**Sent:** Sunday, August 04, 2019 3:24 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Erin McDonald

Address outside Town limits.

Date: August 4, 2019

Address: 6286 Golden Dewdrop Trail Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique

situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Erin McDonald

**From:** Kurt Aken <[kaken17@icloud.com](mailto:kaken17@icloud.com)>  
**Sent:** Sunday, August 04, 2019 6:01 PM  
**To:** Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>  
**Subject:** Note from Kurt Aken- 70 Forest Street

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Aug 4, 2019

To: Mayor and Town Council and Development Review Board

From: Kurt Aken

Address: 70 Forest St.

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong **approval** for these three items. It makes sense to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

**I am in full support of 111 W 5th Avenue adopting commercial Zoning.**

Regards,

Kurt Aken

<[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: J. Charles Ingram

Date: 8/2/2019

Address: 2134 Lilypad Lane  
Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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My parents moved to West Orange County while I was in college in 1976. I followed them here when I graduated from law school and when it came time to build a family in 1989, Windermere was our first and only choice. It's been 30 years this month, as we've enjoyed living and raising our daughter in this vibrant and friendly small town. Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,



J. Charles Ingram

**Patty Pereira**

Legal Assistant to  
J. Charles Ingram  
[pbp@eifg-law.com](mailto:pbp@eifg-law.com)

**ESTES, INGRAM, FOELS & GIBBS, P.A.** ATTORNEYS AT LAW

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2600 Lake Lucien Drive, Suite 330, Maitland, FL 32751 Telephone 407-481-9449 Fax: 407-481-2199

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<[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: SUPPORT LETTER FOR PUBLIC HEARING ON CASES 2019-02, 2019-03, 2019-04

Two letters received from the same address.

August 6th, 2019

TO: Mayor O'Brien, Windermere Town Council, and Windermere Development Review Board

FROM: Coert Voorhees, 1040 W 2nd Ave., Windermere

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning. Thank you for your careful consideration on this matter.

Coert Voorhees



**From:** Heather Churchill <[luckyheather@me.com](mailto:luckyheather@me.com)>  
**Sent:** Sunday, August 04, 2019 7:44 AM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Two letters received from the same address.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1040 W 2nd Ave.

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.



**From:** Thomas Lawler <[tlawler@qcdevelopment.com](mailto:tlawler@qcdevelopment.com)>  
**Sent:** Tuesday, August 06, 2019 7:55 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Thomas Lawler

Two responses received from the same address.

Date: 8/6/19

Address: 9 Pine Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Thomas Lawler



**From:** Susan Lawler <[smlawler7@gmail.com](mailto:smlawler7@gmail.com)>  
**Sent:** Tuesday, August 06, 2019 7:32 PM  
**To:** Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Susan Lawler

Two responses received  
from the same address.

Date: Sept 6, 2019

Address: 9 Pine Street Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Susan Lawler

**From:** [gmcontractors@aol.com](mailto:gmcontractors@aol.com) <[gmcontractors@aol.com](mailto:gmcontractors@aol.com)>

**Sent:** Tuesday, August 06, 2019 7:58 AM

**To:** Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; [nsutton@windermere.fl.us](mailto:nsutton@windermere.fl.us); Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02 ,2019-03 and 2019-04

To: Mayor and Town Council and Development Review Board

From: Valery Tucker

Three responses received from the same person, at the same address.

Date: August 6, 2019

Address: 4 Pine Street

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Valery C Tucker



**From:** [valvanna@aol.com](mailto:valvanna@aol.com) <[valvanna@aol.com](mailto:valvanna@aol.com)>  
**Sent:** Tuesday, August 06, 2019 7:55 AM  
**To:** Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; [nsutton@windermere.fl.us](mailto:nsutton@windermere.fl.us); Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02 ,2019-03 and 2019-04

To: Mayor and Town Council and Development Review Board

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Date: August 6, 2019

Address: 4 Pine Street

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Valery C TuckerSupport

**From:** Valery <[valvanna@aol.com](mailto:valvanna@aol.com)>  
**Sent:** Tuesday, August 06, 2019 7:34 AM  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Valery Tucker

Date: August 6, 2019

Address: 4 Pine Street

Three responses received from the same person, at the same address.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Valery C Tucker

Sent from my iPhone

**From:** Mr & Mrs Weeks <[2weeksatatime@gmail.com](mailto:2weeksatatime@gmail.com)>

**Sent:** Wednesday, August 07, 2019 10:57 AM

**To:** Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Mayor and Town Council Review Board

To: Mayor and Town Council and Development Review Board

From: Tiphany Weeks

Two responses received  
from the same address.

Date: 8/7/2019

Address: 503 Jennifer Lane, Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Tiphany Weeks

**From:** Mr & Mrs Weeks <2weeksatatime@gmail.com>

**Sent:** Wednesday, August 07, 2019 10:58 AM

**To:** Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>; Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Mayor and Town Council and Development Review Board

**To:** Mayor and Town Council and Development Review Board

**From:** Rickie Weeks

Two responses received  
from the same address.

**Date:** 8/7/2019

**Address:** 503 Jennifer Lane, Windermere FL 34786

**Re:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Rickie Weeks



To: Mayor and Town Council and Development Review Board

From: Susan N. Carter

Date: August 7, 2019

Address: 106 Palm St; Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Susan N. Carter

<[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Joseph Ata

Received three letters from the same address, two are from the same person. Received two letters before 08.01.19

Date: 08/07/2019

Address: 5 Pine St, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Joseph Ata D.M.D.

[DrJosephAta@gmail.com](mailto:DrJosephAta@gmail.com)

407-857-6501

**From:** David Reagan <[david@redrocketstudios.com](mailto:david@redrocketstudios.com)>

**Sent:** Thursday, August 08, 2019 5:39 AM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: David Reagn

Date: 8/8/19

Address: 227 West 2<sup>nd</sup> Ave Windermere Fl 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

**David Reagan**

Captain

**Red Rocket Studios**

407 948 7044

redrocketstudios.com

Orlando, FL USA



*Red Rocket Studios – a collective group of highly imaginative individuals offering creative corporate identity solutions, powerful marketing ideas, clever graphic design, digital media, web platforms and state of the art video & technical production for live meetings and events. We specialize in bold, successful and innovative ideas with solid and memorable results.*

**From:** Dena O'Malley <[denaomalley@gmail.com](mailto:denaomalley@gmail.com)>  
**Sent:** Wednesday, August 07, 2019 11:19 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Dena O'Malley

Date: 8/8/19

Address: 2541 Tryon Pl, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Dena O'Malley

407-929-0740

[denaomalley@gmail.com](mailto:denaomalley@gmail.com)

**From:** Lily Siviglia <lily.c.kender@gmail.com>

**Sent:** Thursday, August 08, 2019 7:35 PM

**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Lily Siviglia

Date: 8/8/2019

Address: 515 W 2nd Ave, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Lily Siviglia

Sent from my iPhone

**From:** Krista Kirk <[lbckirk@msn.com](mailto:lbckirk@msn.com)>  
**Sent:** Friday, August 09, 2019 7:42 AM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Krista Kirk

Date: August 9, 2019

Address: 11311 Willow Gardens Drive, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, Krista Kirk

**From:** Joshua Lieberman <[joshua.lieberman@yahoo.com](mailto:joshua.lieberman@yahoo.com)>

**Sent:** Tuesday, August 06, 2019 7:04 PM

**To:** Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Joshua Lieberman  
407-616-1589

41 PINE ST  
Two responses received from the same  
address.

<jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>  
Cc: Diane Edwards <dedwards@town.windermere.fl.us>  
Subject: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Maria Lieberman

Date: August 11, 2019

Two responses received from the same address.

Address: 41 Pine St. Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Maria Lieberman  
Sent from my iPhone

Maria Lieberman  
Sent from my iPhone

<[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Letter in Support of Support for Public Hearing on Cases 2019-02, 2019-03, & 2019-04

To: The Town of Windermere Mayor, Town Council, and the Development Review Board

Richard Montgomery  
11067 Schooner Way  
Windermere, FL 34786

Three responses received from the same address.

RE: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to be made are as follows:

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I would like to voice my very strong support for the approval for these three needed ordinances. This decision is simply common sense to transform the land use of 111 W 5th Avenue to allowing the best use of this property. This property has become an island within the current commercial and public use zoning. There should be no question that it is an exceedingly undesirable location for a single family home. No other property in the Town proper is in this unique circumstance and this property should be accepted into the commercial center as an integral part of the Town of Windermere Central Business District.

The unique charm of the downtown district of Windermere is one of the many advantages of living within its boundary. The town square is where residents come together as a community and fostering its growth with small businesses in a managed manor will only enhance its charm. To do otherwise is in opposition to improving our quality of life for all of the residents of the Town of Windermere.

So there is no confusion, let me say again, I am in full and complete support for adopting commercial Zoning of 111 W 5th Avenue.

Respectfully,

*Richard Montgomery*

<[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Letter in Support of Support for Public Hearing on Cases 2019-02, 2019-03, & 2019-04

To: The Town of Windermere Mayor, Town Council, and the Development Review Board

Christopher Montgomery  
11067 Schooner Way  
Windermere, FL 34786

Three responses received from the same address.

RE: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue

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So there is no confusion, let me say again, I am in full and complete support for adopting commercial Zoning of 111 W 5<sup>th</sup> Avenue.

Respectfully,

Christopher Montgomery



<[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Letter in Support of Support for Public Hearing on Cases 2019-02, 2019-03, & 2019-04

To: The Town of Windermere Mayor, Town Council, and the Development Review Board

Lori Montgomery  
11067 Schooner Way  
Windermere, FL 34786

Three responses received from the same address.

RE: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue

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So there is no confusion, let me say again, I am in full and complete support for adopting commercial Zoning of 111 W 5th Avenue.

Respectfully,  
Lori Montgomery

<[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

**To:** Mayor and Town Council and Development Review Board

**From:** Rachel Martin

**Date:** August 9th, 2019

**Address:** 926 Oakdale Street, Windermere, Florida, 34786

**Re:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Rachel Martin

<[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Christine Samek-Yonge

Date: August 9, 2019

Address: 5035 Down Point Lane, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Christine Samek-Yonge

<[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Julie D'Italia

Address outside of Town limits.

Date: August 11, 2019

Address: 10209 Birch Tree Lane, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Julie D'Italia

Sent from my iPhone

## Mastison, Sarah

---

**From:** Cornelius, Brad  
**Sent:** Sunday, August 11, 2019 6:44 PM  
**To:** Mastison, Sarah  
**Subject:** Fwd: LETTER OF SUPPORT Windermere Brewing Company

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Two responses received  
from the same address.

Wade Trim, Inc.  
Sent from my iPhone

Begin forwarded message:

**From:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Date:** August 11, 2019 at 10:36:50 AM EDT  
**To:** "Brad Cornelius - Wade Trim ([bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com))" <[bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com)>  
**Subject:** Fwd: LETTER OF SUPPORT Windermere Brewing Company

Get [Outlook for iOS](#)

---

**From:** Varley, Virginia <[virginia.varley@lmco.com](mailto:virginia.varley@lmco.com)>  
**Sent:** Saturday, August 10, 2019 5:26:49 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** LETTER OF SUPPORT Windermere Brewing Company

To: Mayor and Town Council and Development Review Board

From: John J Varley

Date: August 10, 2019

Address: 50 Pine Street

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan

Boundary and Commercial Rezoning of 111 W 5th Avenue.

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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
John J Varley

## Mastison, Sarah

---

**From:** Cornelius, Brad  
**Sent:** Sunday, August 11, 2019 6:44 PM  
**To:** Mastison, Sarah  
**Subject:** Fwd: LETTER OF SUPPORT Windermere Brewing Company

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Two responses received from the same address.

Wade Trim, Inc.  
Sent from my iPhone

Begin forwarded message:

**From:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Date:** August 11, 2019 at 10:37:14 AM EDT  
**To:** "Brad Cornelius - Wade Trim ([bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com))" <[bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com)>  
**Subject:** Fwd: LETTER OF SUPPORT Windermere Brewing Company

Get [Outlook for iOS](#)

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**From:** Varley, Virginia <[virginia.varley@lmco.com](mailto:virginia.varley@lmco.com)>  
**Sent:** Saturday, August 10, 2019 5:22:38 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** LETTER OF SUPPORT Windermere Brewing Company

To: Mayor and Town Council and Development Review Board

From: Virginia Varley

Date: August 10, 2019

Address: 50 Pine Street

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan



Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Virginia Varley  
50 Pine Street  
Windermere, FL 34786

**From:** [chamblissn@aol.com](mailto:chamblissn@aol.com) <[chamblissn@aol.com](mailto:chamblissn@aol.com)>

**Sent:** Friday, August 09, 2019 12:49 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley

<[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert

<[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams

<[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; [fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us); Peter Fleck

<[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers

<[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Re: Support Letter for Public Hearing on cases 2019-02, 2019-03, and 2019-04

To: Windermere Mayor, Town Council, and DRB

From: Robert Neal Chambliss

Date: 08/09/2019

Address: 117 Palm Street, Windermere, FL 34786

Two responses received from the same address. (First received before 08.01.19)

Re: Public Hearing Cases for Amendment of Town Center Design District Guideline Master Plan Boundary and Commercial Rezoning of 111 W 5<sup>th</sup> Avenue

I am aware that a public hearing for the rezoning of 111 W 5<sup>th</sup> Ave will be heard before the Town Council on August 13, 2019. The 3 public hearing cases that must be approved for this change to occur are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5<sup>th</sup> Ave and 119 W 5<sup>th</sup> Ave (Ordinance 2019-02)
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5<sup>th</sup> Ave and 119 W 5<sup>th</sup> Ave from the Town Center Overlay District (Ordinance 2019-03), and
3. An ordinance to rezone the property at 111 W 5<sup>th</sup> Ave to Commercial (Ordinance 2019-04).

I strongly support approval of these three items. I attended the DRB meeting in which these items were discussed and this property's description as a "donut" makes it unique in Windermere and for practical purposes, unusable as a residential structure. A few of the opinions expressed at the DRB meeting against rezoning this property seem to have nothing to do with how rezoning would impact the town.

- - No other property in our town is in a similar "donut" situation, so rezoning this property would not set any precedent for other properties.
- - Concerns voiced about traffic and/or noise was related to food trucks, farmers' market and festivals, all of which bring a short-term, large flow of people into town. A commercial business in this location would not have that type of impact.

Since moving here about 10 years ago (a newbie by Windermere standards), I've witnessed our town add the types of businesses (Allen's, Dixie Cream, Tim's, Paloma) that have made walking downtown worthwhile. I believe each of these businesses faced some hurdles to opening and I'm sure any business that would occupy 111 W 5<sup>th</sup> Ave would face the same. However, that doesn't mean that we, as a town, should simply opt not to change. Had we taken this route over the past decade, we wouldn't have these shops and we wouldn't have the food trucks, festivals and farmers' market either -- all of which, add to the charm of our town (and help residential property values as well).

For all these reasons, I strongly support the commercial rezoning of 111 W 5<sup>th</sup> Ave.

Regards,

Neal Chambliss  
117 Palm Street

## Mastison, Sarah

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**From:** Mastison, Sarah  
**Sent:** Monday, August 12, 2019 10:20 AM  
**To:** Mastison, Sarah  
**Subject:** RE: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

---

**From:** Joe Foglia <[joefoglia@gmail.com](mailto:joefoglia@gmail.com)>  
**Sent:** Friday, August 9, 2019 7:04:53 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMckinley@town.windermere.fl.us](mailto:RMckinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Joan & Joe Foglia

Date: 8/10/2019

Address: 215 Butler St, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);

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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Joan Foglia

## Mastison, Sarah

---

**From:** Cornelius, Brad  
**Sent:** Monday, August 12, 2019 2:38 PM  
**To:** Mastison, Sarah  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Please add this one too...

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

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, August 12, 2019 2:23 PM  
**To:** Cornelius, Brad <bcornelius@wadetrim.com>  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Diane Edwards  
Administrative Assistant  
Town of Windermere  
614 Main Street  
Windermere, FL 34786  
Email: dedwards@town.windermere.fl.us  
Phone: 407-876-2563 Ext 5321  
Fax: 407-876-0103

306 Oakdale St.

Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

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

**From:** Jason Roland <jay@bigattack.com>  
**Sent:** Monday, August 12, 2019 2:19 PM  
**To:** Jim O'Brien <jobrien@town.windermere.fl.us>  
**Cc:** Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>; Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Anita and I, would like to express our support for the Windermere Brewing Company.

I plan to speak at the meeting, but if I'm not able to or can not make it, I wanted to send this out directly to you.

We are new residents at 306 Oakdale St, and love visiting our downtown.

This new project is exciting to us, as it gives us another "option" to go to, in the downtown area. Downtown, while the Dixie Cafe, and Tim's Wine bar are great, well a fresh beer is really lacking.

The hard reality is that the small little town, is growing up a bit is here and I suspect the only real driver in this conversation.  
What will Windermere become, by allowing this and further growth.

Car's and traffic will be here, no matter what is done, that is a hard fact proved by the latest traffic study.

Actually I could write a whole letter about, the planning that must be done NOW (and should have been done years ago) providing a 2 lane wide road thru downtown, parking and etc.  
But I'll save that for another day. I, like many I suspect see what beauty our downtown is and what it can become incorporating both growth and respect for the past at the same time.

So lets embrace that spirt and move forward with that goal in mind.  
Lets have local businesses open, take advantage of that traffic, give us locals another option to go to in the evenings and weekends and support small businesses.  
Lets make what could be a negative, become a positive.

Those businesses in turn will support our schools and community. I'm sure any reasonable person can see that there will be benefits for all.  
For those concerned with safety or loud noise, simple ordinances already exist to deal with that and I would assume (and hope) that the owners of the brewing company will make all efforts to comply.  
Our towns finest will be on patrol as they always are and in the worse case, perhaps a "hard" closing time can be setup, for example no serving past 10pm with a hard close at 11pm.  
Perhaps a local tax, to help fund those improvements I alluded to above, could be added on the brewing sales.

All ideas, that I'm sure you'll talk about or discuss as this process moves along.

In short, we are looking forward to spending some nice evenings and weekends, supporting this new local business (and existing local businesses) and hope that you will approve this project and perhaps a few others down the road as well.

Thanks  
Jason and Anita Roland.

To: Mayor and Town Council and Development Review Board

From: Amy Gomes

Date: 08/12/2019

Address: 214 Butler Street

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Amy Gomes



<[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; 'nustton@town.windermere.fl.us' <[nustton@town.windermere.fl.us](mailto:nustton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Letter in Support of Support for Public Hearing on Cases 2019-02, 2019-03, & 2015-04

To: The Town of Windermere Mayor, Town Council, and the Development Review Board

August 12, 2019

David and Sue Ann Reichard  
11052 Schooner Way  
Windermere, FL 34786

RE: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to be made are as follows:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02)
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03)
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my very strong support for the approval for these three needed ordinances. This decision is simply common sense to transform the land use of 111 W 5th Avenue to allowing the best use of this property. This property has become an island within the current commercial and public use zoning. There should be no question that it is an exceedingly undesirable location for a single family home. No other property in the Town proper is in this unique circumstance and this property should be accepted into the commercial center as an integral part of the Town of Windermere Central Business District.

The unique charm of the downtown district of Windermere is one of the many advantages of living within its boundary. The town square is where residents come together as a community and fostering its growth with small businesses in a managed manor will only enhance its charm. To do otherwise is in opposition to improving our quality of life for all of the residents of the Town of Windermere.

So there is no confusion, let me say again, I am in full and complete support for adopting commercial Zoning of 111 W 5<sup>th</sup> Avenue.

Respectfully,

Dave & Sue Ann Reichard

Subject: Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

Dear Town Council and Development Review Board Members,

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Melissa Farrell  
15 Pine St

305-215-8088  
melfarrell@me.com

## Mastison, Sarah

---

**From:** Cornelius, Brad  
**Sent:** Tuesday, August 13, 2019 9:19 AM  
**To:** Mastison, Sarah  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Tuesday, August 13, 2019 8:10 AM  
**To:** Cornelius, Brad <bcornelius@wadetrim.com>  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103



Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** [rwaltpearl@maverickbdr.com](mailto:rwaltpearl@maverickbdr.com) <[rwaltpearl@maverickbdr.com](mailto:rwaltpearl@maverickbdr.com)>  
**Sent:** Tuesday, August 13, 2019 6:39 AM  
**To:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: R. W Pearl, 27 year resident

Date :August 10, 2019

Three responses received from the same address. Two of the responses received from the same person. One of the response received before 08.01.19. (Address within 500 feet.)

Address: 525 Butter Street, Windermere, Florida

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

**R.W. (Ron) Pearl, Principal**

*Maverick Resources*, LLC

[www.maverickbdr.com](http://www.maverickbdr.com)

[rpearl@maverickbdr.com](mailto:rpearl@maverickbdr.com)

office 407-608-5608

mobile 407-446-8210

To: Mayor and Town Council and Development Review Board

From: Steve Miller

Date: August 13<sup>th</sup>, 2019

Address: 806 W. 2<sup>nd</sup> Ave Windermere , Florida 34786

Subject: Support letter for Public Hearing on cases 2019-02,2019-03, & 2019-04

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, Steve Miller

deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** Rob Matheison <[matheison@gmail.com](mailto:matheison@gmail.com)>

**Sent:** Tuesday, August 13, 2019 6:28 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

**To:** Mayor and Town Council and Development Review Board

**From:** Rob Matheison

**Date:** 8/13/19

**Address:** 610 Ridgewood Drive, Windermere, FL 37186

**Re:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)



I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Rob Matheison

[matheison@gmail.com](mailto:matheison@gmail.com)

Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** Cheryl Lasse <[classe@skilldirector.com](mailto:classe@skilldirector.com)>

**Sent:** Tuesday, August 13, 2019 7:19 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley

<[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert

<[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams

<[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck

<[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose

<[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers

<[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

**To:** Mayor and Town Council and Development Review Board

**From:** Cheryl Rogers

**Date:** 8/14/19

**Address:** 824 Main street

**Re:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one

befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Best regards,

Cheryl

Cheryl Lasse, Managing Partner, SkillDirector

[www.skilldirector.com](http://www.skilldirector.com) / [classe@skilldirector.com](mailto:classe@skilldirector.com) / Tel: [407.876.9850](tel:407.876.9850)

Please forgive typos, using voice to text

**From:** Steve Healy <[steve@prpfl.com](mailto:steve@prpfl.com)>

**Sent:** Friday, August 16, 2019 10:08 AM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** 111 W 5th Avenue

**To:** Mayor and Town Council and Development Review Board

Steve Healy  
912 main st  
windermere fl 34786

**Re:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that the second reading and vote for the rezoning of 111 W 5th Avenue will be held before Town Council on September 10, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my approval for these three items. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

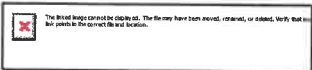
Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Best Regards,

Steve Healy | Founder/Owner

C. 407.230.1441

O. 407.965.1155



7958 Via Dellagio Way Ste 300  
Orlando FL 32819

[www.PRPFL.com](http://www.PRPFL.com)

**From:** Lynn Salmon <[lynnt.salmon@gmail.com](mailto:lynnt.salmon@gmail.com)>  
**Sent:** Thursday, August 15, 2019 3:31 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** 111 W. 5th Avenue Commercial Rezoning Hearing

To: Mayor and Town Council and Development Review Board

From: Lynn T. Salmon

Two responses received from the same address.

Date: August 15, 2019

Address: 8 Pine Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

I apologize for my delay in sending this email. It has been brought to my attention that a public hearing for the rezoning of 111 W 5th Avenue was heard before Town Council on August 13, 2019. Regarding the hearing, I understand the three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. I believe it is a good decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district. Our town square is where residents come together as a community. I believe we should foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning. Have a great day!

Warm Regards,

Lynn T Salmon  
8 Pine Street  
Windermere, FL 34786  
321-217-8222

-----  
Lynn Salmon, GRI  
Luxury Home Consultant  
Lakeside Realty Windermere  
[lynnt.salmon@gmail.com](mailto:lynnt.salmon@gmail.com)  
321-217-8222

To: Mayor and Town Council and Development Review Board

From: James G. Salmon  
8 Pine Street  
Windermere, FL 34786

Two responses received from  
the same address.

Date: 16 August 2019

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Respectfully,



James G. Salmon



**From:** [catherineallen250@gmail.com](mailto:catherineallen250@gmail.com) <[catherineallen250@gmail.com](mailto:catherineallen250@gmail.com)>

**Sent:** Thursday, August 22, 2019 11:06 AM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: CT Allen

Date: August 22, 2019

Address: 305 Palm Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that the second reading and vote for the rezoning of 111 W 5th Avenue will be held before Town Council on September 10, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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I would like to voice my approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
CT Allen

RECOMMEND - Z19-09 111 W 5th Ave. and 119 W 5th Ave.

APPROVAL: \_\_\_\_\_ DISAPPROVAL

COMMENTS: \_\_\_\_\_

SIGNATURE: Susan D. Shaw DATE: Aug. 17, 2019

SHAW SUSAN D 69.0625% INT

Received

AUG 23 2019

Wade Trim

**From:** Debbie Rodriguez <[Debbie@fandjdevelopers.com](mailto:Debbie@fandjdevelopers.com)>  
**Sent:** Tuesday, August 27, 2019 10:57 AM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>; Yvonne Scala <[yvonnescala@yahoo.com](mailto:yvonnescala@yahoo.com)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

August 27, 2019

Yvonne Scala  
4242 Down Point Lane  
Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that the second reading and vote for the rezoning of 111 W 5th Avenue will be held before Town Council on September 10, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
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I would like to voice my approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Yvonne Scala

[yvonescala@yahoo.com](mailto:yvonescala@yahoo.com)

To: Mayor and Town Council and Development Review Board

From: Jackie Rappert

Date:

Address: 226 Forest St

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that the second reading and vote for the rezoning of 111 W 5th Avenue will be held before Town Council on September 10, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,



To: Mayor and Town Council and Development Review Board

From:

Jerry + Mary Fran Howard

Date:

8/28/19

Address:

215 Magnolia St. Windermere, FL 3478

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that the second reading and vote for the rezoning of 111 W 5th Avenue will be held before Town Council on September 10, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

# Rezoning Responses

# Town of Windermere

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

Received

Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH  
  
Clerk  
DOROTHY BURKHALTER

June 24, 2019

111 5TH AVE LLC  
901 ROSSER RD  
WINDERMERE, FL 34786

**RE: Public Notice of Public Hearing a Rezoning for 111 W 5<sup>th</sup> Ave. Z19-10**

5<sup>th</sup> Ave., LLC owner of 111 W 5<sup>th</sup> Ave in the Town of Windermere is requesting a rezoning for the subject. The rezoning is from Residential to Commercial. The subject property is currently designated as Commercial on the Town's adopted Future Land Use Map of the Comprehensive Plan. The rezoning is to bring the subject property into compliance with the Future Land Use designation.

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Sincerely,  
Brad Cornelius, AICP, Town Planner  
Wade Trim, Inc.  
888-499-9624  
[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

---

**RECOMMEND – Z19-10 111 W 5th Ave.**

APPROVAL:   X   DISAPPROVAL \_\_\_\_\_

COMMENTS: \_\_\_\_\_

SIGNATURE: Robert Williams DATE: 6-28-19

111 5TH AVE LLC



# Town of Windermere

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

Received

Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 24, 2019

WINDERMERE MARKET LLC  
901 ROSSER RD  
WINDERMERE, FL 34786

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888-499-9624  
[town@wadetrim.com](mailto:town@wadetrim.com)  
Encl.

---

RECOMMEND - Z19-10 111 W 5th Ave.

APPROVAL:   X   DISAPPROVAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

SIGNATURE:   Robert Williams   DATE:   6-28-19  

WINDERMERE MARKET LLC

# Town of Windermere

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

Received

Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 24, 2019

KOFFARNUS MARK L  
515 BUTLER ST  
WINDERMERE, FL 34786

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Wade Trim, Inc.  
888-499-9624  
[town@wadetrim.com](mailto:town@wadetrim.com)  
Encl.

---

RECOMMEND – Z19-10 111 W 5th Ave.

APPROVAL:  DISAPPROVAL

COMMENTS: \_\_\_\_\_

SIGNATURE:  DATE: 6/28/2019

KOFFARNUS MARK L

# Town of Windermere

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

Received

Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH  
  
Clerk  
DOROTHY BURKHALTER

June 24, 2019

PARK RESIDENTIAL RENTALS LLC  
4 PINE ST  
WINDERMERE, FL 34786

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888-499-9624  
[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

---

**RECOMMEND - Z19-10 111 W 5th Ave.**

APPROVAL: ✓ DISAPPROVAL \_\_\_\_\_

COMMENTS: \_\_\_\_\_

*Excited about more commercial development downtown. Hopefully it will be complete*

SIGNATURE: Val C. Sueker DATE: 6-27-19

PARK RESIDENTIAL RENTALS LLC

*The town people can visit with each other*

# Town of Windermere

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

Received

Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH  
  
Clerk  
DOROTHY BURKHALTER

June 24, 2019

PEARL CYNTHIA E  
525 BUTLER ST  
WINDERMERE, FL 34786

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[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

---

RECOMMEND – Z19-10 111 W 5th Ave.

APPROVAL:  DISAPPROVAL

COMMENTS: \_\_\_\_\_

SIGNATURE:  DATE: 6/25/19

PEARL CYNTHIA E

RECOMMEND - Z19-10 111 W 5th Ave.

APPROVAL: X DISAPPROVAL \_\_\_\_\_

COMMENTS: \_\_\_\_\_

SIGNATURE: [Signature] DATE: 7/1/19

ROSS SCOTT M

Received  
JUL 05 2019  
Wade Trim

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

Received  
JUL 05 2019  
Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH  
  
Clerk  
DOROTHY BURKHALTER

June 24, 2019

DIEDERICH ANDREA  
635 BUTLER ST  
WINDERMERE, FL 34786

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[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

**RECOMMEND – Z19-10 111 W 5th Ave.**

APPROVAL: \_\_\_\_\_ DISAPPROVAL   X  

COMMENTS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE:   7/2/19  

DIEDERICH ANDREA



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

Received  
JUL 05 2019  
Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH  
  
Clerk  
DOROTHY BURKHALTER

June 24, 2019

CRAVEN BARRY T  
PO BOX 574  
WINDERMERE, FL 34786

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Encl.

---

**RECOMMEND – Z19-10 111 W 5th Ave.**

APPROVAL:  \_\_\_\_\_ DISAPPROVAL \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: Craven Barry T DATE: 7/2/19

CRAVEN BARRY T



# Town of Windermere

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

Received

JUL 11 2019

Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 24, 2019

THOMAS RICK Q  
325 BUTLER ST  
WINDERMERE, FL 34786

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[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

---

**RECOMMEND - Z19-10 111 W 5th Ave.**

APPROVAL:  DISAPPROVAL

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
SIGNATURE:  DATE: 7/9/19  
THOMAS RICK Q

RECOMMEND - Z19-10 111 W 5th Ave.

APPROVAL:  DISAPPROVAL

COMMENTS: Approve

SIGNATURE: *Amanda L Black* DATE: 7-9-19

BLACK AMANDA L



Received two responses  
from the same address.

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:18 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support letter for public hearing on cases 2019-02, 2019-03, 2019-04

Received two responses  
from the same address.

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103



Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** Amanda Black <amandablackfl@gmail.com>

**Sent:** Friday, July 19, 2019 5:51 PM

**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support letter for public hearing on cases 2019-02, 2019-03, 2019-04

To: Mayor and Town Council and Development Review Board

From: Amanda Black

Date: 7/19/19

Address: 414 Forest St, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Amanda Black

--  
AMANDA BLACK  
Realtor | Interior Designer  
407.616.0140

# Town of Windermere

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

Received

JUL 09 2019

Wade Trim

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

June 24, 2019

435 BUTLER TRUST  
435 BUTLER ST  
WINDERMERE, FL 34786

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Wade Trim, Inc.  
888-499-9624  
[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.

---

**RECOMMEND - Z19-10 111 W 5th Ave.**

APPROVAL: \_\_\_\_\_ DISAPPROVAL   X  

COMMENTS: We do not approve of the rezoning of residential into commercial where it starts encroaching into our neighborhoods. The Master Plan was put into designed to limit commercial development.

SIGNATURE: Mall July 1 \_\_\_\_\_ DATE: 7/2/19

435 BUTLER TRUST

We agree with the Master Plan

# 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

June 24, 2019

POTTHAST THOMAS JR  
425 BUTLER ST  
WINDERMERE, FL 34786

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888-499-9624  
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Encl.



**RECOMMEND - Z19-10 111 W 5th Ave.**

APPROVAL: \_\_\_\_\_ DISAPPROVAL

COMMENTS: *The Master Plan was designed to limit commercial development and protect residents through buffers and providing adequate parking. We do not wish to have additional commercial*

SIGNATURE: *Jim M. Potthast* DATE: *7-12-19*

POTTHAST THOMAS JR

*development coming into residential buffer and parking zones. See enclosed response.*

Genevieve and Tom Potthast  
425 Butler Street  
Windermere, FL 34786  
June 28, 2019

Response in Regards to:  
Z19-09: 111 and 119 West 5th Avenue  
Z19-10: 111 West 5th Avenue

The Town Center Overlay District (Master Plan) was designed to protect residential areas from the spread of commercial properties, to provide buffering for residential areas, and to ensure adequate parking for existing commercially zoned parcels. As a resident within 500 feet of these properties, we are against any commercial development encroaching on the parking and buffering areas.

Much thought was put into the Town of Windermere Master Plan, to support limited commercial development with appropriate amounts of necessary parking and buffering for town residents. It was executed as a result of a difficult time in the history of our town when we were faced with unexpected development requests. It should not be set aside lightly. Due to the conflict between these requests and the Master Plan, we recommend that Z19-09 and Z19-10 be **DISAPPROVED**.

Although the letter received stated that one of these properties (111) is shown as "commercial" in the town's *Future Land Use Map*, the Town Of Windermere Master Plan is an **overlay** which imposes *additional* restrictions on this property, and the Master Plan does **not** allow commercial use on this or the adjacent property (119). The other property (119) is still designated PUBLIC USE on the Future Land Use Map.

A few important points on the Master Plan:

- This plan was developed over a period of several years, and much thought for the general welfare of the entire town, both commercial and residential, was put into this plan. Extreme caution must be exercised when considering changing the Master Plan, or removing properties from the Master Plan, for the benefit of one or two individuals.
- The Master Plan has quite specifically limited commercial use to the 50% of any town block that faces Main Street, while completely restricting the 50% of any town block that faces Forest or Oakdale Streets to parking and residential buffers, to protect the residents and the residential character of their properties.
- Parking is gravely needed on the back 50% of blocks that have commercial properties on Main Street. Nearby residents suffer from cars parking on their lawns and have resorted to installing impediments to parking.

About our current town uses:

- There is currently **not one** property zoned commercial on the back 50% of a town block facing Main Street, or any other block. This is to protect the residential character of our town, and nearby residents.
- This would be a **very dangerous precedence** to set. If either of these properties is changed to commercial, we will not have a leg to stand on when any other adjacent or other property owner realizes that commercial property is usually more valuable than residential, and decides to apply for a change before selling their property. Fifteen years ago we were deep in defensive battle over the

desired over-development of commercial properties in Windermere. The Master Plan was the Town's answer to protect the Town against random commercial development, and to protect the nearby residents with buffers from the existing commercial development. These two properties are part of the designated parking and buffer zone.

- Commercial properties can be a nuisance to nearby residential properties. There have been countless disturbances to residents at all hours of the night from commercial properties (dumpsters repeatedly being emptied at 4 or 5 AM, despite town codes regulating noise before 7 AM).
- It can already be quite difficult for residents to get through 5th Avenue to their homes, due to the Farmer's Market, the Food Trucks, deliveries to Dixie Creamery, and waste removal vehicles. Additional impediments that naturally occur with commercial development should not be added to an already difficult street.

In summary:

Many years of analysis were put into the Town of Windermere Master Plan, to support limited commercial development with appropriate amounts of necessary parking and to provide buffering for town residents. Approving these proposals would be a grave mistake. It would set the precedences of (1) allowing for the first time, commercial development on the back 50% of a town block, and (2) allowing a parking zone to be developed commercially. These are very dangerous precedences to set. If this is done, the town should then expect to then face expensive lawsuits when other property owners realize that commercial properties are far more valuable than parking lots, and request changes as well. In particular, the owners of parking zones on Oakdale would be interested in converting to commercial developments as well. The town must realize that parking zones are required, commercial must be limited to the front 50% of blocks facing Main Street for the protection of the residents, and that *above all*, the plan of the entire town must be considered over the request of one or two individuals.

NB:

- The Future Land Use Map was just recently changed in October of 2018 to designate 111 W 5th Avenue as potential commercial, but prior to that it was residential. The manner in which the change was executed did not require individual notices. Although we are property owners within 307' of the property, we were not aware of this recent change and would have objected had we received notice, due to the conflict with the Master Plan.
- The Town of Windermere Master Plan designates both of these properties as **Parking Zones**, to support the nearby commercial, institutional, and government uses. Therefore, the current use of these properties is still currently restricted to either their current use (single family residential (111) and parking(119)), or in the future, to Parking Zones. They have never in the past been considered commercial. Many residents have licenses to operate a small business out of their home; we ourselves have had this in the past. This does not mean that a property is viewed as non-residential.
- Both properties are currently zoned residential and until a very short time ago, both had single family homes on them. Just recently, 119 W 5th Avenue was turned into a town parking lot as there was a desperate need for parking to support the existing town and commercial activities.



# 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

June 24, 2019

SPEARS CHARLES E  
PO BOX 527  
WINDERMERE, FL 34786

**RE: Public Notice of Public Hearing a Rezoning for 111 W 5<sup>th</sup> Ave. Z19-10**

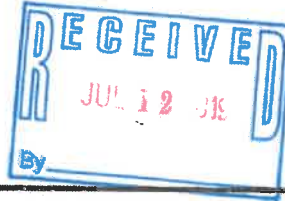
5<sup>th</sup> Ave., LLC owner of 111 W 5<sup>th</sup> Ave in the Town of Windermere is requesting a rezoning for the subject. The rezoning is from Residential to Commercial. The subject property is currently designated as Commercial on the Town's adopted Future Land Use Map of the Comprehensive Plan. The rezoning is to bring the subject property into compliance with the Future Land Use designation.

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 **July 12, 2019**.

This matter will be presented to the Development Review Board on **Tuesday, July 16, 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, August 13, 2019 at 6:00 p.m.** and **Tuesday, September 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.  
888-499-9624  
[tow@wadetrim.com](mailto:tow@wadetrim.com)  
Encl.



**RECOMMEND – Z19-10 111 W 5th Ave.**

APPROVAL: \_\_\_\_\_ DISAPPROVAL X

COMMENTS: \_\_\_\_\_

SIGNATURE: *Charles E Spears* DATE: 7-11-19

SPEARS CHARLES E

# 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

June 24, 2019

SPEARS JOHN A  
PO BOX 411  
WINDERMERE, FL 34786

**RE: Public Notice of Public Hearing a Rezoning for 111 W 5<sup>th</sup> Ave. Z19-10**

5<sup>th</sup> Ave., LLC owner of 111 W 5<sup>th</sup> Ave in the Town of Windermere is requesting a rezoning for the subject. The rezoning is from Residential to Commercial. The subject property is currently designated as Commercial on the Town's adopted Future Land Use Map of the Comprehensive Plan. The rezoning is to bring the subject property into compliance with the Future Land Use designation.

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Sincerely,  
Brad Cornelius, AICP, Town Planner  
Wade Trim, Inc.  
888-499-9624  
[town@wadetrim.com](mailto:town@wadetrim.com)  
Encl.



---

RECOMMEND – Z19-10 111 W 5th Ave.

APPROVAL: \_\_\_\_\_ DISAPPROVAL

COMMENTS: WILL BE AT MEETING

SIGNATURE: [Signature] DATE: 7/11/19

SPEARS JOHN A

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:18 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103



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**From:** Joe pauley <jp386901@gmail.com>

**Sent:** Friday, July 19, 2019 5:22 PM

**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Joe Pauley

Date: 7/19/2019

Address: 79 Main St, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Joe Pauley

<[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Jessica Strack

Date: 7/21/19

Address: 39 Pine Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Jessica Strack

*Administrative Assistant*  
Town of Windermere  
614 Main Street  
Windermere, FL 34786  
Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)  
Phone: 407-876-2563 Ext 5321  
Fax: 407-876-0103



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**From:** Andrew McGhee <[andy@windermerebrewing.com](mailto:andy@windermerebrewing.com)>  
**Sent:** Friday, July 19, 2019 12:04 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Andrew R. McGhee

Date: 7/19/2019

Address: 226 Butler Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Andrew R. McGhee



## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:17 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103

Received two letters from  
the same address.



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**From:** luciaroca.dds@gmail.com <luciaroca.dds@gmail.com>

**Sent:** Sunday, July 21, 2019 11:35 PM

**To:** Jim O'Brien <jobrien@town.windermere.fl.us>

**Cc:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Re: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Ana Lucia Roca Mendro

Date: 7/21/19

Address: [101 Lee St., Windermere FL. 34786](#)

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of [111 W 5th Avenue](#).

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3. An ordinance to rezone the property at [111 W 5th Avenue](#) to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of [111 W 5th Avenue](#) to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

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Once again, I am in full support of [111 W 5th Avenue](#) adopting commercial Zoning.

Regards,

Ana Lucia Roca Mendro

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:18 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

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**From:** Ryan Mendro <rlmendro@gmail.com>

**Sent:** Friday, July 19, 2019 8:28 PM

**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Ryan L. Mendro

Date: 7/19/19

Address: 101 Lee St., Windermere FL. 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Ryan L Mendro

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:18 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

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**From:** Simon Simaan <simon@simonsimaan.com>  
**Sent:** Friday, July 19, 2019 6:59 PM  
**To:** Simon Simaan, Realtor <simon@simonsimaan.com>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Simon and Simona Simaan

Date: 7/19/2019

Address: 812 East Blvd and 820 East Blvd Windermere FL

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Simon and Simona Simaan

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:17 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Rezoning of 111 W 5th Avenue

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103



Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** Dionne Beggrow <dionnewenke@hotmail.com>  
**Sent:** Sunday, July 21, 2019 8:36 PM  
**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMckinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>  
**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** Rezoning of 111 W 5th Avenue

To: Mayor and Town Council and Development Review Board

From: Dionne Beggrow

Date: July 21, 2019

Address: 929 Oakdale Street, Windermere

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Kind Regards,

Dionne Beggrow



It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Frank Krens  
727 Forest Street  
Windermere, FL 34786  
407-443-5212

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:17 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03 & 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

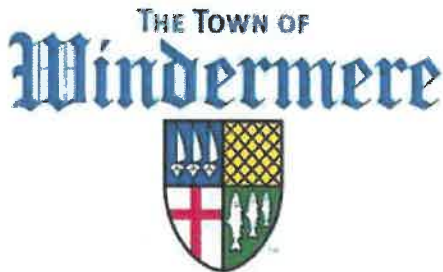
614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103



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**From:** Judy Black <judyblackfla@gmail.com>  
**Sent:** Saturday, July 20, 2019 9:32 AM  
**To:** Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>; Jim Obrien <jobrien.windermere@gmail.com>  
**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03 & 2019-04

To: Mayor and Town Council and Development Review Board

From: Judy Black

Date: 7/20/19

Address: 405 W. 3<sup>rd</sup> Ave., Windermere, 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

JUDY BLACK

Co-Creator | CEO Real Estate Agent

[Upside Real Estate](#)

407.810.1803

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 22, 2019 8:18 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103

Received two letters  
from the same address.



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**From:** Joseph Ata <drjosephata@gmail.com>

**Sent:** Friday, July 19, 2019 9:16 PM

**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Joseph Ata

Date: 07/19/2019

Address: 5 Pine St, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Joseph Ata D.M.D.

[DrJosephAta@gmail.com](mailto:DrJosephAta@gmail.com)

407-857-6501

**From:** Jill Ata <jilledwardsata@gmail.com>

**Sent:** Thursday, July 25, 2019 2:12 PM

**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Jill Ata

Received two letters from the same address.

Date: July 25, 2019

Address: 5 Pine St, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Jill Ata

--

Jill Ata D.M.D

Ata Dental Associates  
(407)408-3177 cell  
(407)857-6501 office

<csapp@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>

Cc: Diane Edwards <dedwards@town.windermere.fl.us>

Subject: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Monica Semaan

Address outside of Town Limits.

Date: 07/19/2019

Address: 1485 Dingens Avenue, Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Monica Semaan

Sent from my iPhone



<[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Good Morning Mayor, Town Council and Development Review Board,

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Bruce Skinner  
1938 Hempel Ave.  
Windermere, FL 34786

Address outside of Town Limits.

To: Mayor and Town Council and Development Review Board

From: Bryan Crist

Date: July 23, 2019

Address: 7005 Horizon Circle Windermere, Florida 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Stephanie Crist

To: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: 111 W 5th Avenue

To: Mayor and Town Council and Development Review Board

From: Dean Miller

Date: 7-23-19

Three responses received  
from the same address.

Address: 625 Butler Street

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Dean Miller

<RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>; Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** 111 W 5th Avenue

To: Mayor and Town Council and Development Review Board

From: Lesha Miller

Date: 7-23-19

Three responses received from the same address.

Address: 625 Butler Street

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Lesha Miller

<RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>; Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** 11 W 5th Avenue

To: Mayor and Town Council and Development Review Board

From: Tyler Miller

Date: 7-23-19

Three responses received from the same address.

Address: 625 Butler Street

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Tyler Miller

To: Mayor and Town Council and Development Review Board

From: Chad McGhee

Date: 7/24/2019

Address: 125 Forest St. 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W

5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,



Chad McGhee



**From:** [bconnors@cfl.rr.com](mailto:bconnors@cfl.rr.com) <[bconnors@cfl.rr.com](mailto:bconnors@cfl.rr.com)>

**Sent:** Thursday, July 25, 2019 3:40 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Brynna Connors

Date: 7/25/19

Address: 217 Oakdale Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Brynna Connors

## Mastison, Sarah

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**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 29, 2019 9:05 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103



Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** Bonny Elder <bonny.elder@gmail.com>  
**Sent:** Saturday, July 27, 2019 1:24 PM  
**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>  
**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, 2019-04

To: Mayor and Town Council and Development Review Board

From: John and Bonny Elder

Date: 7/27/19

Address: 3340 S. Lake Butler Blvd., Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to our attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

We would like to voice our approval for these three items. It is understandable how 111 W 5th Avenue would be suitable for commercial use now, since the construction of the parking lot at 119 W 5th Ave. If the above items are approved, we would like to see the architecture of the building match the downtown Windermere style (possibly similar to the new Town office/WPD design).

The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Once again, we are in support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
John and Bonny Elder

## Mastison, Sarah

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**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 29, 2019 9:03 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03 and 2019-04

**Diane Edwards**  
*Administrative Assistant*  
Town of Windermere  
614 Main Street  
Windermere, FL 34786  
Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)  
Phone: 407-876-2563 Ext 5321  
Fax: 407-876-0103

Two responses from  
the same address.



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**From:** Ruffner, Steven <Steven.Ruffner@disney.com>  
**Sent:** Saturday, July 27, 2019 9:22 AM  
**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>  
**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03 and 2019-04

To: Mayor and Town Council and Development Review Board

From: Steve Ruffner

Date: 07/27/19

Address: 2108 Kane Park Way, Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Steve Ruffner

## Mastison, Sarah

---

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Monday, July 29, 2019 9:03 AM  
**To:** Cornelius, Brad  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03 and 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103

Two responses from the  
same address.



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**From:** ruffinit5@aol.com <ruffinit5@aol.com>

**Sent:** Saturday, July 27, 2019 9:33 AM

**To:** Jim O'Brien <jobrien@town.windermere.fl.us>; Robert McKinley <RMckinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03 and 2019-04

To: Mayor and Town Council and Development Review Board

From: Sara Ruffner

Date: 07/27/19

Address: 2108 Kane Park Way, Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Sara Ruffner



**From:** K HPNW <[kirsten.koci@gmail.com](mailto:kirsten.koci@gmail.com)>

**Sent:** Monday, July 29, 2019 8:32 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Kirsten Henry

Two responses received from the same address.

Date: 7/29/2019

Address: 619 Magnolia St, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my approval for these three items. Transforming the land use of 111 W 5th Avenue to a commercial property would fit well with the businesses that are around the property. The property is on an

island within commercial and public use zoning. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must continue to adapt and support a downtown that evolves with the changing desires of the community. Supporting small, local businesses, from a variety of trades and services, will create an even stronger community and gathering place for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Kirsten Henry

**From:** Matt Henry <[m4tt.henry@gmail.com](mailto:m4tt.henry@gmail.com)>

**Sent:** Monday, July 29, 2019 8:29 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Matt Henry

Two responses received from the same address.

Date: 7/29/2019

Address: 619 Magnolia St, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique

situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, Matt Henry

**From:** Rebecca True <[rebeccatrue@hotmail.com](mailto:rebeccatrue@hotmail.com)>  
**Sent:** Tuesday, July 30, 2019 3:31 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Rebecca True

Two responses received  
from the same address.

Date: July 30, 2019

Address: 1111 Oakdale Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting Commercial zoning.

Regards,

Rebecca True

**From:** Travis True <[travistrue@hotmail.com](mailto:travistrue@hotmail.com)>  
**Sent:** Wednesday, July 31, 2019 8:40 AM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor, Town Council, and Development Review Board

From: Travis True

Date: July 30, 2019

Two responses received from the same address.

Address: 1111 Oakdale Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Travis True

To: Mayor and Town Council and Development Review Board

From: Eric A Graham

Two responses received  
from the same address.

Date: July 28, 2019

Address: 235 Palm Street, Windermere, Florida 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Eric A Graham



To: Mayor and Town Council and Development Review Board

From: Jeanne F Graham

Two responses received  
from the same address.

Date: July 28, 2019

Address: 235 Palm Street, Windermere, Florida 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Jeanne F Graham

**From:** Derek DeBoer <[debod001@gmail.com](mailto:debod001@gmail.com)>

**Sent:** Wednesday, July 31, 2019 8:24 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Derek DeBoer

Date: 7/31/19

Two responses received  
from the same address.

Address: 306 Butler Street, Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

**From:** Derek DeBoer <[debod001@gmail.com](mailto:debod001@gmail.com)>

**Sent:** Wednesday, July 31, 2019 8:26 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Anne DeBoer

Date: 7/31/19

Two responses received  
from the same address.

Address: 306 Butler Street, Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Anne DeBoer

**From:** Leigh Andrus <[leigh@2andrus.com](mailto:leigh@2andrus.com)>  
**Sent:** Wednesday, July 31, 2019 9:00 PM  
**To:** Robert McKinley <[RMckinley@town.windermere.fl.us](mailto:RMckinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Jackie Leigh Andrus

Two responses received  
from the same address.

Date: July 31, 2019

Address: 11416 Willow Stowe Lane, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, Jackie Leigh Andrus

**From:** Todd Andrus <[todd@2andrus.com](mailto:todd@2andrus.com)>  
**Sent:** Wednesday, July 31, 2019 9:04 PM  
**To:** Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Todd Andrus

Two responses received  
from the same address.

Date: July 31, 2019

Address: 11416 Willow Stowe Lane, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, Todd Andrus

**From:** Angie Winn <[angiewinn@gmail.com](mailto:angiewinn@gmail.com)>  
**Sent:** Tuesday, July 30, 2019 6:16 PM  
**To:** Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Angie Winn

Two responses received from the same address.

Date: July 30, 2019

Address: 908 Rosser Road, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Angie Winn

**From:** jeff winn <[jajawinn@gmail.com](mailto:jajawinn@gmail.com)>  
**Sent:** Wednesday, July 31, 2019 6:56 AM  
**To:** Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** 111 W. 5th Ave

To: Mayor and Town Council and Development Review Board

From: Jeff Winn

Two responses received from the same address.

Date: July 30, 2019

Address: [908 Rosser Road, Windermere, FL 34786](#)

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of [111 W 5th Avenue](#).

It has come to my attention that a public hearing for the rezoning of [111 W 5th Avenue](#) will be heard before Town Council [on August 13, 2019](#). The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at [111 W 5th Avenue](#) and [119 W 5th Avenue](#) (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at [111 W 5th Avenue](#) and [119 W 5th Avenue](#) from the Town Center Overlay District (Ordinance 2019-03); and
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I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of [111 W 5th Avenue](#) to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

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Once again, I am in full support of [111 W 5th Avenue](#) adopting commercial Zoning.

Regards,

Jeff Winn

**From:** Karen Parks <[karen.parks@ymail.com](mailto:karen.parks@ymail.com)>  
**Sent:** Tuesday, July 30, 2019 5:21 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Karen Chambliss

Date: 7/30/19

Address: 117 Palm St.

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single

family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Karen Chambliss

**From:** Ken Hufstater <[khufstater@gmail.com](mailto:khufstater@gmail.com)>

**Sent:** Thursday, August 01, 2019 11:46 AM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Kenneth & Mary Hufstater

Date: 8/1/2019

Address: 10864 Bayshore Drive

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Ken and Mary Hufstater

To: Mayor and Town Council and Development Review Board

From: Don Huber

Date: 8/1/2019

Address: 625 and 709 Main Street

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

A handwritten signature in blue ink that reads "Donald M. Huber". The signature is written in a cursive style with a long horizontal stroke at the end.



## **Mastison, Sarah**

---

**From:** Cornelius, Brad  
**Sent:** Wednesday, August 7, 2019 3:33 PM  
**To:** Mastison, Sarah  
**Subject:** FW: Material for the August Town Council Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Another one....

Brad

**From:** Dorothy Burkhalter <[dburkhalter@town.windermere.fl.us](mailto:dburkhalter@town.windermere.fl.us)>  
**Sent:** Wednesday, August 7, 2019 3:31 PM  
**To:** Cornelius, Brad <[bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com)>  
**Subject:** FW: Material for the August Town Council Meeting

Forgot to include you on the forward (Mayor, TC and RS). Please see below.

Dorothy Burkhalter, MMC, FCRM  
Town Clerk  
Town of Windermere  
614 Main Street  
Windermere, FL 34786  
407-876-2563 x 5323  
407-876-0103  
[dburkhalter@town.windermere.fl.us](mailto:dburkhalter@town.windermere.fl.us)

Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** Genevieve Potthast <[genevievepotthast@gmail.com](mailto:genevievepotthast@gmail.com)>  
**Sent:** Wednesday, August 7, 2019 2:37 PM  
**To:** Dorothy Burkhalter <[dburkhalter@town.windermere.fl.us](mailto:dburkhalter@town.windermere.fl.us)>  
**Subject:** Material for the August Town Council Meeting

Good afternoon, Dorothy. Please provide the following information to the Town Council members for the August Town Council meeting. Thank you very much. Genevieve Potthast

Address is within  
500 feet.

Z19-09: 111 and 119 West 5th Avenue  
Z19-10: 111 West 5th Avenue  
**Genevieve and Tom Potthast**  
August 7, 2019

Received two responses  
from same person, same  
address. First one received  
before 08.01.19

The Town Center Overlay District (Master Plan) was designed to protect residential areas from the spread of commercial properties, to provide buffering for residential areas, and to ensure adequate parking for existing commercially zoned parcels. It provides for commercial development on the front 50% of the blocks facing Main Street, and parking and buffering for residents on the back 50% of the blocks, with a specific line between the two stating, "**No building past this line**" (see attached). Both 111 and 119 are past this line. As residents within 500 feet of these properties, we are against any reduction, or commercial development, of the parking and buffering areas.

Much thought and money was invested into the Town of Windermere Master Plan, to support limited commercial development with appropriate amounts of necessary parking and buffering for town residents. It was executed as a result of a difficult time in the history of our town when we were faced with unexpected development requests. The plan was developed by a professional planning firm and should not be set aside lightly. Due to the conflict between these requests and the Master Plan, we recommend that Z19-09 and Z19-10 be **DISAPPROVED**.

Although the letter received stated that one of these properties (111) is shown as "commercial" in the town's *Future Land Use Map*, the Town Of Windermere Master Plan is an **overlay** which imposes *additional* restrictions on this property, and the Master Plan does **not** allow commercial use on this or the adjacent property (119). The other property (119) is still designated PUBLIC USE on the Future Land Use Map.

A few important points on the Master Plan:

- This plan was developed over a period of several years, and much thought for the general welfare of the entire town, both commercial and residential, was put into this plan. Extreme caution must be exercised when considering changing the Master Plan, or removing properties from the Master Plan, for the benefit of one or two individuals.
- Parking is gravely needed on the back 50% of blocks that have commercial properties on Main Street . Nearby residents suffer from cars parking on their lawns and have resorted to installing impediments to parking.

About our current town uses:

- There is currently **not one** property zoned commercial on the back 50% of a town block facing Main Street in the Master Plan Overlay District. This is to protect the residential character of our town, and nearby residents.
- This would be a **very dangerous precedence** to set. If either of these properties is changed to commercial, we will not have a leg to stand on when any other adjacent or other property owner realizes that commercial property is usually more valuable than residential, and decides to apply for a change before selling their property. Fifteen years ago we were deep in defensive battle over the desired over-development of commercial properties in Windermere. The Master Plan was the Town's answer to protect the Town against random commercial development, and to protect the nearby residents with buffers from the existing commercial development. These two properties are part of the designated parking and buffer zone. This would be an especially dangerous precedence to set when considering the residents of Oakdale.
- Commercial properties can be a nuisance to nearby residential properties. There have been countless disturbances to residents at all hours of the night from commercial properties (dumpsters repeatedly being emptied at 4 or 5 AM, despite town codes regulating noise before 7 AM).
- It can already be quite difficult for residents to get through 5th Avenue to their homes, due to the Farmer's Market, the Food Trucks, deliveries to Dixie Creamery, and waste removal vehicles. Additional impediments that naturally occur with commercial development should not be added to an already difficult street.

In summary:

Many years of analysis were put into the Town of Windermere Master Plan, to support limited commercial development with appropriate amounts of necessary parking and to provide buffering for town residents. Approving these proposals would be a grave mistake. It would set the precedences of (1) ignoring a specific directive of the Windermere Master Plan stating "**No building past this line**"; allowing commercial development on the back 50% of a town block, and (2) allowing a parking zone to be developed commercially. These are very dangerous precedences to set. If this is done, the town should then expect to then face expensive lawsuits when other property owners realize that commercial properties are far more valuable than parking lots, and request changes as well. In particular, the owners of parking zones on Oakdale would be interested in converting to commercial developments as well. The town must realize that parking zones are required, commercial must be limited to the front 50% of blocks facing Main Street for the protection of the residents, and that *above all*, the plan of the entire town must be considered over the request of one or two individuals.

NB:

- The Future Land Use Map was just recently changed in October of 2018 to designate 111 W 5th Avenue as potential commercial, but prior to that it was residential. The manner in which the change was executed did not require individual notices. Although we are property owners within 307' of the property, we were not aware of this recent change and would have objected had we received notice, due to the conflict with the Master Plan.
- The Town of Windermere Master Plan designates both of these properties as **Parking Zones**, to support the nearby commercial, institutional, and government uses. Therefore, the current use of these properties is still currently restricted to either their current use (single family residential (111) and parking(119)), or in the future, to Parking Zones. They have never in the past been considered commercial. Many residents have licenses to operate a small business out of their home; we ourselves have had this in the past. This does not mean that a property is viewed as non-residential.
- Both properties are currently zoned residential and until a very short time ago, both had single family homes on them. Just recently, 119 W 5th Avenue was turned into a town parking lot as there was a desperate need for parking to support the existing town and commercial activities.

 [Windermere master plan.pdf](#)

## Mastison, Sarah

---

**From:** Cornelius, Brad  
**Sent:** Sunday, August 11, 2019 6:44 PM  
**To:** Mastison, Sarah  
**Subject:** Fwd: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Wade Trim, Inc.  
Sent from my iPhone

Begin forwarded message:

Two responses received from the same person, same address. First response received before 08.01.2019.  
(Address within 500 feet.)

**From:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Date:** August 11, 2019 at 10:36:30 AM EDT  
**To:** "Brad Cornelius - Wade Trim ([bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com))" <[bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com)>  
**Subject:** Fwd: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Get [Outlook for iOS](#)

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**From:** Cynthia Pearl <[Cynthia.Pearl@ucf.edu](mailto:Cynthia.Pearl@ucf.edu)>  
**Sent:** Saturday, August 10, 2019 5:56:01 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Cynthia Pearl

Date: 8-10-19

Address: 525 Butler Street, Windermere, 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Cynthia Pearl

To: Mayor and Town Council and Development Review Board

From: Lori Gilmore

Date: 8/5/2019

Address: 1127 Main Street Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** George Poelker <[gpoelker@gmail.com](mailto:gpoelker@gmail.com)>

**Sent:** Thursday, August 01, 2019 7:05 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: George Poelker

Date: 1 Aug 2019

Two response received from the same address. (First response received before 08.01.19)

Address: 405 W 3rd Ave  
Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

George Poelker

--  
George

**From:** Erin <[erinksmcdonald@hotmail.com](mailto:erinksmcdonald@hotmail.com)>

**Sent:** Sunday, August 04, 2019 3:24 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Erin McDonald

Address outside Town limits.

Date: August 4, 2019

Address: 6286 Golden Dewdrop Trail Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique

situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Erin McDonald

**From:** Kurt Aken <[kaken17@icloud.com](mailto:kaken17@icloud.com)>

**Sent:** Sunday, August 04, 2019 6:01 PM

**To:** Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>

**Subject:** Note from Kurt Aken- 70 Forest Street

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Aug 4, 2019

To: Mayor and Town Council and Development Review Board

From: Kurt Aken

Address: 70 Forest St.

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong **approval** for these three items. It makes sense to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

**I am in full support of 111 W 5th Avenue adopting commercial Zoning.**

Regards,

Kurt Aken

<[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: J. Charles Ingram

Date: 8/2/2019

Address: 2134 Lilypad Lane  
Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

My parents moved to West Orange County while I was in college in 1976. I followed them here when I graduated from law school and when it came time to build a family in 1989, Windermere was our first and only choice. It's been 30 years this month, as we've enjoyed living and raising our daughter in this vibrant and friendly small town. Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,



J. Charles Ingram

**Patty Pereira**

Legal Assistant to  
J. Charles Ingram  
[pbp@eifg-law.com](mailto:pbp@eifg-law.com)

**ESTES, INGRAM, FOELS & GIBBS, P.A. ATTORNEYS AT LAW**

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2600 Lake Lucien Drive, Suite 330, Maitland, FL 32751 Telephone 407-481-9449 Fax: 407-481-2199

This communication may contain information that is legally privileged, confidential or exempt from disclosure. If you are not the intended recipient, please note that any dissemination, distribution, or copying of this communication is strictly prohibited. Anyone who receives this message in error should notify the sender immediately by telephone or by return e-mail, and delete the message from their computer.

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<jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Molly Rose  
<mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Norma Sutton  
<nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>; Stephen  
Withers <swithers@town.windermere.fl.us>  
Cc: Diane Edwards <dedwards@town.windermere.fl.us>; Diane Edwards  
<dedwards@town.windermere.fl.us>  
Subject: SUPPORT LETTER FOR PUBLIC HEARING ON CASES 2019-02, 2019-03, 2019-04

Two letters received  
from the same  
address.

August 6th, 2019

TO: Mayor O'Brien, Windermere Town Council, and Windermere Development Review Board

FROM: Coert Voorhees, 1040 W 2nd Ave., Windermere

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning. Thank you for your careful consideration on this matter.





**From:** Heather Churchill <[luckyheather@me.com](mailto:luckyheather@me.com)>

**Sent:** Sunday, August 04, 2019 7:44 AM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Two letters received from the same address.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1040 W 2nd Ave.

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.



**From:** Thomas Lawler <[tlawler@gcdevelopment.com](mailto:tlawler@gcdevelopment.com)>

**Sent:** Tuesday, August 06, 2019 7:55 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Thomas Lawler

Two responses received  
from the same address.

Date: 8/6/19

Address: 9 Pine Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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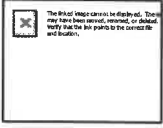
I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Thomas Lawler



**From:** Susan Lawler <[smlawler7@gmail.com](mailto:smlawler7@gmail.com)>

**Sent:** Tuesday, August 06, 2019 7:32 PM

**To:** Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Susan Lawler

Two responses received  
from the same address.

Date: Sept 6, 2019

Address: 9 Pine Street Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Susan Lawler

**From:** [gmvcontractors@aol.com](mailto:gmvcontractors@aol.com) <[gmvcontractors@aol.com](mailto:gmvcontractors@aol.com)>

**Sent:** Tuesday, August 06, 2019 7:58 AM

**To:** Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; [nsutton@windermere.fl.us](mailto:nsutton@windermere.fl.us); Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02 ,2019-03 and 2019-04

To: Mayor and Town Council and Development Review Board

From: Valery Tucker

Three responses received from the same person, at the same address.

Date: August 6, 2019

Address: 4 Pine Street

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Valery C Tucker

**From:** [valvanna@aol.com](mailto:valvanna@aol.com) <[valvanna@aol.com](mailto:valvanna@aol.com)>

**Sent:** Tuesday, August 06, 2019 7:55 AM

**To:** Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; [nsutton@windermere.fl.us](mailto:nsutton@windermere.fl.us); Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02 ,2019-03 and 2019-04

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Valery C TuckerSupport

**From:** Valery <[valvanna@aol.com](mailto:valvanna@aol.com)>  
**Sent:** Tuesday, August 06, 2019 7:34 AM  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Valery Tucker

Date: August 6, 2019

Address: 4 Pine Street

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
Valery C Tucker

Sent from my iPhone

**From:** Mr & Mrs Weeks <[2weeksatatime@gmail.com](mailto:2weeksatatime@gmail.com)>  
**Sent:** Wednesday, August 07, 2019 10:57 AM  
**To:** Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Mayor and Town Council Review Board

To: Mayor and Town Council and Development Review Board

From: Tiphany Weeks

Two responses received from the same address.

Date: 8/7/2019

Address: 503 Jennifer Lane, Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Tiphany Weeks

**From:** Mr & Mrs Weeks <[2weeksatatime@gmail.com](mailto:2weeksatatime@gmail.com)>

**Sent:** Wednesday, August 07, 2019 10:58 AM

**To:** Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Mayor and Town Council and Development Review Board

To: Mayor and Town Council and Development Review Board

From: Rickie Weeks

Two responses received from the same address.

Date: 8/7/2019

Address: 503 Jennifer Lane, Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,



Rickie Weeks

To: Mayor and Town Council and Development Review Board

From: Susan N. Carter

Date: August 7, 2019

Address: 106 Palm St; Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Susan N. Carter

<[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Joseph Ata

Received three letters from the same address, two are from the same person. Received two letters before 08.01.19

Date: 08/07/2019

Address: 5 Pine St, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Joseph Ata D.M.D.

[DrJosephAta@gmail.com](mailto:DrJosephAta@gmail.com)

407-857-6501

**From:** David Reagan <[david@redrocketstudios.com](mailto:david@redrocketstudios.com)>  
**Sent:** Thursday, August 08, 2019 5:39 AM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

**To:** Mayor and Town Council and Development Review Board

**From:** David Reagn

**Date:** 8/8/19

**Address:** 227 West 2<sup>nd</sup> Ave Windermere FL 34786

**Re:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

**David Reagan**

Captain

**Red Rocket Studios**

407 948 7044

redrocketstudios.com

Orlando, FL USA



*Red Rocket Studios - a collective group of highly imaginative individuals offering creative corporate identity solutions powerful marketing ideas, clever graphic design, digital media, web platforms and state of the art video & technical production for live meetings and events. We specialize in bold, successful and innovative ideas with solid and memorable results.*

**From:** Dena O'Malley <[denaomalley@gmail.com](mailto:denaomalley@gmail.com)>  
**Sent:** Wednesday, August 07, 2019 11:19 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Dena O'Malley

Date: 8/8/19

Address: 2541 Tryon Pl, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Dena O'Malley

407-929-0740

[denaomalley@gmail.com](mailto:denaomalley@gmail.com)



**From:** Lily Siviglia <[lily.c.kender@gmail.com](mailto:lily.c.kender@gmail.com)>  
**Sent:** Thursday, August 08, 2019 7:35 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Lily Siviglia

Date: 8/8/2019

Address: 515 W 2nd Ave, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Lily Siviglia

Sent from my iPhone

**From:** Krista Kirk <[lbckirk@msn.com](mailto:lbckirk@msn.com)>  
**Sent:** Friday, August 09, 2019 7:42 AM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Krista Kirk

Date: August 9, 2019

Address: 11311 Willow Gardens Drive, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, Krista Kirk

**From:** Joshua Lieberman <[joshua.lieberman@yahoo.com](mailto:joshua.lieberman@yahoo.com)>  
**Sent:** Tuesday, August 06, 2019 7:04 PM  
**To:** Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Joshua Lieberman  
407-616-1589

41 PINE ST  
Two responses received from the same  
address.

<[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Maria Lieberman

Date: August 11, 2019

Two responses received from the same address.

Address: 41 Pine St. Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Maria Lieberman  
Sent from my iPhone

Maria Lieberman  
Sent from my iPhone

<[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

Subject: Letter in Support of Support for Public Hearing on Cases 2019-02, 2019-03, & 2019-04

To: The Town of Windermere Mayor, Town Council, and the Development Review Board

Richard Montgomery  
11067 Schooner Way  
Windermere, FL 34786

Three responses received from the same address.

RE: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to be made are as follows:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02)
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03)
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my very strong support for the approval for these three needed ordinances. This decision is simply common sense to transform the land use of 111 W 5th Avenue to allowing the best use of this property. This property has become an island within the current commercial and public use zoning. There should be no question that it is an exceedingly undesirable location for a single family home. No other property in the Town proper is in this unique circumstance and this property should be accepted into the commercial center as an integral part of the Town of Windermere Central Business District.

The unique charm of the downtown district of Windermere is one of the many advantages of living within its boundary. The town square is where residents come together as a community and fostering its growth with small businesses in a managed manor will only enhance its charm. To do otherwise is in opposition to improving our quality of life for all of the residents of the Town of Windermere.

So there is no confusion, let me say again, I am in full and complete support for adopting commercial Zoning of 111 W 5<sup>th</sup> Avenue.

Respectfully,

*Richard Montgomery*



<[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Letter in Support of Support for Public Hearing on Cases 2019-02, 2019-03, & 2019-04

To: The Town of Windermere Mayor, Town Council, and the Development Review Board

Christopher Montgomery  
11067 Schooner Way  
Windermere, FL 34786

Three responses received from the same address.

RE: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to be made are as follows:

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So there is no confusion, let me say again, I am in full and complete support for adopting commercial Zoning of 111 W 5<sup>th</sup> Avenue.

Respectfully,

Christopher Montgomery

<[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

Subject: Letter in Support of Support for Public Hearing on Cases 2019-02, 2019-03, & 2019-04

To: The Town of Windermere Mayor, Town Council, and the Development Review Board

Lori Montgomery  
11067 Schooner Way  
Windermere, FL 34786

Three responses received from the same address.

RE: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue

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So there is no confusion, let me say again, I am in full and complete support for adopting commercial Zoning of 111 W 5<sup>th</sup> Avenue.

Respectfully,

Lori Montgomery

<jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

**To:** Mayor and Town Council and Development Review Board

**From:** Rachel Martin

**Date:** August 9th, 2019

**Address:** 926 Oakdale Street, Windermere, Florida, 34786

**Re:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Rachel Martin

<jroper@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>

**Cc:** Diane Edwards <dedwards@town.windermere.fl.us>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

**To:** Mayor and Town Council and Development Review Board

**From:** Christine Samek-Yonge

**Date:** August 9, 2019

**Address:** 5035 Down Point Lane, Windermere, FL 34786

**Re:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Christine Samek-Yonge

<[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Julie D'Italia

Address outside of Town limits.

Date: August 11, 2019

Address: 10209 Birch Tree Lane, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Julie D'Italia

Sent from my iPhone

## Mastison, Sarah

---

**From:** Cornelius, Brad  
**Sent:** Sunday, August 11, 2019 6:44 PM  
**To:** Mastison, Sarah  
**Subject:** Fwd: LETTER OF SUPPORT Windermere Brewing Company

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Two responses received  
from the same address.

Wade Trim, Inc.  
Sent from my iPhone

Begin forwarded message:

**From:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Date:** August 11, 2019 at 10:36:50 AM EDT  
**To:** "Brad Cornelius - Wade Trim ([bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com))" <[bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com)>  
**Subject:** Fwd: LETTER OF SUPPORT Windermere Brewing Company

Get [Outlook for iOS](#)

---

**From:** Varley, Virginia <[virginia.varley@lmco.com](mailto:virginia.varley@lmco.com)>  
**Sent:** Saturday, August 10, 2019 5:26:49 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** LETTER OF SUPPORT Windermere Brewing Company

To: Mayor and Town Council and Development Review Board

From: John J Varley

Date: August 10, 2019

Address: 50 Pine Street

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan

Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
John J Varley



## Mastison, Sarah

---

**From:** Cornelius, Brad  
**Sent:** Sunday, August 11, 2019 6:44 PM  
**To:** Mastison, Sarah  
**Subject:** Fwd: LETTER OF SUPPORT Windermere Brewing Company

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Two responses received from the same address.

Wade Trim, Inc.  
Sent from my iPhone

Begin forwarded message:

**From:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Date:** August 11, 2019 at 10:37:14 AM EDT  
**To:** "Brad Cornelius - Wade Trim ([bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com))" <[bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com)>  
**Subject:** Fwd: LETTER OF SUPPORT Windermere Brewing Company

Get [Outlook for iOS](#)

---

**From:** Varley, Virginia <[virginia.varley@lmco.com](mailto:virginia.varley@lmco.com)>  
**Sent:** Saturday, August 10, 2019 5:22:38 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** LETTER OF SUPPORT Windermere Brewing Company

To: Mayor and Town Council and Development Review Board

From: Virginia Varley

Date: August 10, 2019

Address: 50 Pine Street

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan

Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Virginia Varley  
50 Pine Street  
Windermere, FL 34786

**From:** [chamblissn@aol.com](mailto:chamblissn@aol.com) <[chamblissn@aol.com](mailto:chamblissn@aol.com)>

**Sent:** Friday, August 09, 2019 12:49 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; [fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us); Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Re: Support Letter for Public Hearing on cases 2019-02, 2019-03, and 2019-04

To: Windermere Mayor, Town Council, and DRB

From: Robert Neal Chambliss

Date: 08/09/2019

Address: 117 Palm Street, Windermere, FL 34786

Two responses received from the same address. (First received before 08.01.19)

Re: Public Hearing Cases for Amendment of Town Center Design District Guideline Master Plan Boundary and Commercial Rezoning of 111 W 5<sup>th</sup> Avenue

I am aware that a public hearing for the rezoning of 111 W 5<sup>th</sup> Ave will be heard before the Town Council on August 13, 2019. The 3 public hearing cases that must be approved for this change to occur are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5<sup>th</sup> Ave and 119 W 5<sup>th</sup> Ave (Ordinance 2019-02)
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5<sup>th</sup> Ave and 119 W 5<sup>th</sup> Ave from the Town Center Overlay District (Ordinance 2019-03), and
3. An ordinance to rezone the property at 111 W 5<sup>th</sup> Ave to Commercial (Ordinance 2019-04).

I strongly support approval of these three items. I attended the DRB meeting in which these items were discussed and this property's description as a "donut" makes it unique in Windermere and for practical purposes, unusable as a residential structure. A few of the opinions expressed at the DRB meeting against rezoning this property seem to have nothing to do with how rezoning would impact the town.

- - No other property in our town is in a similar "donut" situation, so rezoning this property would not set any precedent for other properties.
- - Concerns voiced about traffic and/or noise was related to food trucks, farmers' market and festivals, all of which bring a short-term, large flow of people into town. A commercial business in this location would not have that type of impact.

Since moving here about 10 years ago (a newbie by Windermere standards), I've witnessed our town add the types of businesses (Allen's, Dixie Cream, Tim's, Paloma) that have made walking downtown worthwhile. I believe each of these businesses faced some hurdles to opening and I'm sure any business that would occupy 111 W 5<sup>th</sup> Ave would face the same. However, that doesn't mean that we, as a town, should simply opt not to change. Had we taken this route over the past decade, we wouldn't have these shops and we wouldn't have the food trucks, festivals and farmers' market either -- all of which, add to the charm of our town (and help residential property values as well).

For all these reasons, I strongly support the commercial rezoning of 111 W 5<sup>th</sup> Ave.

Regards,

Neal Chambliss  
117 Palm Street

## Mastison, Sarah

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**From:** Mastison, Sarah  
**Sent:** Monday, August 12, 2019 10:20 AM  
**To:** Mastison, Sarah  
**Subject:** RE: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

---

**From:** Joe Foglia <[joefoglia@gmail.com](mailto:joefoglia@gmail.com)>  
**Sent:** Friday, August 9, 2019 7:04:53 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMckinley@town.windermere.fl.us](mailto:RMckinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Joan & Joe Foglia

Date: 8/10/2019

Address: 215 Butler St, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);

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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Joan Foglia

## Mastison, Sarah

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**From:** Cornelius, Brad  
**Sent:** Monday, August 12, 2019 2:38 PM  
**To:** Mastison, Sarah  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Please add this one too...

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

From: Diane Edwards <dedwards@town.windermere.fl.us>  
Sent: Monday, August 12, 2019 2:23 PM  
To: Cornelius, Brad <bcornelius@wadetrim.com>  
Subject: FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Diane Edwards  
Administrative Assistant  
Town of Windermere  
614 Main Street  
Windermere, FL 34786  
Email: dedwards@town.windermere.fl.us  
Phone: 407-876-2563 Ext 5321  
Fax: 407-876-0103

306 Oakdale St.

Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

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

From: Jason Roland <jay@bigattack.com>  
Sent: Monday, August 12, 2019 2:19 PM  
To: Jim O'Brien <jobrien@town.windermere.fl.us>  
Cc: Robert McKinley <RMcKinley@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>; Liz Andert <landert@town.windermere.fl.us>; Chris Sapp <csapp@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Norma Sutton <nsutton@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>; Diane Edwards <dedwards@town.windermere.fl.us>  
Subject: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

Anita and I, would like to express our support for the Windermere Brewing Company.

I plan to speak at the meeting, but if I'm not able to or can not make it, I wanted to send this out directly to you.

We are new residents at 306 Oakdale St, and love visiting our downtown.

This new project is exciting to us, as it gives us another "option" to go to, in the downtown area. Downtown, while the Dixie Cafe, and Tim's Wine bar are great, well a fresh beer is really lacking.

The hard reality is that the small little town, is growing up a bit is here and I suspect the only real driver in this conversation.

What will Windermere become, by allowing this and further growth.

Car's and traffic will be here, no matter what is done, that is a hard fact proved by the latest traffic study.

Actually I could write a whole letter about, the planning that must be done NOW (and should have been done years ago) providing a 2 lane wide road thru downtown, parking and etc.

But I'll save that for another day. I, like many I suspect see what beauty our downtown is and what it can become incorporating both growth and respect for the past at the same time.

So lets embrace that spirt and move forward with that goal in mind.

Lets have local businesses open, take advantage of that traffic, give us locals another option to go to in the evenings and weekends and support small businesses.

Lets make what could be a negative, become a positive.

Those businesses in turn will support our schools and community. I'm sure any reasonable person can see that there will be benefits for all.

For those concerned with safety or loud noise, simple ordinances already exist to deal with that and I would assume (and hope) that the owners of the brewing company will make all efforts to comply.

Our towns finest will be on patrol as they always are and in the worse case, perhaps a "hard" closing time can be setup, for example no serving past 10pm with a hard close at 11pm.

Perhaps a local tax, to help fund those improvements I alluded to above, could be added on the brewing sales.

All ideas, that I'm sure you'll talk about or discuss as this process moves along.

In short, we are looking forward to spending some nice evenings and weekends, supporting this new local business (and existing local businesses) and hope that you will approve this project and perhaps a few others down the road as well.

Thanks

Jason and Anita Roland.

To: Mayor and Town Council and Development Review Board

From: Amy Gomes

Date: 08/12/2019

Address: 214 Butler Street

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.



Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Amy Gomes

<[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; 'nustton@town.windermere.fl.us' <[nustton@town.windermere.fl.us](mailto:nustton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
Cc: Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
Subject: Letter in Support of Support for Public Hearing on Cases 2019-02, 2019-03, & 2015-04

To: The Town of Windermere Mayor, Town Council, and the Development Review Board

August 12, 2019

David and Sue Ann Reichard  
11052 Schooner Way  
Windermere, FL 34786

RE: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to be made are as follows:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02)
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03)
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my very strong support for the approval for these three needed ordinances. This decision is simply common sense to transform the land use of 111 W 5th Avenue to allowing the best use of this property. This property has become an island within the current commercial and public use zoning. There should be no question that it is an exceedingly undesirable location for a single family home. No other property in the Town proper is in this unique circumstance and this property should be accepted into the commercial center as an integral part of the Town of Windermere Central Business District.

The unique charm of the downtown district of Windermere is one of the many advantages of living within its boundary. The town square is where residents come together as a community and fostering its growth with small businesses in a managed manor will only enhance its charm. To do otherwise is in opposition to improving our quality of life for all of the residents of the Town of Windermere.

So there is no confusion, let me say again, I am in full and complete support for adopting commercial Zoning of 111 W 5<sup>th</sup> Avenue.

Respectfully,

Dave & Sue Ann Reichard

Subject: Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

Dear Town Council and Development Review Board Members,

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Melissa Farrell  
15 Pine St

305-215-8088  
melfarrell@me.com

## Mastison, Sarah

---

**From:** Cornelius, Brad  
**Sent:** Tuesday, August 13, 2019 9:19 AM  
**To:** Mastison, Sarah  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Diane Edwards <dedwards@town.windermere.fl.us>  
**Sent:** Tuesday, August 13, 2019 8:10 AM  
**To:** Cornelius, Brad <bcornelius@wadetrim.com>  
**Subject:** FW: Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

### Diane Edwards

*Administrative Assistant*

Town of Windermere

614 Main Street

Windermere, FL 34786

Email: [dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)

Phone: 407-876-2563 Ext 5321

Fax: 407-876-0103



Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the Town system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** [rwaltpearl@maverickbdr.com](mailto:rwaltpearl@maverickbdr.com) <[rwaltpearl@maverickbdr.com](mailto:rwaltpearl@maverickbdr.com)>  
**Sent:** Tuesday, August 13, 2019 6:39 AM  
**To:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: R. W Pearl, 27 year resident

Date :August 10, 2019

Three responses received from the same address. Two of the responses received from the same person. One of the response received before 08.01.19. (Address within 500 feet.)

Address: 525 Butter Street, Windermere, Florida

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

**R.W. (Ron) Pearl, Principal**

*Maverick Resources, LLC*

[www.maverickbdr.com](http://www.maverickbdr.com)

[rpearl@maverickbdr.com](mailto:rpearl@maverickbdr.com)

office 407-608-5608

mobile 407-446-8210

To: Mayor and Town Council and Development Review Board

From: Steve Miller

Date: August 13<sup>th</sup>, 2019

Address: 806 W. 2<sup>nd</sup> Ave Windermere , Florida 34786

Subject: Support letter for Public Hearing on cases 2019-02,2019-03, & 2019-04

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, Steve Miller



deemed confidential or exempt pursuant to State Law. If you are an individual whose information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

**From:** Rob Matheison <[matheison@gmail.com](mailto:matheison@gmail.com)>

**Sent:** Tuesday, August 13, 2019 6:28 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: Rob Matheison

Date: 8/13/19

Address: 610 Ridgewood Drive, Windermere, FL 37186

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Rob Matheison

[matheison@gmail.com](mailto:matheison@gmail.com)

**From:** Cheryl Lasse <[classe@skilldirector.com](mailto:classe@skilldirector.com)>

**Sent:** Tuesday, August 13, 2019 7:19 PM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

**To:** Mayor and Town Council and Development Review Board

**From:** Cheryl Rogers

**Date:** 8/14/19

**Address:** 824 Main street

**Re:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one

befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Best regards,

Cheryl

Cheryl Lasse, Managing Partner, SkillDirector

[www.skilldirector.com](http://www.skilldirector.com) / [classe@skilldirector.com](mailto:classe@skilldirector.com) / Tel: [407.876.9850](tel:407.876.9850)

Please forgive typos, using voice to text

**From:** Steve Healy <[steve@prpfl.com](mailto:steve@prpfl.com)>  
**Sent:** Friday, August 16, 2019 10:08 AM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>; Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** 111 W 5th Avenue

**To:** Mayor and Town Council and Development Review Board

Steve Healy  
912 main st  
windermere fl 34786

**Re:** Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that the second reading and vote for the rezoning of 111 W 5th Avenue will be held before Town Council on September 10, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my approval for these three items. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Best Regards,

Steve Healy | Founder/Owner

C. 407.230.1441

O. 407.965.1155



7958 Via Dellagio Way Ste 300  
Orlando FL 32819

[www.PRPFL.com](http://www.PRPFL.com)

**From:** Lynn Salmon <[lynnt.salmon@gmail.com](mailto:lynnt.salmon@gmail.com)>  
**Sent:** Thursday, August 15, 2019 3:31 PM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>  
**Subject:** 111 W. 5th Avenue Commercial Rezoning Hearing

To: Mayor and Town Council and Development Review Board

From: Lynn T. Salmon

Date: August 15, 2019

Two responses received from the same address.

Address: 8 Pine Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

I apologize for my delay in sending this email. It has been brought to my attention that a public hearing for the rezoning of 111 W 5th Avenue was heard before Town Council on August 13, 2019. Regarding the hearing, I understand the three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. I believe it is a good decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district. Our town square is where residents come together as a community. I believe we should foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning. Have a great day!

Warm Regards,

Lynn T Salmon  
8 Pine Street  
Windermere, FL 34786  
321-217-8222

-----  
Lynn Salmon, GRI  
Luxury Home Consultant  
Lakeside Realty Windermere  
[lynnt.salmon@gmail.com](mailto:lynnt.salmon@gmail.com)  
321-217-8222



To: Mayor and Town Council and Development Review Board

From: James G. Salmon  
8 Pine Street  
Windermere, FL 34786

Two responses received from  
the same address.

Date: 16 August 2019

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that a public hearing for the rezoning of 111 W 5th Avenue will be heard before Town Council on August 13, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my strong approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Respectfully,



James G. Salmon

**From:** [catherineallen250@gmail.com](mailto:catherineallen250@gmail.com) <[catherineallen250@gmail.com](mailto:catherineallen250@gmail.com)>

**Sent:** Thursday, August 22, 2019 11:06 AM

**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>

**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>

**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

From: CT Allen

Date: August 22, 2019

Address: 305 Palm Street, Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that the second reading and vote for the rezoning of 111 W 5th Avenue will be held before Town Council on September 10, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
2. An ordinance for a small-scale amendment to the Future Land Use Map of the Town's Comprehensive Plan to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue from the Town Center Overlay District (Ordinance 2019-03); and
3. An ordinance to rezone the property at 111 W 5th Avenue to Commercial (Ordinance 2019-04)

I would like to voice my approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,  
CT Allen

RECOMMEND - Z19-10 111 W 5th Ave.

APPROVAL: \_\_\_\_\_ DISAPPROVAL

COMMENTS: *It would make a much better parking lot.*

SIGNATURE: *Susan D. Shaw* DATE: *Aug. 17, 2019*

SHAW SUSAN D 69.0625% INT

Received  
AUG 23 2019  
Wade Trim

**From:** Debbie Rodriguez <[Debbie@fandjdevelopers.com](mailto:Debbie@fandjdevelopers.com)>  
**Sent:** Tuesday, August 27, 2019 10:57 AM  
**To:** Jim O'Brien <[jobrien@town.windermere.fl.us](mailto:jobrien@town.windermere.fl.us)>; Robert McKinley <[RMcKinley@town.windermere.fl.us](mailto:RMcKinley@town.windermere.fl.us)>; Bill Martini <[bmartini@town.windermere.fl.us](mailto:bmartini@town.windermere.fl.us)>; Liz Andert <[landert@town.windermere.fl.us](mailto:landert@town.windermere.fl.us)>; Chris Sapp <[csapp@town.windermere.fl.us](mailto:csapp@town.windermere.fl.us)>; Andy Williams <[awilliams@town.windermere.fl.us](mailto:awilliams@town.windermere.fl.us)>; Frank Chase <[fchase@town.windermere.fl.us](mailto:fchase@town.windermere.fl.us)>; Peter Fleck <[pfleck@town.windermere.fl.us](mailto:pfleck@town.windermere.fl.us)>; Jennifer Roper <[jroper@town.windermere.fl.us](mailto:jroper@town.windermere.fl.us)>; Molly Rose <[mrose@town.windermere.fl.us](mailto:mrose@town.windermere.fl.us)>; Norma Sutton <[nsutton@town.windermere.fl.us](mailto:nsutton@town.windermere.fl.us)>; Stephen Withers <[swithers@town.windermere.fl.us](mailto:swithers@town.windermere.fl.us)>  
**Cc:** Diane Edwards <[dedwards@town.windermere.fl.us](mailto:dedwards@town.windermere.fl.us)>; Yvonne Scala <[yvonnescala@yahoo.com](mailto:yvonnescala@yahoo.com)>  
**Subject:** Support Letter for Public Hearing on cases 2019-02, 2019-03, & 2019-04

To: Mayor and Town Council and Development Review Board

August 27, 2019

Yvonne Scala  
4242 Down Point Lane  
Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that the second reading and vote for the rezoning of 111 W 5th Avenue will be held before Town Council on September 10, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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I would like to voice my approval for these three items. It is a common sense decision to transform the land use of 111 W 5th Avenue to one befitting the highest and best use of the property. The property is on an island within commercial and public use zoning and is undesirable as a single family home. No other property in the Town proper is in this unique situation and this property should be adopted into the commercial center of the Town of Windermere Central Business District.

Part of the charm of living in Windermere is its unique downtown district, our town square is where residents come together as a community. I believe we must foster and grow our small businesses to create an even better quality of life for the residents of Windermere.

Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Yvonne Scala

[yvonescala@yahoo.com](mailto:yvonescala@yahoo.com)

To: Mayor and Town Council and Development Review Board

From: Jackie Rappart

Date:

Address: 226 Averett St

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that the second reading and vote for the rezoning of 111 W 5th Avenue will be held before Town Council on September 10, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,



To: Mayor and Town Council and Development Review Board

From:

Jerry + Mary Fran Howard

Date:

8/28/19

Address:

215 Magnolia St. Windermere, FL 3478

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that the second reading and vote for the rezoning of 111 W 5th Avenue will be held before Town Council on September 10, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

To: Mayor and Town Council and Development Review Board

From: *John Palmer Luff*

Date: *8/28/19*

Address: *415 W. 3RD AVE.  
WINDERMERE, FL*

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that the second reading and vote for the rezoning of 111 W 5th Avenue will be held before Town Council on September 10, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

*John Palmer Luff*



To: Mayor and Town Council and Development Review Board

From: JOHN NABERS

Date: 8/28/19

Address: 628 HIGHLAND AVE.

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that the second reading and vote for the rezoning of 111 W 5th Avenue will be held before Town Council on September 10, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

  
Regards,

To: Mayor and Town Council and Development Review Board

From: *Eric Graham*

Date: *Aug. 28, 2019*

Address: *235 Palm St  
Windermere 34786*

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

It has come to my attention that the second reading and vote for the rezoning of 111 W 5th Avenue will be held before Town Council on September 10, 2019. The three (3) public hearing cases that must be approved for this change to happen are:

1. An ordinance to amend the Town Center Design District Guidelines Master Plan Boundary to remove the properties located at 111 W 5th Avenue and 119 W 5th Avenue (Ordinance 2019-02);
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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

*Eric Graham*

To: Mayor and Town Council and Development Review Board

From: *JEANNE GRAHAM*  
*Jeanne Graham*

Date: *Aug 28, 2019*

Address: *235 Palm Street*  
*Windermere, FL 32786*

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

*Jeanne Graham*

To: Mayor and Town Council and Development Review Board

From:

STEVE PAWLICKI

Date:

8/26/19

Address:

226 W 1<sup>st</sup> Ave

Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,



To: Mayor and Town Council and Development Review Board

From: MATINE PAWLICKI

Date: 8/26/19

Address: 226 W 1<sup>st</sup> Ave  
Windermere FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, 

To: Mayor and Town Council and Development Review Board

From: Karen Fay

Date: 8/27/19

Address: 28 Pine St. Windermere, Florida 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,



To: Mayor and Town Council and Development Review Board

From: *Agnes Fode*

Date: *08/27/2019*

Address: *407 East Seventh Avenue  
Windermere, FL 34786*

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, *Agnes Fode*

To: Mayor and Town Council and Development Review Board

From: Judith A. Plett

Date: 8-25-19

Address: 220 E. 4<sup>th</sup> Avenue  
Windermere 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

\* Regards,

Judith A. Plett



To: Mayor and Town Council and Development Review Board

From: Barry Howard

Date: Aug 30, 2019

Address: 106 Magnolia St.

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, Barry Howard

To: Mayor and Town Council and Development Review Board

From: BRENT HOWARD

Date: 8/29/19

Address: 205 MAGNOLIA ST

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

Brent Howard

To: Mayor and Town Council and Development Review Board

From: *Becky Plante, Rebecque Plante*

Date: *9-2-19*

Address: *222 Magnolia St Windermere*

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards, *Becky Plante, Rebecque Plante*

To: Mayor and Town Council and Development Review Board

From: J. CHARLES INGRAM

Date: 8/25/19

Address: 2134 LILYPAD LN.  
WINDERMERE, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,



To: Mayor and Town Council and Development Review Board

From:

Kim Campbell

Date:

8/27/19

Address:

611 Forest St  
Windermere, FL 34786

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

\*Regards,

Kim Campbell

To: Mayor and Town Council and Development Review Board

From: Bridgette Matthews

Date: 8/27/19

Address: 420 Butler Street  
Windermere, FL 34784

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,



To: Mayor and Town Council and Development Review Board

From: Rochelle Tomaska

Date: 8/24/19

Address: 3480 S. Lake Butler Blvd.  
Windermere, FL 34784

Re: Public Hearing Cases for Amendment of Town Center Design District Guidelines Master Plan Boundary and Commercial Rezoning of 111 W 5th Avenue.

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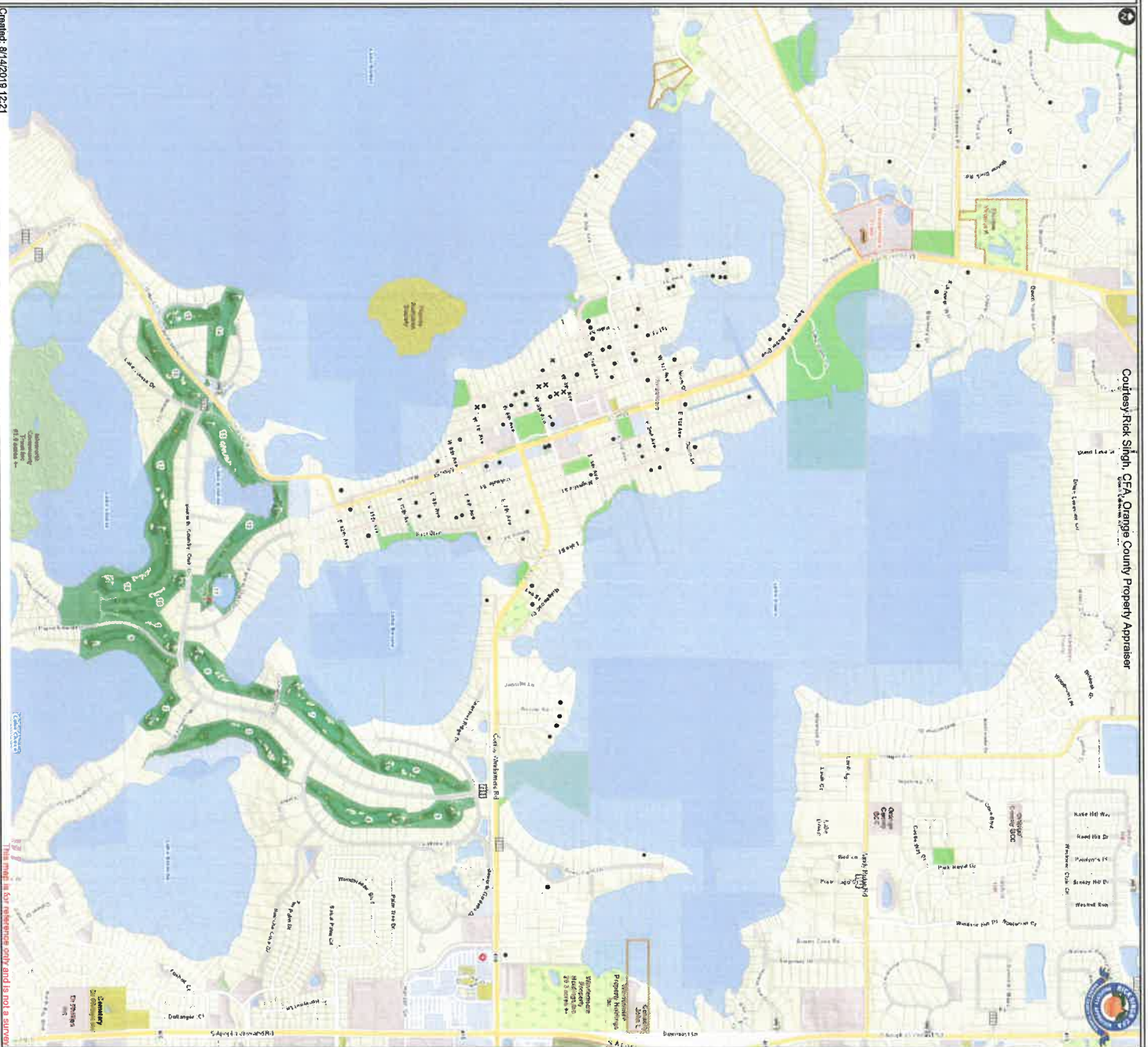
Once again, I am in full support of 111 W 5th Avenue adopting commercial Zoning.

Regards,

A handwritten signature in black ink, appearing to read "Joseph B. Am". The signature is fluid and cursive, with a long horizontal flourish extending to the right.



- Private Streets
- Interstate 4
- Toll Road
- Major Street
- Rural Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- Toll Road
- Major Street
- City Way
- State Road
- State Road
- Proposed Street
- Bus Lane
- Left Lane
- OIA
- OIA
- Industrial
- Agriculture
- Commercial
- Commercial
- Residential
- Land
- Water Land
- Artificial
- County Boundary
- Parks
- Golf Course
- Lakes and Swamps
- Utility
- Point of Interest
- Public School
- Fire Station
- Hospital
- Urgent Care Center
- Power Plant



This map is for reference only and is not a survey.

Received Support Emails

Simon Simaan	820 East St	simon@simonsimaan.com	19-Jul
Andrew McGhee	226 Lee Street	andy@windermerebrewing.com	19-Jul
Ana Lucia Roca Mendro	101 Magnolia Street	luciaroca.dds@gmail.com	19-Jul
Amanda Black	414 Oakdale Street	amandablackfl@gmail.com	19-Jul
Joseph Ata	5 Pine St	drjosephata@gmail.com	19-Jul
Frank Krens	727 Forest St	fkrens@cfl.rr.com	20-Jul
Judy Black	405 W 3rd Ave	judyblackfla@gmail.com	20-Jul
Ryan L. Mendro	101 Oakdale Street	rlmendro@gmail.com	21-Jul
Dionne Beggrow	929 Oakdale Street	dionnewenke@hotmail.com	21-Jul
Teresa Aken	70 Forest	tkaken@cfl.rr.com	22-Jul
Bruce Skinner	1938 Hempel Ave		22-Jul NOT IN TOWN
Joe Pauley	79 Main St	jp386901@gmail.com	22-Jul
Jessica Strack	39 Pine Stree	godbeholds@gmail.com	22-Jul
Lesha Miller	625 Butler Street	dlmillerfamily@gmail.com	23-Jul
Bryan Crist	7005 Horizon Circle	crist@me.com	23-Jul
Stephanie Crist	7005 Horizon Circle	crist@me.com	23-Jul

Tyler Miller	625 Lee Street	milleratyler@gmail.com	23-Jul
Kaley Miller	625 Oakdale Street	kaleyamiller@gmail.com	23-Jul
Chad McGhee	125 Forest St	chadmcghee@gmail.com	24-Jul
Bryna Connors	217 Oakdale St.	bconnors@cfl.rr.com	25-Jul
Jill Ata	5 Pine Street	jilledwardsata@gmail.com	25-Jul
Keith Hoover	2013 Willow Lauren Lane	kg3699@aol.com	25-Jul
Steve Ruffner	2108 Magnolia Street	Steven.Ruffner@disney.com	27-Jul
Sara Ruffner	2108 Palm Street	ruffnits5@aol.com	27-Jul
Bonnie & John Elder	3340 S. Lake Butler Blvd.	bonny.elder@gmail.com	27-Jul
Jeanne Graham	235 Forest Street	JFGEAG@cfl.rr.com	28-Jul
Eric Graham	235 Main Street	JFGEAG@cfl.rr.com	28-Jul
Kirsten Henry	619 Magnolia St	kirsten.koci@gmail.com	29-Jul
Matt Henry	619 Rosser Rd	m4tt.henry@gmail.com	29-Jul
Rebecca True	1111 Oakdale St	rebeccatrue@hotmail.com	30-Jul
Karen Chambliss	117 Oakdale Street	karen.parks@ymail.com	30-Jul
Angie Winn	908 Rosser Road	angiewinn@gmail.com	30-Jul
Anne DeBoer	306 Butler Street	debod001@gmail.com	31-Jul

Rachelle Szukalski	219 Butler Street	rachelle.koci@gmail.com	31-Jul
Derek DeBoer	306 Forest Street	debod001@gmail.com	31-Jul
Travis True	1111 Main Street	travistrue@hotmail.com	31-Jul
Jackie Leigh Andrus	11416 Pine Street	leigh@2andrus.com	31-Jul
Jeff Winn	908 Rosser Rd	jajawinn@gmail.com	31-Jul
Todd Andrus	11416 Willow Stowe Lane	todd@2andrus.com	31-Jul
Ken & Mary Hufstater	10864 Butler Street	khufstater@gmail.com	1-Aug
Don Huber	625 Oakdale Street	allan@thehubergroup.us	1-Aug
George Poelker	405 W 3rd Ave	gpoelker@gmail.com	1-Aug
J. Charles Ingram	2134 Palm Street	jci@eifg-law.com	2-Aug
Erin McDonald	6286 Golden Dewdrop Trl	erinksmcdonald@hotmail.com	4-Aug NOT IN TOWN
Heather Churchill Voorhees	1040 W 2nd Ave	luckyheather@me.com	4-Aug
Kurt Å Aken	70 Forest Street	kaken17@icloud.com	5-Aug
Lori Gilmore	1127 Main st	lori.gilmore@lennar.com	5-Aug
Nancy Connors	6 Oakdale St	nconnors@cfi.rr.com	5-Aug
Coert Voorhees	1040 Oakdale Street	onelimetwist@yahoo.com	6-Aug
Joshua LiebermanÅ	41 Pine St	joshua.lieberman@yahoo.com	6-Aug

Valerie Tucker	4 Pine Street	valvanna@aol.com	6-Aug
Susan Lawler	9 Pine Street	smlawler7@gmail.com	6-Aug
Thomas Lawler	9 Pine Street	tlawler@qcdevelopment.com	6-Aug
Tiphany Weeks	503 Jennifer Lane	2weeksatatime@gmail.com	7-Aug
Rickie Weeks	503 Palm Street	2weeksatatime@gmail.com	7-Aug
Susan N. Carter	106 Pine Street	sncarter@me.com	7-Aug
Lily Siviglia	515 Butler Street	lily.c.kender@gmail.com	8-Aug
Richard Montgomery	11067 Pine Street	Richard.Montgomery@fmppa.com	8-Aug
Lori Montgomery	11067 Pine Street	beachlori@aol.com	8-Aug
Dena Omalley	2541 Tryon Pl	driosephata@gmail.com	8-Aug
David Reagan	227 W 2nd Ave	david@redrocketstudios.com	8-Aug
Christine Yonge	5035 Down Point Lane	csamekyonge@live.com	9-Aug
Rachel Martin	926 Oakdale Street	rmartin@resort-tech.com	9-Aug
Joe Foglia	215 Pine Street	joefoglia@gmail.com	9-Aug
Robert Neal Chambliss	117 Pine Street	chamblissn@aol.com	9-Aug
Krista Kirk	11311 Pine Street	lbckirk@msn.com	9-Aug
Virginia Varley	50 Butler Street	virginia.varley@lmco.com	10-Aug

Cynthia Pearl	525 Main Street	Cynthia.Pearl@ucf.edu	10-Aug
John Varley	50 Pine Street	virginia.varley@lmco.com	10-Aug
Maria Lieberman	41 Pine St.	maria42084@yahoo.com	11-Aug
Julie Dâ€™Italia	10209 Birch Tree Lane	julleditalia@gmail.com	12-Aug NOT IN TOWN
Amy Gomes	214 Forest Street	gomes444@hotmail.com	12-Aug
Jason Rolan	306 Oakdale S	jay@bigattack.com	12-Aug
Don Lake	106 Pine Street	donlake@cfl.rr.com	12-Aug
Dave Reichard	11052 Pine Street	dreichard@delta-cgi.com	12-Aug
R W Pearl	525 Forest Street	rwaltpearl@maverickbdr.com	13-Aug
Cheryl Rogers	824 Main St	classe@skilldirector.com	13-Aug
Steve Miller	806 Main Street	westindiesbeer@yahoo.com	13-Aug
Rob Matheson	610 Oakdale Street	matheson@gmail.com	13-Aug
Melissa Farrell	15 Pine St	mefarrell@me.com	13-Aug
Lynn Salmon	8 Palm Street	lynnt.salmon@gmail.com	15-Aug
Steve Healy	912 Main St	steve@prpfl.com	16-Aug
Jim Salmon	8 Pine St	jim@justjim.net	17-Aug
Hannah Ammar	315 Pine Street	hannahjoyammar@gmail.com	21-Aug

CT Allen	305 Palm Street	catherineallen250@gmail.com	22-Aug
Rochelle Tomooka	3420 S. Lake Butler Blvd.		24-Aug
Judith A Plett	220 E 4th Ave		25-Aug
J Charles Ingram	2134 Lilypad Lane		25-Aug
Steve Pawlicki	226 W 1st Ave		26-Aug
Matin Pawlicki	226 W 1st Ave		26-Aug
Bridgette Matthews	420 Butler Street		27-Aug
Yvonne Scala	4242 Down Point Lane	Debbie@fandjdevelopers.com	27-Aug
Agnes Foote	407 E 7th. Ave		27-Aug
Kim Campbell	611 Forest Street		27-Aug
Stuart Rogers	824 Main Street		27-Aug
Sejal Patel	1128 Main Street		27-Aug
Karen Fay	28 Pine Street		27-Aug
Joseph Tenczar	327 E. 8th Ave	joe@tenczar.com	28-Aug
Jackie Rappport	226 Forest Street		28-Aug
John Nabors	628 Highland Ave		28-Aug
Jerry & Mary Fran Howard	215 Magnolia Street		28-Aug

John Palmer Luff	415 W 3rd Ave	28-Aug
Brent Howard	205 Magnolia Street	29-Aug
Barry Howard	126 Magnolia Street	30-Aug
Becky Plante	222 Magnolia Street	2-Sep



# 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 August 20, 2019

## Town Council September 10, 2019

**Case No.:** Z19-13

**Applicant:** Dorothea O'Brien

**Property Owner:** Dorothea O'Brien

**Requested Action:** Variance to allow the replacement and expansion of an existing dock that encroaches over the southeast projected property line by 4 feet.

**Property Address:** 3324 S Lake Butler Boulevard

**Legal Description:** REPLAT OF METCALF PARK Q/18 & H/59 THAT PT SHOWN ON PLAT H/59 & 60 AS LOT 176 (LESS BEG NWLY COR RUN SWLY AT RIGHT ANGLE TO NLY LINE TO LAKE SWLY ALONG LAKE TO NWLY LINE NELY ALONG LINE TO POB)

**Future Land Use/Zoning:** Residential/Residential

**Existing Use:** Residential (Single Family)

### Surrounding Future Land Use/Zoning

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

## **CASE SUMMARY:**

Dorothea O'Brien, owner of 3324 S Lake Butler Blvd, 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 replacement and expansion of an existing dock that encroaches over the southeast projected property line by 4 feet.

The applicant states that the original dock was built approximately 25 years ago. The original dock was a two-story dock that encroached over the southeast property line extended by 4 feet.

The applicant already obtained an Orange County EPD Dock permit for the dock replacement and expansion. The Orange County EPD permit is for a one-story boat dock in the original boat dock footprint and the expansion of the boat dock footprint, with an administrative waiver for the boat dock setback. The requested variance from the Town is consistent with the approved Orange County EPD permit. A copy of the Orange County EPD permit is attached for reference.

For clarification, the plans submitted as part of the variance application show the replacement dock in reference to the riparian line. The riparian line is a boundary used by the Florida Department of Environmental Protection for dock permitting. The riparian line is the property line extended perpendicular to the shoreline. The riparian line is not used by the County nor the Town. Both the County and Town dock ordinances use the property line extended into the lake to determine dock setbacks. The property line extended is reflected in the dock plans approved by Orange County EPD. The previous dock and replacement dock both encroached 4 feet over the property line extended.

Please note that the applicant completed construction of the replacement dock without first obtaining the required permit from the Town of Windermere. The dock replacement proposed with the variance is already constructed. If the Town denies the variance, then the applicant must revise the dock to eliminate the 4 foot encroachment and any other portions of the dock that are proposed for addition that do not meet the Town's required 16 foot setback.

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. Reduce impact to lake vegetation;
2. Boat slip is located at the deepest part;
3. Irregular shoreline and conflicting State, County, Town requirements; and
4. Moved jet ski platform to other side of dock to remove further encroachment to neighbor.

**PUBLIC NOTICE:**

Public notices were mailed to property owners within 500 feet of the subject property (24 notices sent). As of September 3, 2019, five (5) responses were returned in support. The adjacent neighbor (Daniel Hill – 3332 S Lake Butler Blvd), to the side of the dock that requires the variance, provided a letter in support of the variance request.

**DEVELOPMENT REVIEW BOARD:**

At the August 20, 2019, the Development Review Board (DRB) meeting, the DRB considered the proposed variance. Based on information provided within the staff report and testimony provided at the DRB meeting, the DRB found that a hardship existed due to the shoreline configuration and lake depths. The DRB recommended approval of the variance to the Town Council with a vote of 4-0.

To: Dorothy Burkhalter  
Windermere Town Clerk  
Town of Windermere

My name is Dottie O'Brien and I live at 3324 S. Lake Butler Blvd. We built our home approximately 2 ½ years ago. There was an existing home here that had caught fire so we had to demo the existing structure. We did however leave the existing dilapidated boat dock until timing and funds were better suited for a new boat dock.

The plan was to replace the dock due to the fact that many of the posts were rotted and deteriorating causing the structure to be unsafe. Railings on the top portion were breaking apart and could fly around damaging other properties during storms. The original two story dock was built roughly 25 years ago and easily shook when standing on the top. It seemed very dangerous to keep a two story dock due to the fact that the depth of the water didn't seem deep enough with teenage boys in the house. Therefore the plan was to basically rebuild the dock, but change it to a single story structure. The enclosed shed that sat on the previous pier was also removed in an effort to make the lakefront look better and up to date.

While going through the permitting process as an owner builder, we thought we had gone through all the proper steps until we went for a final inspection only to realize the permit had not been obtained through the town of Windermere. There was clearly a miscommunication that had occurred unbeknownst to us until last week. Therefore, the dock has already been built in the same footprint as the previous dock. I had obtained the permit through Orange County EPD Permit No: BD-18-12-126. I truly thought I had dotted my I's and crossed my T's. We had received previous sign off from the neighbors so I assume that shouldn't be an issue again.

The dock remained in the same footprint as the previous location for several "hardship" reasons:

1. The goal was to have the least impact to the lake. Vegetation grows on the western side that would have caused much of it to be removed.
2. We had to keep the boat slip in the same location as that was the deepest part. The area to the West of the dock was much more shallow than the East side (where the dock currently stands) and would probably have needed to be dredged out during low water levels. There is a natural shelf in the water that is very shallow on the West side prohibiting moving the dock any further. The previous boat slip had the deepest area allowing a boat to get into the slip.
3. With the irregular shore line and conflicting state and local regulations of the property lines going into the lake placement of the dock was limited. Riparian lines would indicate that the dock was close to the Westlery neighbor, while the City lines would indicate that it is close to the Easterly neighbor.
4. The floating jet ski platform was moved from the East side to the West side of the dock so as to not encroach any further on the neighbors side.

In no way were we trying to side step any process or rules just truly thought I had done what was needed. We love the town of Windermere and absolutely love the Butler Chain. We feel blessed to be part of it. We are asking for the town of Windermere to approve our dock where she sits and if any further information is needed please don't hesitate.

Thank you ,

A handwritten signature in black ink, appearing to read "Dorothea O'Brien". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Dorothea O'Brien  
"Dottie"

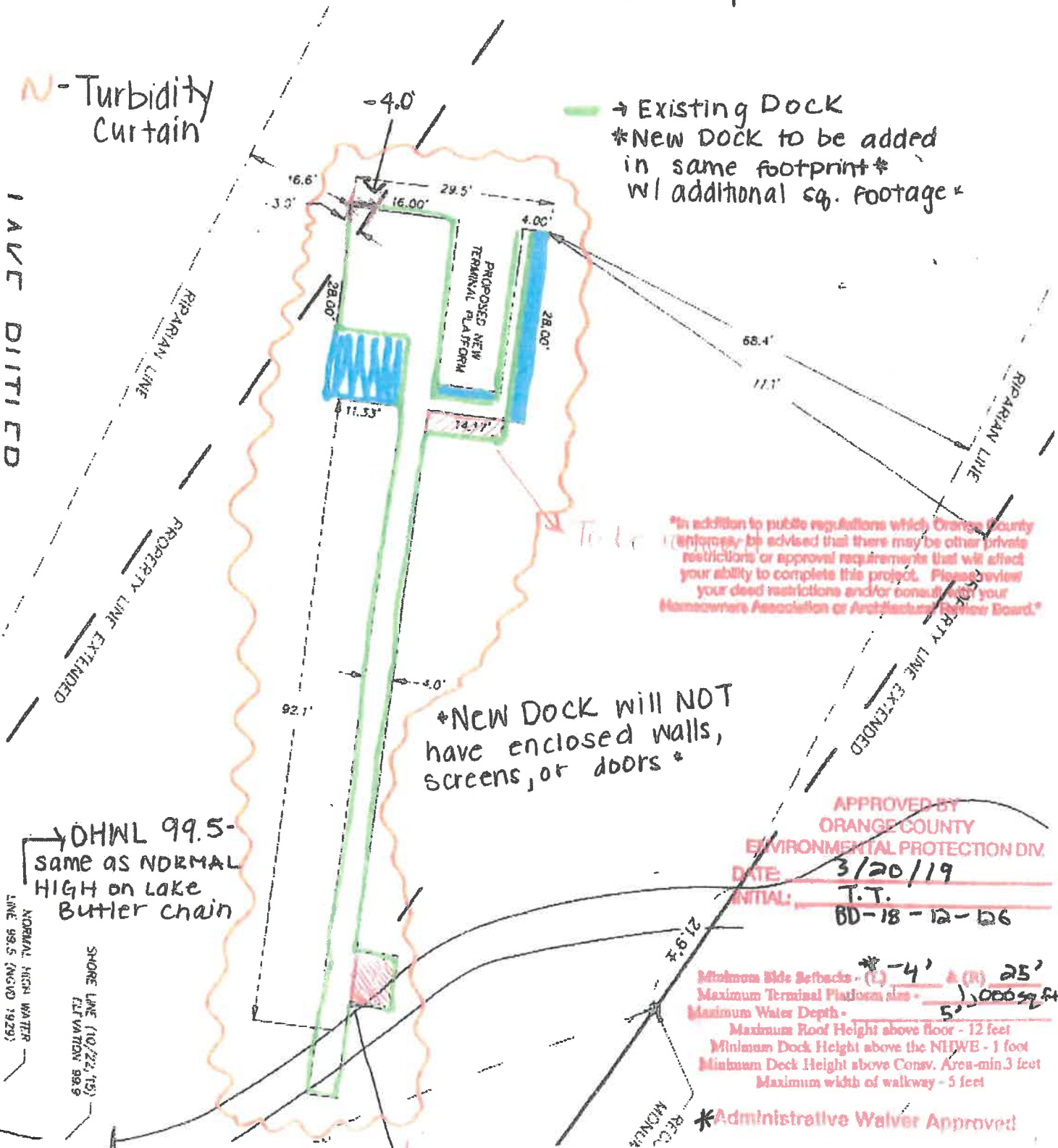
3324 S. Lake Butler Blvd.  
Windermere, FL

— New impact

→ Existing Dock  
\*New Dock to be added  
in same footprint\*  
w/ additional sq. footage\*

N - Turbidity  
Curtain

LAKE DISTRICT



\*In addition to public regulations which Orange County enforces, be advised that there may be other private restrictions or approval requirements that will affect your ability to complete this project. Please review your deed restrictions and/or consult with your Homeowners Association or Architecture Review Board.\*

\*NEW DOCK will NOT have enclosed walls, screens, or doors\*

APPROVED BY  
ORANGE COUNTY  
ENVIRONMENTAL PROTECTION DIV.  
DATE: 3/20/19  
INITIAL: J.T.  
BD-18-12-06

\*Minimum Side Setbacks - (L) -4' & (R) 25'  
\*Maximum Terminal Platform size - 1,000 sq. ft  
\*Maximum Water Depth - 5'  
\*Maximum Roof Height above floor - 12 feet  
\*Minimum Dock Height above the NHWE - 1 foot  
\*Minimum Dock Height above Conserv. Area - min 3 feet  
\*Maximum width of walkway - 5 feet

\*Administrative Waiver Approved

received  
2/27/19 T.T.

windermere fl



For Sale, P...

Up to \$200k

Beds

Home type

Mo





# DOCK PLANS

*mph*

Nadolski's Boat Dock

Prepared For

Q-ICE Builders

Prepared By



Engineer: Michael Thompson, MSc, P.E. (#47509)

4401 Vineland Road, Suite 46

Orlando, Florida 32811

Ph: 407-529-3306

Fax: 407-529-3306

Certificate of Authorization No. 30060

[www.thompsoneng.com](http://www.thompsoneng.com)

August 7, 2017

JOB NUMBER: 15103.001	DATE: 10/27/15
CLIENT: [REDACTED]	PROJECT: [REDACTED]
DATE: 10/27/15	PROJECT: [REDACTED]
DATE: 10/27/15	PROJECT: [REDACTED]
DATE: 10/27/15	PROJECT: [REDACTED]
DATE: 10/27/15	PROJECT: [REDACTED]

**BOUNDARY SURVEY**

CERTIFIED TO: FOR THE EXCLUSIVE USE AND BENEFIT OF:  
FLORIDA - CIVIL ENGINEERING BOARD  
SURVEYING TITLE AND GUARANTEE AGENCY

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT COULD AFFECT THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT COULD AFFECT THE SURVEY.

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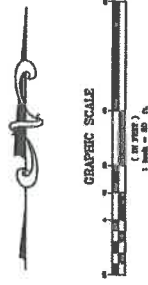
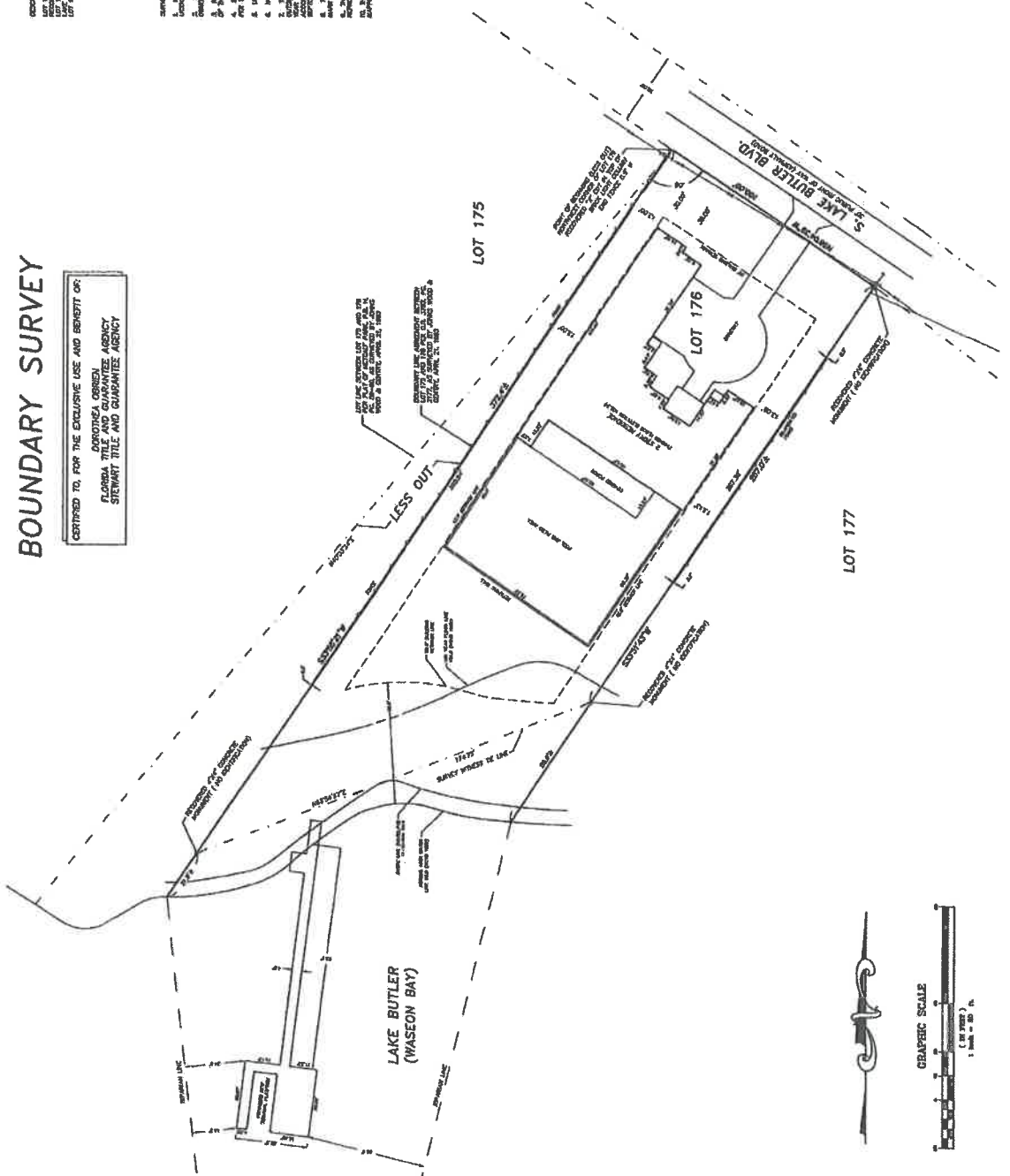
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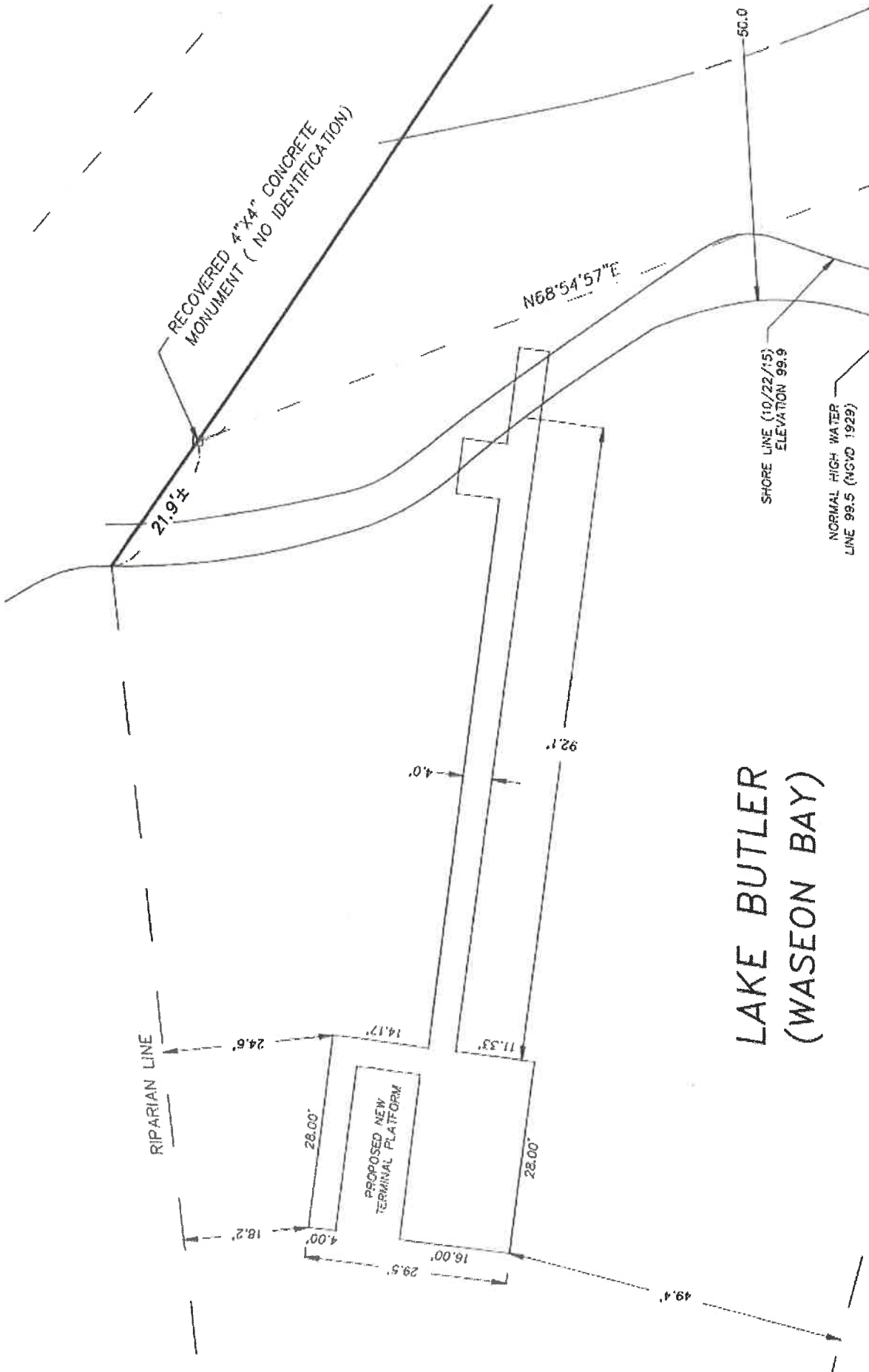
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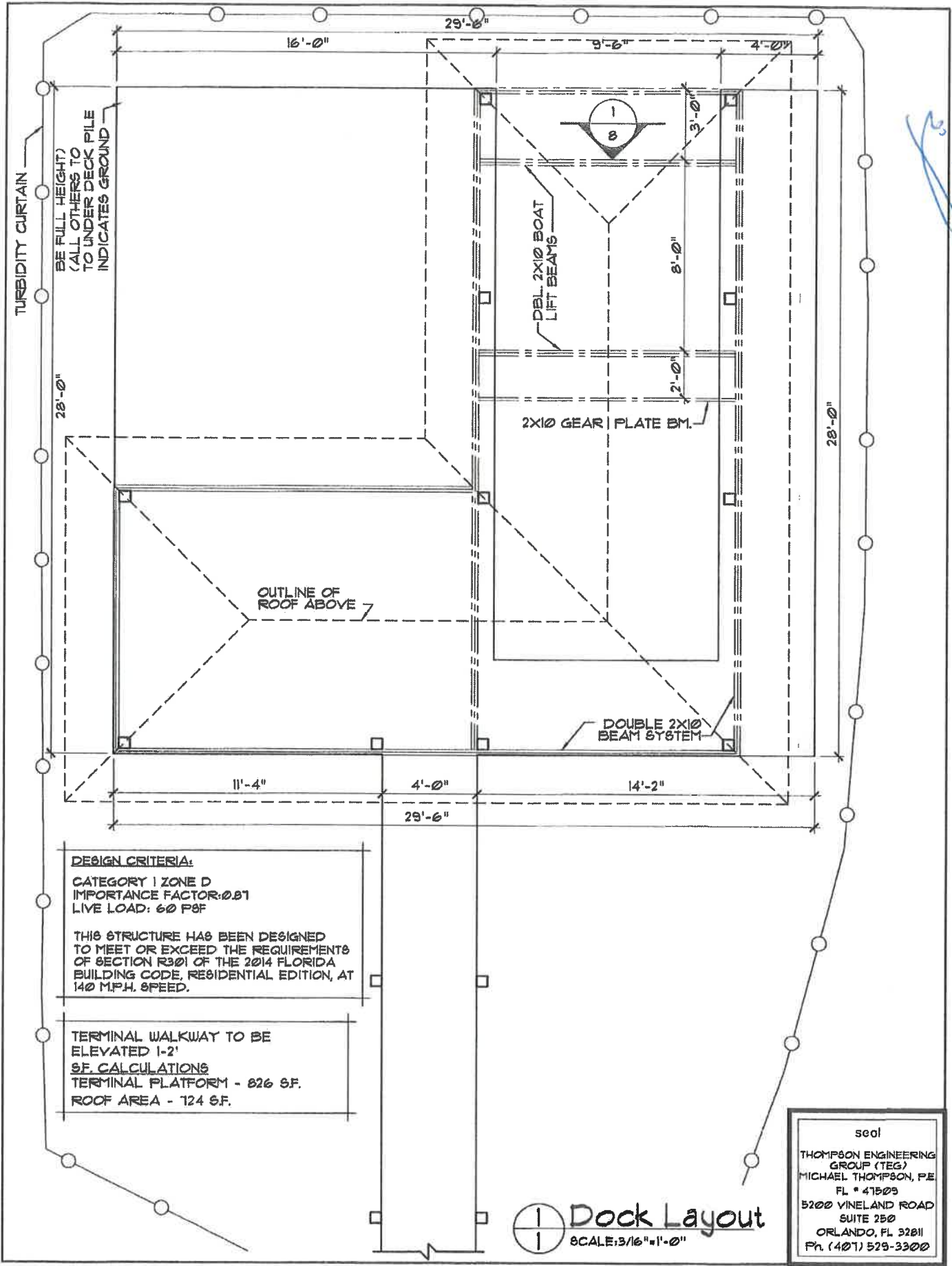


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LAKE BUTLER  
(WASEON BAY)

*Handwritten signature or initials.*



*Handwritten signature/initials*

**DESIGN CRITERIA:**

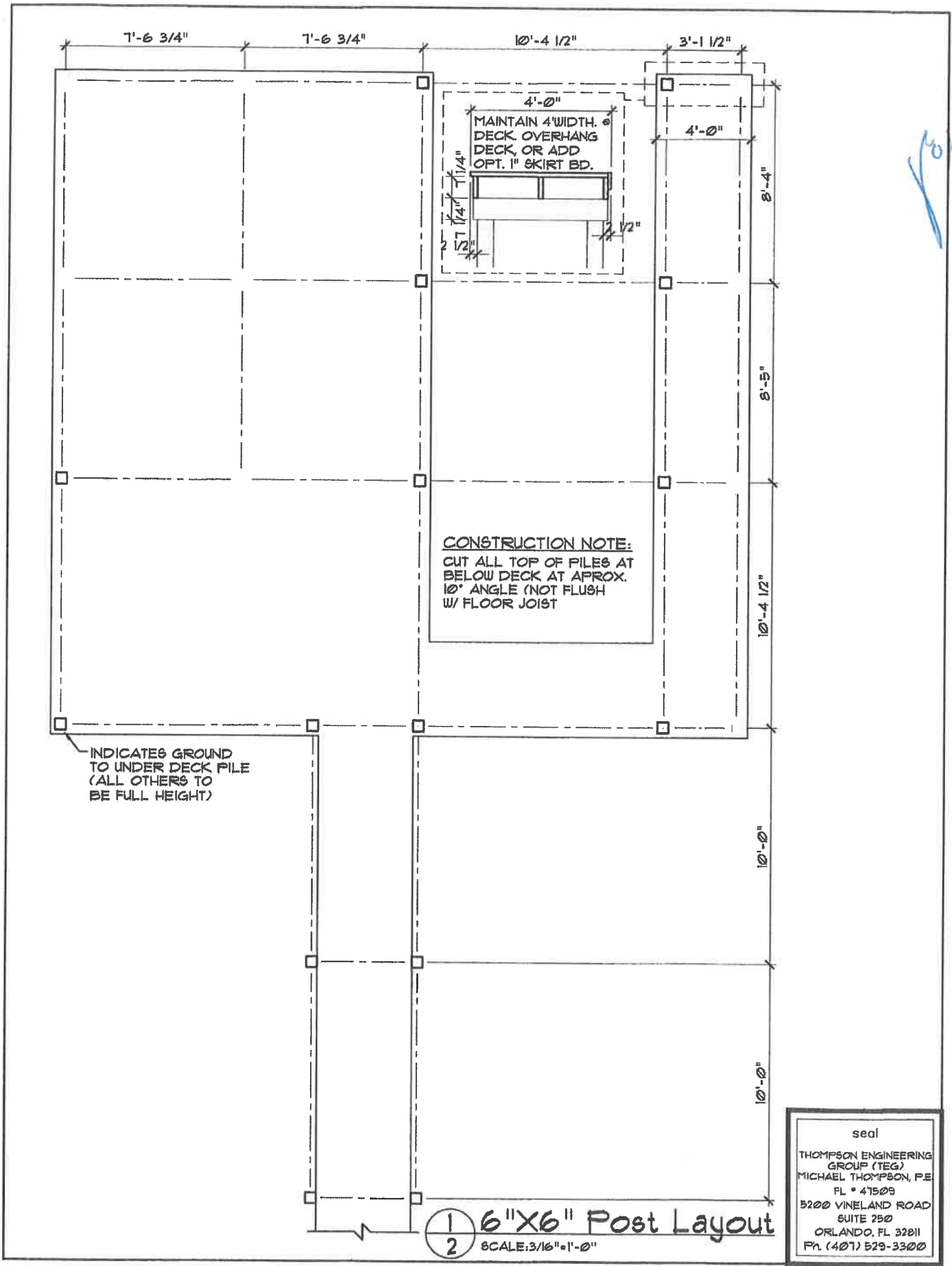
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 IMPORTANCE FACTOR: 0.87  
 LIVE LOAD: 60 PSF

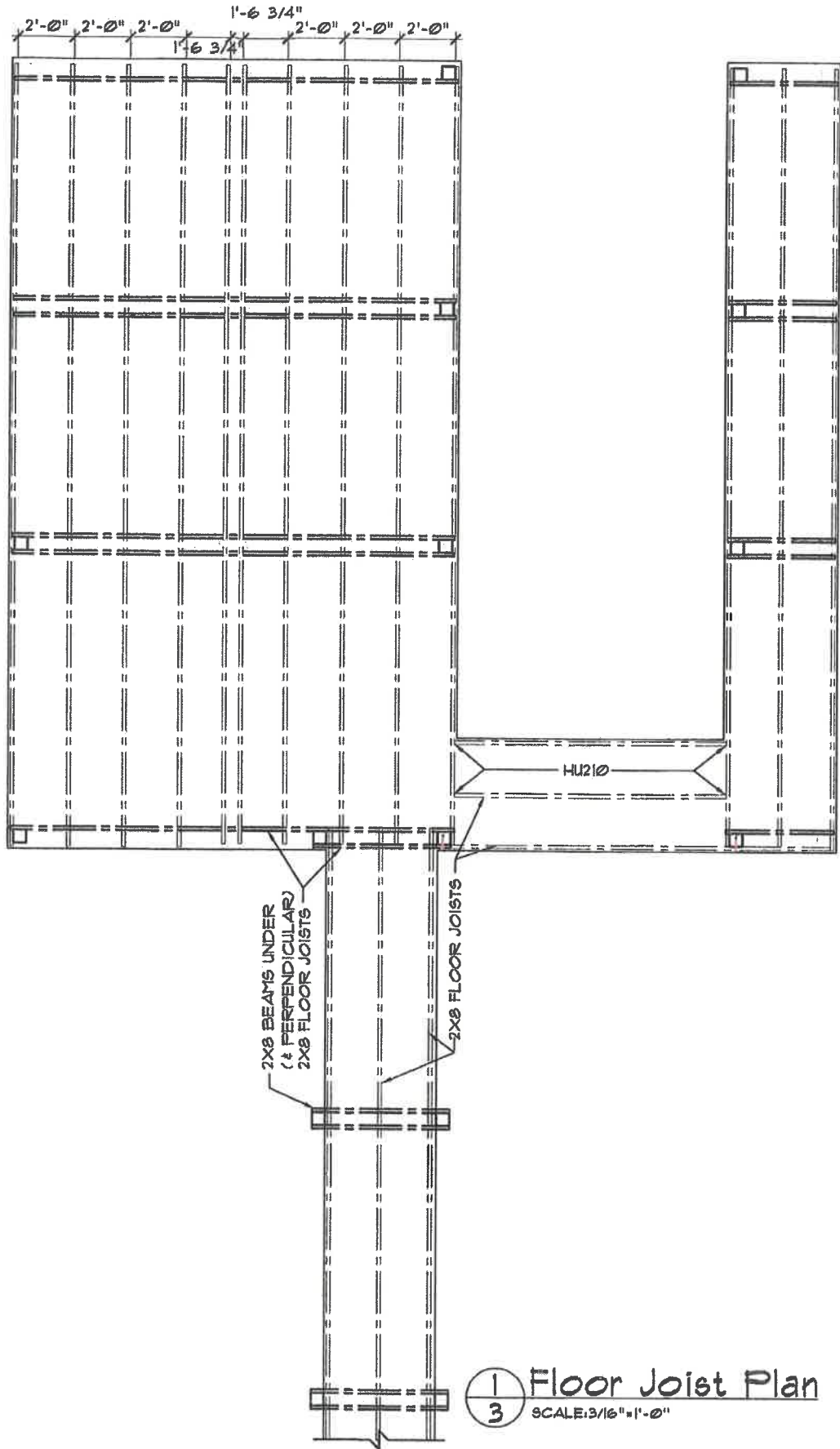
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF SECTION R301 OF THE 2014 FLORIDA BUILDING CODE, RESIDENTIAL EDITION, AT 140 M.P.H. SPEED.

TERMINAL WALKWAY TO BE ELEVATED 1-2'  
 SF. CALCULATIONS  
 TERMINAL PLATFORM - 826 SF.  
 ROOF AREA - 124 SF.

**Dock Layout**  
 SCALE: 3/16" = 1'-0"

seal  
 THOMPSON ENGINEERING GROUP (TEG)  
 MICHAEL THOMPSON, P.E.  
 FL # 47503  
 5200 VINELAND ROAD  
 SUITE 250  
 ORLANDO, FL 32811  
 Ph. (407) 529-3300





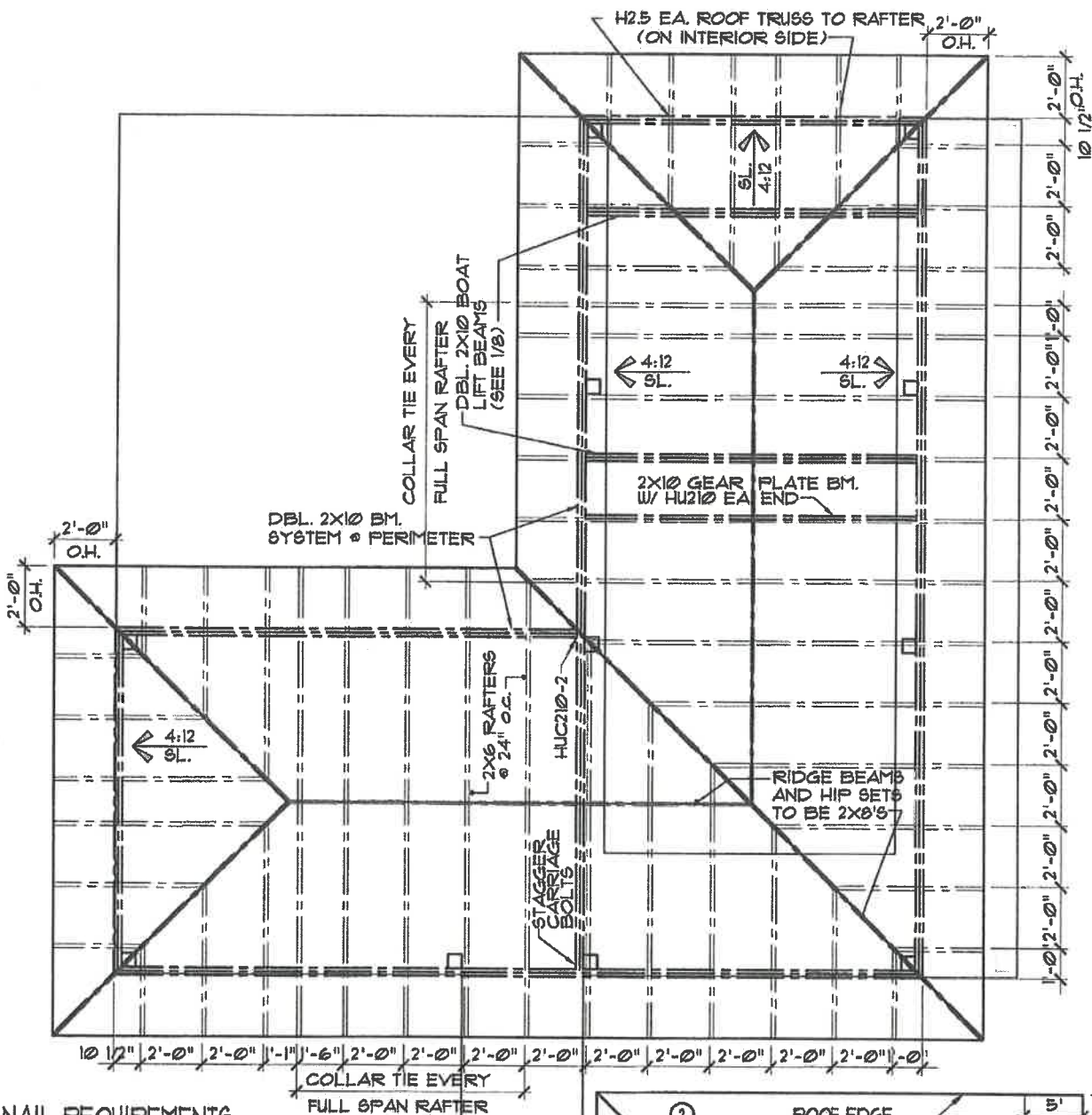
10/1/17

1 Floor Joist Plan  
3 SCALE: 3/16" = 1'-0"

seal

THOMPSON ENGINEERING GROUP (TEG)  
MICHAEL THOMPSON, P.E.  
FL # 47509  
5200 VINELAND ROAD  
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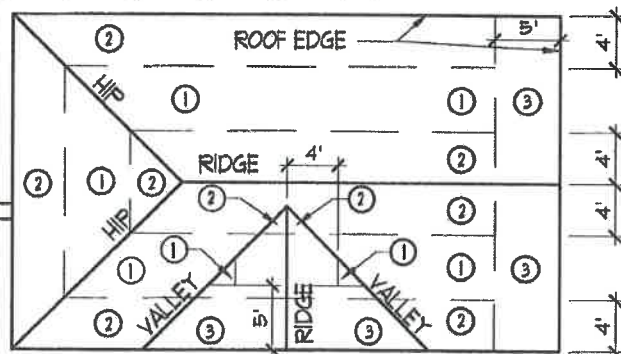


**NAIL REQUIREMENTS:**

SIZE	HEAD	LENGTH	DIA.	TENSIL STR.
8d	ROUND, MODIFIED OR T	1 1/2"	.131	170,000
10d	"	1 1/2" OR 3"	.148	170,000

**NOTES:**

- 1- NAILS TO BE MFG. OF INT. STAPLE, NAIL, AND TOOL ASSOCIATION
- 2- GUN NAILS SHALL BE PERMITTED AS AN ACCEPTABLE FASTENER PER ANY MANUF. & F.B.C.



- ① ZONE 1-USE 8d NAILS @ 6" (EDGE), 12" O.C. (FIELD)
- ② ZONE 2-USE 8d NAILS @ 4" (EDGE), 6" O.C. (FIELD)
- ③ ZONE 3-USE 8d NAILS @ 4" O.C.

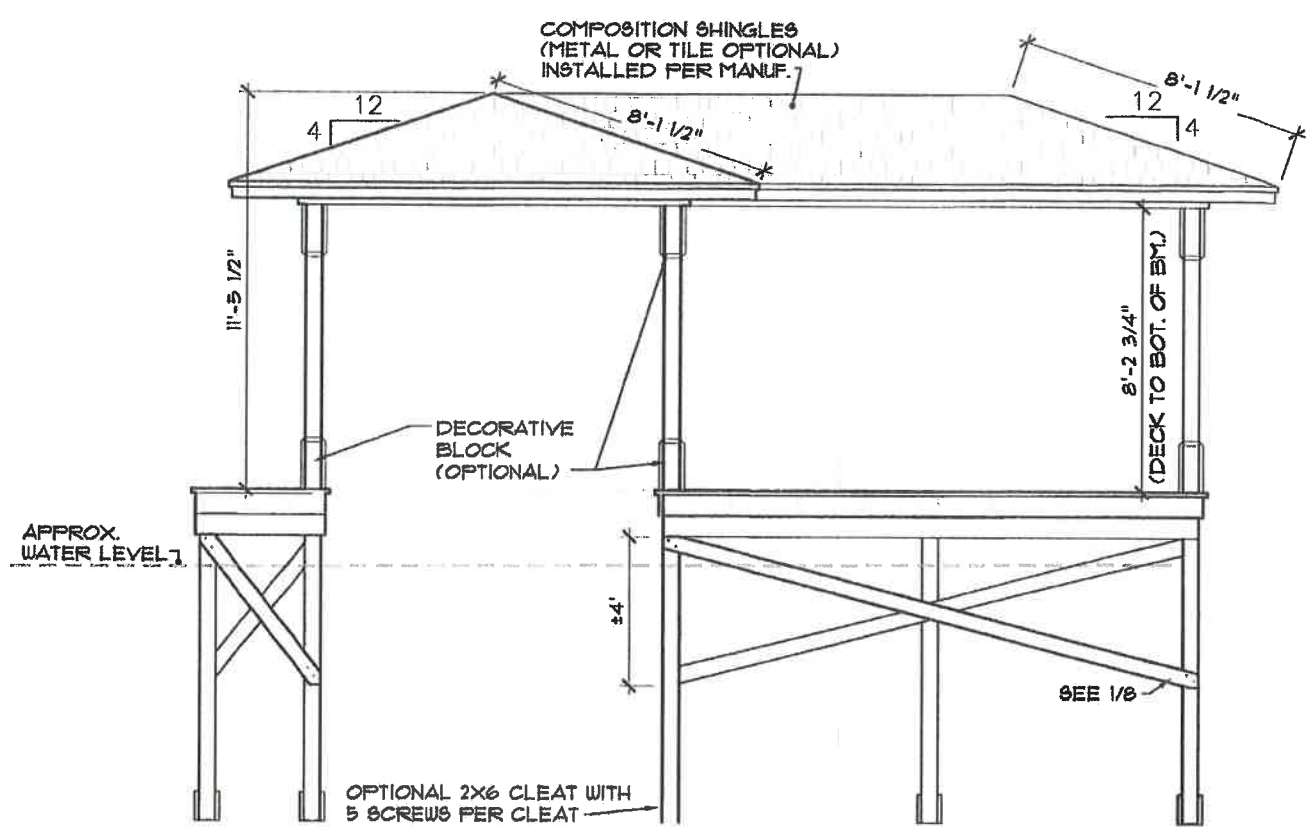
**ROOF NAILING PATTERN**

① Roof Plan  
④ SCALE: 3/16" = 1'-0"

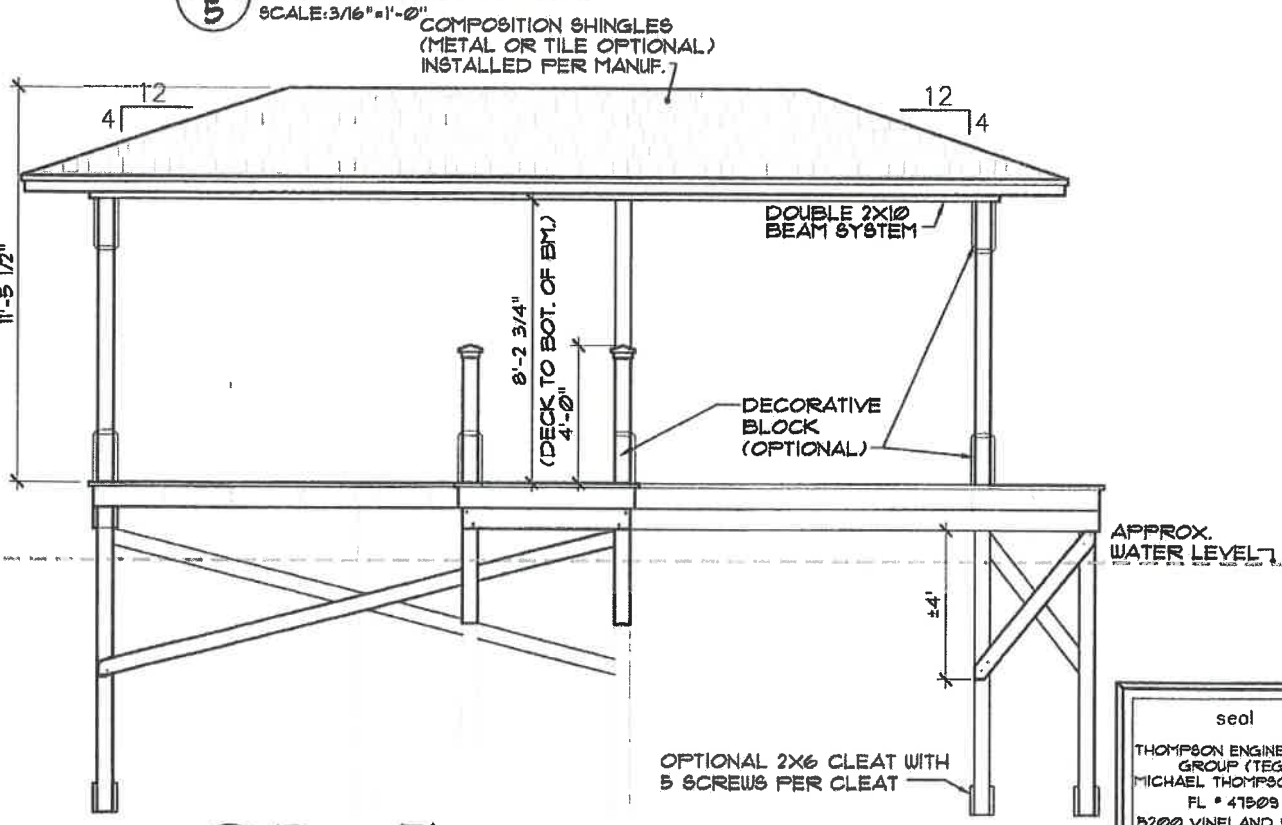
seal

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MICHAEL THOMPSON, P.E.  
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SUITE 250  
ORLANDO, FL 32811  
Ph. (407) 529-3300

1/6/7/7



1  
5 **Front Elevation**  
SCALE: 3/16" = 1'-0"

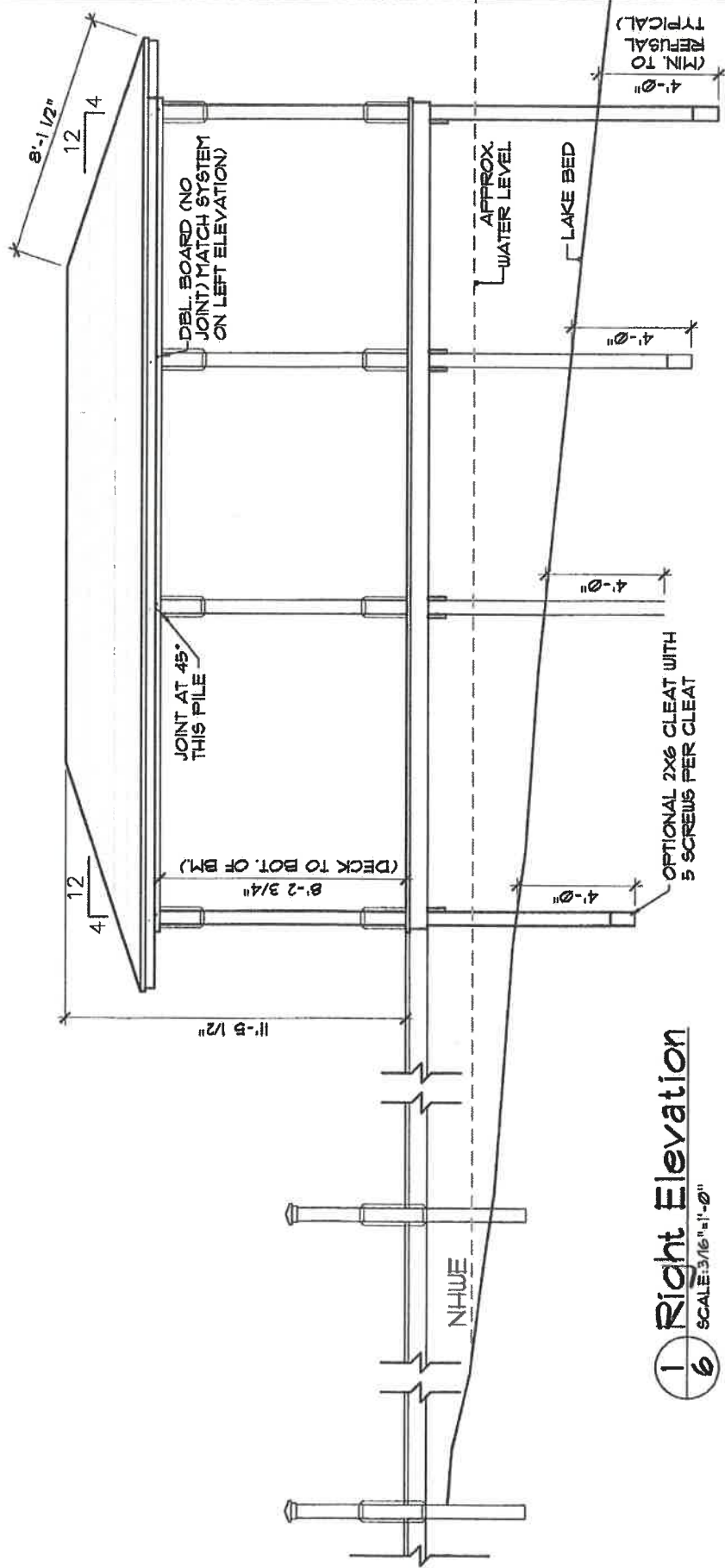


2  
5 **Rear Elevation**  
SCALE: 3/16" = 1'-0"

seal  
 THOMPSON ENGINEERING  
 GROUP (TEG)  
 MICHAEL THOMPSON, P.E.  
 FL # 41503  
 5200 VINELAND ROAD  
 SUITE 250  
 ORLANDO, FL 32811  
 Ph. (407) 529-3300



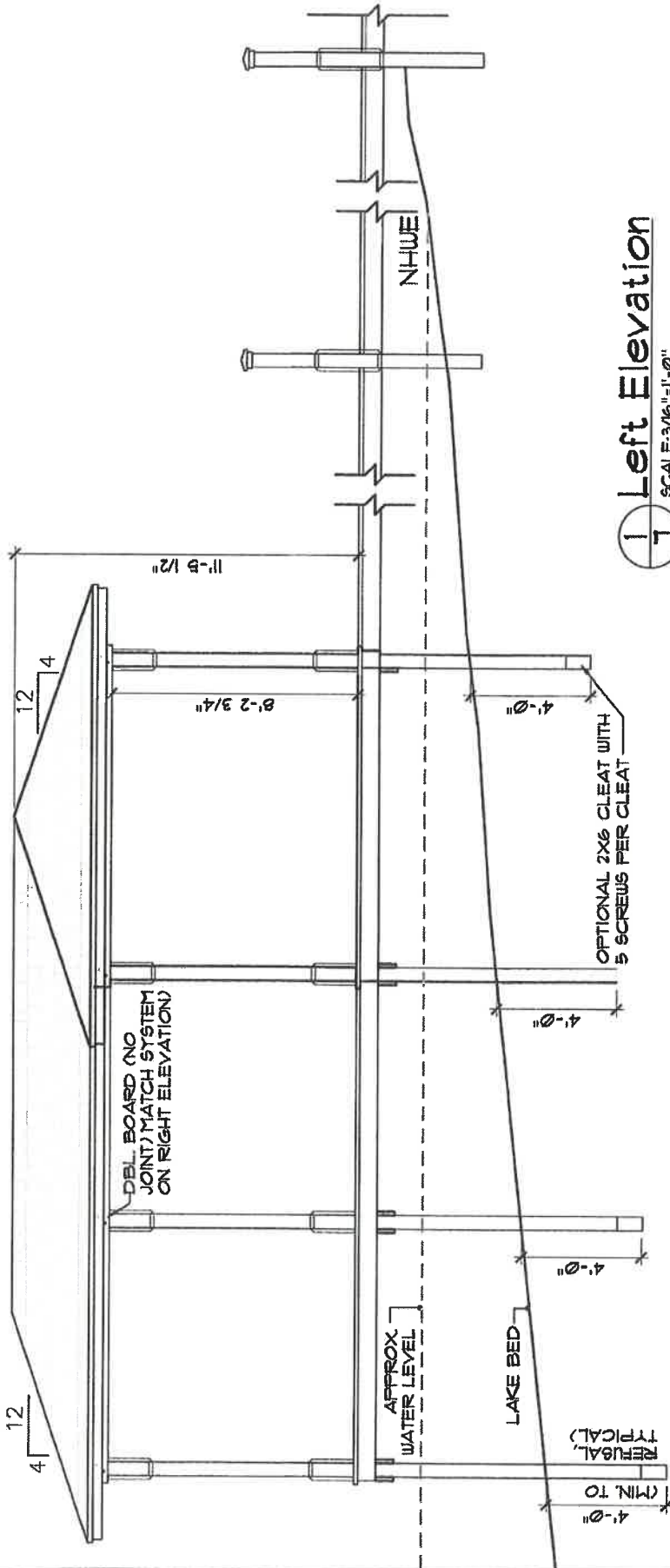
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1  
6 Right Elevation  
SCALE: 3/16" = 1'-0"

seci  
 THOMPSON ENGINEERING  
 GROUP (TEG)  
 MICHAEL THOMPSON, PE  
 FL # 41503  
 5200 VINELAND ROAD  
 SUITE 250  
 ORLANDO, FL 32811  
 PH. (407) 525-3300

17/3



1 Left Elevation  
SCALE: 3/16" = 1'-0"

sec1  
 THOMPSON ENGINEERING  
 GROUP (TEG)  
 MICHAEL THOMPSON, PE  
 FL # 47508  
 5200 VINELAND ROAD  
 SUITE 250  
 ORLANDO, FL 32811  
 PH. (407) 529-3300



growth, the homes have become larger, vacant properties are almost non-existent and larger families have settled in to the beautiful Town it is know to be. As the properties became developed, traffic was increased to provide ingress/egress to the homes and the dirt road system, which was once an acceptable means of travel due to the minimum use, have become a source of pollutants to the Butler Chain of Lakes and a public safety and general welfare concern.

Dirt roads are always changing and eroding from normal rainfall events and are discharging the road water runoff into the lakes (lower elevations than the roads), taking with it the road material. These materials raise the lake bottoms, increase turbidity, increase organic compounds that decrease dissolved oxygen and raise the total nitrogen levels – all of which effects the lakes long-term health.

In addition to the negative environmental impacts, the public roads also become dangerous to maneuver. These safety issues are a common occurrence during an average rainfall event as the roads “washout” or create large linear caverns in the roads causing limited and/or no access for emergency or service vehicles, limit or completely block emergency evacuation routes for the residence, limit or block access to residents homes and take away time from the local Police and/or Public Works Staff, which could be better served at essential functions.

Furthermore, most of the roads were never constructed with an adequate conveyance or drainage swale system to capture and/or to direct its own water. In many locations along the roads, the water could be running off on to the adjacent private properties, possibly causing drainage and erosion issues on these properties.

### **Recommendation**

As part of the Towns’ Master Agreement for Continuing Engineering Services, Staff recommends that the Town Council approve the attached Kimley-Horn and Associates, Inc. Individual Project Order (IPO) Number 102 (**Revised September 4, 2019**) for the study, data collection and concept plans for a stormwater improvement project to capture and treat road water runoff, to properly direct the road water run off to avoid it from entering adjacent properties, to provide long-term protection to the environment and on-going lake water quality, to provide a roadway system, with a focus on dirt roads, that will maintain emergency routes during daily rain and disaster events and by utilizing the existing Rights of Ways.

These plans will be developed through Best Management Practices (BMP) for stormwater treatment as it pertains to NPDES, FDEP, SFWMD and water quality for the protection of the surrounding Florida Outstanding Waters of the Butler Chain of Lakes, through feedback/input from Town Council and adjacent residents, as well as industry standards such as, but not limited to, the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (commonly known as the Florida Greenbook). Furthermore, by following these guidelines, it may position the Town for the opportunity for future grant opportunities.



**INDIVIDUAL PROJECT ORDER NUMBER 102**  
**June 14, 2019 (Revised September 4, 2019)**

Describing a specific agreement between Kimley-Horn and Associates, Inc. (Kimley-Horn), and The Town of Windermere (the Client or the Town) in accordance with the terms of the Master Agreement for Continuing Engineering Services dated May 15, 2019, which is incorporated herein by reference.

***Identification of Project:***

Project: Bessie Street Drainage Study

Client: Town of Windermere

***Project Understanding:***

This Individual Purchase Order (IPO) identifies the scope, schedule, and fee for engineering services associated with the drainage study along existing dirt roads including portions of East 9<sup>th</sup> Avenue, East Blvd, East 8<sup>th</sup> Avenue and Bessie Street (Project). Kimley-Horn will provide engineering services associated with the drainage and water quality analysis study and will identify potential drainage improvements within the project limits.

The Project study area consists of East 9<sup>th</sup> Avenue from Main Street to East Blvd. (approximately 800'), East Blvd from East 9<sup>th</sup> Avenue to East 8<sup>th</sup> Avenue (approximately 500'), East 8<sup>th</sup> Avenue from East Blvd to Bessie Street (approximately 300') and Bessie Street from East 8<sup>th</sup> Avenue to East 7<sup>th</sup> Avenue (approximately 500'). The total project length is approximately 2,250 ft including side street returns. The study will identify potential improvements which may include proposed drainage inlets, swales, berms, stormwater management facilities and vegetated areas.

Final design, permitting, construction plans, subsurface utility verification, bid assistance services and construction phase services are not included in this IPO.

***Specific Scope of Basic Services:***

**Task 1 – Conceptual Typical Sections**

Kimley-Horn will develop up to (3) three conceptual typical sections for the Project. The typical sections will consist of alternatives that discharges into roadside swales and inlets. Kimley-Horn will develop a brief bullet point summary of the general differences in the alternatives, based on a planning level assessment.

**Task 2 - Video Imaging and Photo Simulations**

The existing conditions will be videoed from street level and aerial/ bird's eye level using drone and/or hand-held video based on the presence of (or lack thereof) tree canopy. The video/imaging will be taken from (3) three areas within the project limits that demonstrate a representative cross section. Prior to taking the video, temporary survey stakes will be placed at various locations within the corridor to represent public right-of-way limits in an effort to graphically depict encroachments and how improvements may coincide with or impact the right-of-way. Locations for each video will be coordinated with the Town prior to taking the images.

Using the video capture, Kimley-Horn will edit the video to illustrate the proposed roadway conditions within each of the three (3) areas. Before and After still images will also be provided. Kimley-Horn will respond to up to one (1) round of comments from the Town. The existing and proposed condition videos

will be emailed to the Town in .mp4 format. 11"x17" color prints and PDF formats will be provided for before and after static images. The deliverables will be provided in digital format on a thumb drive.

Kimley-Horn will present the typical section alternatives, video imaging and static images to the Town Council at up to two (2) meetings.

#### Task 3 – Drainage Study

Kimley-Horn will prepare a drainage study and provide a report of findings to identify options to resolve the flooding problems and to reduce the discharge of sediment into the lake. These options may include roadside swales, berms, inlets and a stormwater management pond. The report will document design alternatives, drainage calculations, provide recommended solution(s) and sketches that will assist in the scoping of a future IPO for design and permitting of the improvement selected by the Town. This task includes one (1) field review during a storm event.

#### Task 4 - Water Quality Analysis

Kimley-Horn will perform a study of potential water quality treatment applications for the Project drainage system. The study will focus on water quality treatment best management practices (BMPs) options such as bio-swales, vegetated riparian areas, and/or engineered wetlands or filter media applications. Kimley-Horn will research the nutrient removal efficiencies of the alternatives and provide a review of the associated benefits and drawbacks of each with respect to the specific water quality concerns of Lake Bessie. This task includes up to three (3) recommended alternatives and their benefits/drawbacks that will be summarized in the drainage study report. This task also includes attendance at up to two (2) Town Council meetings.

#### Task 5 – Conceptual Plans

Based on the alternatives identified in Task 3 and Task 4, Kimley-Horn will prepare conceptual plans for the potential drainage and water quality improvements. The conceptual plan sheets will be prepared on 11"x17" half size sheets. The plans will be prepared on topographic information provided by a field survey.

#### Task 6 – Preliminary Permitting Coordination

It is anticipated that the potential drainage and water quality improvements will require a South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP). Kimley-Horn will perform permitting research, coordinate with SFWMD staff and attend one (1) meeting with the SFWMD to determine the permitting requirements.

#### Task 7 – Survey Services

Kimley-Horn will retain the services of PEC Surveying and Mapping, LLC (PEC) to perform the study survey for approximately 2,250 feet of roadway along East 9th Avenue, East Blvd, East 8th Avenue and Bessie Street. Refer to attached subconsultant proposal for additional information.

#### Task 8 – Geotechnical Services

Kimley-Horn will retain the services of Geotechnical and Environmental Consultants, Inc. (GEC) to perform auger borings and field permeability tests for the potential roadside swales and stormwater pond area, auger borings for the existing dirt road areas, and laboratory soil classification tests. Refer to attached subconsultant proposal for additional information.

#### **Project Deliverables:**

- Conceptual Typical Sections
- Existing and proposed condition videos
- Static Images

- Drainage Study Report
- Conceptual Plans
- Geotechnical engineering report

***Additional Services if required:***

The following services are not included in this IPO, but may be performed if authorized by the Town. Payment for these additional services will be agreed upon prior to their performance.

- Final design
- Permitting
- Construction plans
- Subsurface utility verification
- Bid assistance services
- Construction phase services
- Attendance at meetings in addition to those noted in the scope of services
- Certified Arborist evaluation for tree preservation

***Information Provided By Client:***

The Town will provide the following information, upon which Kimley-Horn can rely:

- Available right of way data
- Available record or as-built plans
- Available permits
- Data regarding the existing road conditions

***Schedule:***

Tasks 1-8 are anticipated to be completed within 180 calendar days of notice to proceed.

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**Method of Compensation:**

Kimley-Horn will perform the services in Tasks 1-8 for a lump sum fee of \$79,942.00 inclusive of expenses. A breakdown of fee by task is provided in the table below.

Task	Fee
Task 1: Conceptual Typical Sections	\$7,840.00
Task 2: Video Imaging and Photo Simulations	\$12,040.00
Task 3: Drainage Study	\$20,950.00
Task 4: Water Quality Analysis	\$9,060.00
Task 5: Conceptual Plans	\$8,935.00
Task 6: Preliminary Permitting Coordination	\$4,065.00
Task 7: Survey Services	\$8,900.00
Task 8: Geotechnical Services	\$8,152.00

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice.

ACCEPTED:

THE TOWN OF WINDERMERE, FLORIDA

KIMLEY-HORN AND ASSOCIATES, INC.



BY: \_\_\_\_\_

BY: \_\_\_\_\_

Hao T. Chau, PE

TITLE: \_\_\_\_\_

TITLE: Assistant Secretary/Project Manager

DATE: \_\_\_\_\_

DATE: 9/04/19





September 4, 2019

**KIMLEY-HORN AND ASSOCIATES, INC.**

**Project: IPO 102 - Bessie Street Drainage Study**

**Client: Town of Windermere**

**Summary of Fees and Charges**

<b>PROJECT LABOR</b>	<b>Hours</b>	<b>Lump Sum</b>
<b>Project: IPO 102 - Bessie Street Drainage Study</b>	<b>406.0</b>	<b>\$ 62,890.00</b>
1. Conceptual Typical Sections	50.0	\$ 7,840.00
2a. Video Imaging and Photo Simulations	60.0	\$ 9,260.00
2b. Presentation to Council	16.0	\$ 2,780.00
3. Drainage Study	136.0	\$ 20,950.00
4. Water Quality Analysis	60.0	\$ 9,060.00
5. Conceptual Plans	58.0	\$ 8,935.00
6. Preliminary Permitting Coordination	26.0	\$ 4,065.00
<b>SUBTOTAL KIMLEY-HORN LABOR FEES:</b>	<b>406.0</b>	<b>\$ 62,890.00</b>
Subconsultant: 6. Survey Services (PEC)		\$ 8,900.00
Subconsultant: 7. Geotechnical Services		\$ 8,152.00
<b>Total Subconsultant</b>		<b>\$ 17,052.00</b>
<b>GRAND TOTAL FEES AND CHARGES:</b>		<b>\$ 79,942.00</b>



Consultant Name: **Kimley-Horn and Associates, Inc.**

**Work Effort and Fee Estimate Table**

Project: **IP0 102 - Bessie Street Drainage Study**

Task	Principal		Proj Manager		Sr Engineer		Project Engineer		Analyst/Designer		Clerical		Task Totals	
	hrs.	rate	hrs.	rate	hrs.	rate	hrs.	rate	hrs.	rate	hrs.	rate	hrs.	rate
1. Conceptual Typical Sections	2	\$ 480.00	5	\$ 1,000.00	5	\$ 1,000.00	18	\$ 2,800.00	20	\$ 2,400.00	2	\$ 160.00	50	\$ 7,640.00
2a. Video Imaging and Photo Simulations	2	\$ 480.00	5	\$ 1,000.00	5	\$ 1,000.00	20	\$ 3,500.00	26	\$ 3,120.00	2	\$ 160.00	60	\$ 9,260.00
2b. Presentation to Council	0	\$ -	4	\$ 800.00	4	\$ 800.00	4	\$ 700.00	4	\$ 480.00	0	\$ -	16	\$ 2,780.00
3. Drainage Study	3	\$ 720.00	13	\$ 2,500.00	13	\$ 2,800.00	42	\$ 7,350.00	62	\$ 7,440.00	3	\$ 240.00	136	\$ 20,950.00
4. Water Quality Analysis	1	\$ 240.00	7	\$ 1,400.00	7	\$ 1,400.00	12	\$ 2,100.00	32	\$ 3,840.00	1	\$ 80.00	60	\$ 9,060.00
5. Conceptual Plans	1	\$ 240.00	6	\$ 1,200.00	6	\$ 1,200.00	17	\$ 2,975.00	27	\$ 3,240.00	1	\$ 80.00	58	\$ 8,935.00
6. Preliminary Permitting Coordination	1	\$ 240.00	3	\$ 600.00	3	\$ 600.00	7	\$ 1,225.00	11	\$ 1,320.00	1	\$ 80.00	26	\$ 4,085.00
<b>Total Billable Labor</b>													<b>406</b>	<b>\$ 62,890.00</b>

	Principal	Proj Manager	Sr Engineer	Project Engineer	Analyst/Designer	Clerical
	10 \$ 2,400.00	43 \$ 8,600.00	43 \$ 8,800.00	118 \$ 20,650.00	182 \$ 21,840.00	10 \$ 800.00
	2.5%	10.6%	10.6%	29.1%	44.6%	2.5%

Notes:

K:\ORL\_Roadway\MARKETING\Windemere\Contract\PO #102\_Bessie Drainage Study\PO\_REV1



*Surveying and Mapping, LLC*

September 4, 2019

Kimley Horn and Associates, Inc.  
Mr. Hao T. Chau, P.E.  
189 S. Orange Avenue, Suite 1000  
Orlando, Florida 32801

PS16557r-KHA

**Re: Bessie Street Drainage Study Project – Surveying and Mapping Services  
Windermere, Florida**

Dear Mr. Chau:

PEC-Surveying and Mapping (PEC) is pleased to submit our proposal for surveying and mapping services in connection with the above-referenced project.

**StudySurvey:** We propose to perform a Study Survey for the Project Limits. The Project Limits are defined as the Bessie Street Right of Way from 50 feet North of the East 7<sup>th</sup> Avenue Intersection South to East 8<sup>th</sup> Avenue; East 8<sup>th</sup> Street from the Bessie Street intersection west to 50 feet past the Magnolia Street intersection; East Boulevard from East 8<sup>th</sup> Avenue to 9<sup>th</sup> Avenue and 9<sup>th</sup> Avenue from East Boulevard to Main Street. The Project Limits represent approximately 2,250 feet of roadway and are shown on the attached Exhibit.

The survey will include full right-of-ways of the Project Area streets. A project base line will also be established and referenced in the field for use in the Study phase. The survey will locate the right of way boundaries and the approximate adjacent lot lines.

A Study Survey will be performed consisting of a full topographic survey of the Project Area. All above ground improvements including adjacent private drives will be surveyed. Elevations will be measured on approximate 50-foot cross section intervals.

Elevations will be relative to mean sea level datum NGVD of 1929 relative to two harmonious Orange County benchmarks to be consistent with the Towns Survey Database. Four project benchmarks will be established in the field and will be shown on the survey drawings.

Evidence of all above ground utilities will be located. Invert elevations will be obtained of all drainage structures.

The Horizontal Datum will be the Florida State Plane coordinate System based on the North American Datum of 1988. Project Baselines will be established for future use during the Study phase.

Kimley Horn and Associates, Inc.  
Mr. Hao T. Chau, P.E.  
PS16557r-KHA  
September 4, 2019  
Page Two

**Geotechnical Borings:** Fourteen Geotechnical Borings will be Surveyed as a part of the Survey.

**Tree Locations:** All trees 4 inches in diameter as measured at breast height will be located.

**Deliverables:** Deliverables will consist of an AutoDesk CAD file to be used as the engineering basemap at a scale consistent with the proposed engineering Study.

**Schedule:** We are prepared to commence within two working days from Notice to Proceed and can complete the assignment within ten (10) working days from commencement.

**Fees:** We propose to perform the work for \$ 8,900.00 (Eight Thousand Nine Hundred Dollars).

Thank you for the opportunity of submitting this proposal to you. Should this result in a contractual agreement please have the entity responsible for payment execute below and return to serve as our Notice to Proceed. This proposal is valid for 30 days.

Should you have any questions or comments please do not hesitate to contact us.

Sincerely

*PEC Surveying and Mapping*



David A. White P.S.M.  
President

THIS PROPOSAL IS HEREBY ACCEPTED AND AUTHORIZATION TO PROCEED IS HEREBY GIVEN.

---

Authorized Signature:

Title:

Date:



Geotechnical  
and  
Environmental  
Consultants, Inc.

*At the very foundation of our community*

June 10, 2019

Revised September 4, 2019

Kimley-Horn  
189 S. Orange Avenue, Suite 1000  
Orlando, FL 32801

Attention: Mr. Hao T. Chau, P.E.

Subject: Proposal for Geotechnical Engineering Services  
**BESSIE STREET DRAINAGE STUDY**  
Windermere, Florida  
GEC Proposal No. P9833G

Dear Mr. Chau:

Geotechnical and Environmental Consultants, Inc. (GEC) is pleased to provide this proposal for the above-referenced project. Our proposed scope of services is based on the project information you provided to us, as shown on Attachment 1, and our correspondence on June 7 and September 4, 2019. The purpose of this investigation is to explore soil and groundwater conditions at the site and to use the information obtained to provide geotechnical engineering recommendations for the drainage study. This proposal presents our understanding of the project, our recommended scope of services, and a cost and schedule for providing those services.

#### **Site Location and Project Description**

The site is located on the northwest side of Lake Bessie in Windermere, Florida as shown on Attachment 1. The site includes portions of Bessie Street, E 8<sup>th</sup> Ave, East Blvd and E. 9<sup>th</sup> Ave. The general vicinity of the site is characterized by single-family residential. The site includes approximately 2,300 linear feet of unpaved roads.

We understand that this drainage study will provide options for new swales, berms and a new stormwater pond.

## Scope of Services

Based on the project information provided, our experience, and the local standard of care, we recommend the following scope of services:

- Stake boring locations at the site.
- Clear utilities at the boring locations.
- Mobilize truck drilling equipment and personnel.
- Perform 2 auger borings to a depth of 15 feet and 1 permeability test and 1 Double Ring Infiltration (DRI) test.
- Perform 7 auger borings to a depth of 8 feet below existing grade in the unpaved road, swale and berm areas.
- Perform routine laboratory soil classification tests to enhance visual soil classification of samples obtained.
- Issue a geotechnical engineering report that will address the following topics:
  - Subsurface conditions at the boring locations
  - Measured and estimated seasonal high groundwater depths
  - Site preparation
  - Fill selection, placement and compaction
  - Suitability of soil excavated from pond for use as engineered fill
  - Unconfined aquifer parameters for drainage study
  - Pond volume recovery analysis (optional)

The geotechnical report will be signed and sealed by a Geotechnical Engineer licensed in Florida.

## Cost and Schedule

The cost to provide the scope of services is a LIMITING AMOUNT fee of \$8,152.00. Attachment 2 documents our detailed scope of services and fees. *Our fees will be billed based on the actual units of work performed and the unit rates shown on Attachment 2; however, we will not exceed the limiting amount without your authorization.* This fee includes an electronic copy of our report emailed to you.

*If pond volume recovery analyses are requested, our fee would be \$500 for each pond/swale analyzed. If you would like GEC to perform the stormwater volume recovery analyses, please indicate the number of ponds/swales to be analyzed in your authorization.*

Our schedule to complete the work will be about 4 to 5 weeks from your written notice to proceed. If requested, verbal recommendations can be provided after the field work is completed.

### **Limitations**

This proposal is subject to the following limitations: 1) The site will be accessible to the drilling equipment assumed above. If other types of drilling equipment become necessary due to site and/or weather conditions, appropriate adjustments to the actual fees will be necessary; 2) undisturbed samples and consolidation tests are not included, unless stated above; and 3) we assume no responsibility for damage to underground utilities and/or structures that are not located by the owner or Sunshine State One-Call.

### **Closure**

GEC appreciates the opportunity to submit this proposal. If you have any questions regarding this proposal, or if we can be of further assistance, please contact the undersigned.

Very truly yours,

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS, INC.



Ryan J. Petersen  
Project Engineer



Christopher P. Meyer, P.E.  
Principal Engineer

RJP/CPM/alc

Attachment 2  
 Geotechnical Scope of Services and Cost  
**Bessie Street Drainage Study**  
 Windermere, Florida  
 GEC Proposal No. 9833G

	Quantity	Units	Unit Rate	Cost
<b>Field Services</b>				
Mobilization of Truck-Mounted Rig Engineering Technician (Site Recon, Boring Layout, and Utility Clearance)	1	ls	\$600.00	\$600.00
Auger Borings (7 @ 8 ft, 2 @ 15 ft)	5	hr	\$60.00	\$300.00
Field Permeability Test (0-10')	86	ft	\$12.00	\$1,032.00
Double Ring Infiltration (DRI) Test	1	ea	\$420.00	\$420.00
Drill Rig and Crew - Truck (2 person)	1	ea	\$600.00	\$600.00
Two-Person Soil Survey Crew	2	hr	\$220.00	\$440.00
GPS Unit for Boring Locations	0	hr	\$160.00	\$0.00
Portable Safety Signs for MOT	1	day	\$100.00	\$100.00
	1	day	\$50.00	\$50.00
			<b>Field Subtotal</b>	<b>\$3,542.00</b>
<b>Laboratory Testing</b>				
Engineering Technician (Soil Classification)	1	hr	\$60.00	\$60.00
Percent Fines	6	ea	\$45.00	\$270.00
Organic Content	2	ea	\$50.00	\$100.00
Atterberg Limits	2	ea	\$110.00	\$220.00
Natural Moisture Content	4	ea	\$15.00	\$60.00
Corrosion Series	2	ea	\$200.00	\$400.00
Laboratory Permeability	1	ea	\$300.00	\$300.00
			<b>Laboratory Subtotal</b>	<b>\$1,410.00</b>
<b>Engineering Analysis &amp; Report</b>				
Principal Engineer	0	hr	\$250.00	\$0.00
Senior Engineer	5	hr	\$160.00	\$800.00
Project Engineer	13	hr	\$120.00	\$1,560.00
Engineer	0	hr	\$100.00	\$0.00
CADD Draftsman/GIS Specialist	6	hr	\$100.00	\$600.00
Secretary	4	hr	\$60.00	\$240.00
			<b>Engineering Subtotal</b>	<b>\$3,200.00</b>
<b>TOTAL LIMITING AMOUNT FEE</b>				<b>\$8,152.00</b>





## EXECUTIVE SUMMARY

**SUBJECT:** IPO 103 (Revised) – Butler Street Stormwater Improvement Design

**REQUESTED ACTION:** Staff Recommends Approval

- Work Session (Report Only)  
 Regular Meeting

**DATE OF MEETING:** September 10, 2019  
 Special Meeting

**CONTRACT:**  N/A

Vendor/Entity: Kimley-Horn and Associates, Inc.

Effective Date: 09/16/2019  
Managing Division / Dept:

Termination Date: 09/15/2020  
Public Works

**BUDGET IMPACT:** Not to Exceed \$70,000.00

- Annual  
 Capital  
 N/A

**FUNDING SOURCE:** CIP Stormwater Projects  
**EXPENDITURE ACCOUNT:** 004 5380 000 7530

---

### HISTORY/BACKGROUND/RECOMMENDATIONS:

Mayor & Council,

#### History

The Town was platted in the late 1890's and by the early 1900's four families lived in the platted area. By 1920, there were around 180 property owners, which grew to approximately 450 by the late 1950's. Most of which used the area for weekend outings and fish camps along the Butler Chain of Lakes. These early property owners enjoyed the pristine waters of the lakes and fun filled weekends with their friends and families. The area quickly became known by most as a fishing community. As time passed, some began to settle into their fish cabins or small homes and made them their main form of residency. These homesites were small and the roadways were used as driveways not public roadways. Most families owned one vehicle, families stayed at home more often and the rough dirt roads were more than likely trails outlined as roads by the two-wheel ruts that the limited amount of traffic created. The Town has now grown to nearly 3,000 residents and continues to become larger with each new homesite.

#### Background

Windermere has become a popular and unique community that, over time, has brought to it many families that

enjoy its lifestyle – from its many parks and walkability to its friendly and environmental comfort. With this growth, the homes have become larger, vacant properties are almost non-existent and larger families have settled in to the beautiful Town it is know to be. As the properties became developed, traffic was increased to provide ingress/egress to the homes and the dirt road system, which was once an acceptable means of travel due to the minimum use, have become a source of pollutants to the Butler Chain of Lakes and a public safety and general welfare concern.

Dirt roads are always changing and eroding from normal rainfall events and are discharging the road water runoff into the lakes (lower elevations than the roads), taking with it the road material. These materials raise the lake bottoms, increase turbidity, increase organic compounds that decrease dissolved oxygen and raise the total nitrogen levels – all of which effects the lakes long-term health.

In addition to the negative environmental impacts, the public roads also become dangerous to maneuver. These safety issues are a common occurrence during an average rainfall event as the roads “washout” or create large linear caverns in the roads causing limited and/or no access for emergency or service vehicles, limit or completely block emergency evacuation routes for the residence, limit or block access to residents homes and take away time from the local Police and/or Public Works Staff, which could be better served at essential functions.

Furthermore, most of the roads were never constructed with an adequate conveyance or drainage swale system to capture and/or to direct its own water. In many locations along the roads, the water could be running off on to the adjacent private properties, possibly causing drainage and erosion issues on these properties.

### **Recommendation**

As part of the Towns’ Master Agreement for Continuing Engineering Services, Staff recommends that the Town Council approve the attached Kimley-Horn and Associates, Inc. Individual Project Order (IPO) Number 102 (**Revised September 4, 2019**) for the study, data collection and concept plans for a stormwater improvement project to capture and treat road water runoff, to properly direct the road water run off to avoid it from entering adjacent properties, to provide long-term protection to the environment and on-going lake water quality, to provide a roadway system, with a focus on stabilized dirt roads, that will maintain emergency routes during daily rain and disaster events and by utilizing the existing Rights of Ways.

These plans will be developed through Best Management Practices (BMP) for stormwater treatment as it pertains to NPDES, FDEP, SFWMD and water quality for the protection of the surrounding Florida Outstanding Waters of the Butler Chain of Lakes, through feedback/input from Town Council and adjacent residents, as well as industry standards such as, but not limited to, the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (commonly known as the Florida Greenbook). Furthermore, by following these guidelines, it may position the Town for the opportunity for future grant opportunities.



**INDIVIDUAL PROJECT ORDER NUMBER 103**  
**June 14, 2019 (Revised September 4, 2019)**

Describing a specific agreement between Kimley-Horn and Associates, Inc. (Kimley-Horn), and The Town of Windermere (the Client or the Town) in accordance with the terms of the Master Agreement for Continuing Engineering Services dated May 15, 2019, which is incorporated herein by reference.

***Identification of Project:***

Project: Butler Street Drainage Study

Client: Town of Windermere

***Project Understanding:***

This Individual Purchase Order (IPO) identifies the scope, schedule, and fee for engineering services associated with the drainage study along existing dirt roads including portions of Butler Street and West 7<sup>th</sup> Avenue (Project). Kimley-Horn will provide engineering services associated with the drainage and water quality analysis study and will identify potential drainage improvements within the project limits.

The Project study area consists of Butler Street from West 6<sup>th</sup> Avenue to West 7<sup>th</sup> Avenue (approximately 550') and West 7<sup>th</sup> Avenue from Butler Street to Main Street (approximately 850'). The total project length is approximately 1,500 ft including side street returns. The study will identify potential improvements which may include proposed drainage inlets, swales, berms, stormwater management facilities and vegetated areas.

Final design, permitting, construction plans, subsurface utility verification, bid assistance services and construction phase services are not included in this IPO.

***Specific Scope of Basic Services:***

**Task 1 – Conceptual Typical Sections**

Kimley-Horn will develop up to (3) three conceptual typical sections for the Project. The typical sections will consist of alternatives that discharge into roadside swales and inlets. Kimley-Horn will develop a brief bullet point summary of the general differences in the alternatives, based on a planning level assessment.

**Task 2 - Video Imaging and Photo Simulations**

The existing conditions will be videoed from street level and aerial/ bird's eye level using drone and/or hand-held video based on the presence of (or lack thereof) tree canopy. The video/imaging will be taken from (3) three areas within the project limits that demonstrate a representative cross section. Prior to taking the video, temporary survey stakes will be placed at various locations within the corridor to represent public right-of-way limits in an effort to graphically depict encroachments and how improvements may coincide with or impact the right-of-way. Locations for each video will be coordinated with the Town prior to taking the images.

Using the video capture, Kimley-Horn will edit the video to illustrate the proposed roadway conditions within each of the three (3) areas. Before and After still images will also be provided. Kimley-Horn will respond to up to one (1) round of comments from the Town. The existing and proposed condition videos will be emailed to the Town in .mp4 format. 11"x17" color prints and PDF formats will be provided for before and after static images. The deliverables will be provided in digital format on a thumb drive.

Kimley-Horn will present the typical section alternatives, video imaging and static images to the Town Council at up to two (2) meetings.

#### Task 3 – Drainage Study

Kimley-Horn will prepare a drainage study and provide a report of findings to identify options to resolve the flooding problems and to reduce the discharge of sediment into the lake. These options may include roadside swales, berms, inlets and a stormwater management pond. The report will document design alternatives, drainage calculations, provide recommended solution(s) and sketches that will assist in the scoping of a future IPO for design and permitting of the improvement selected by the Town. This task includes one (1) field review during a storm event.

#### Task 4 - Water Quality Analysis

Kimley-Horn will perform a study of potential water quality treatment applications for the Project drainage system. The study will focus on water quality treatment best management practices (BMPs) options such as bio-swales, vegetated riparian areas, and/or engineered wetlands or filter media applications. Kimley-Horn will research the nutrient removal efficiencies of the alternatives and provide a review of the associated benefits and drawbacks of each with respect to the specific water quality concerns of Lake Butler. This task includes up to three (3) recommended alternatives and their benefits/drawbacks that will be summarized in the drainage study report. This task also includes attendance at up to two (2) Town Council meetings.

#### Task 5 – Conceptual Plans

Based on the alternatives identified in Task 3 and Task 4, Kimley-Horn will prepare conceptual plans for the potential drainage and water quality improvements. The conceptual plan sheets will be prepared on 11"x17" half size sheets. The plans will be prepared on topographic information provided by a field survey.

#### Task 6 – Preliminary Permitting Coordination

It is anticipated that the potential drainage and water quality improvements will require a South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP). Kimley-Horn will perform permitting research, coordinate with SFWMD staff and attend one (1) meeting with the SFWMD to determine the permitting requirements.

#### Task 7 – Survey Services

Kimley-Horn will retain the services of PEC Surveying and Mapping, LLC (PEC) to perform the study survey for approximately 1,500 feet of roadway along Butler Street and West 7th Avenue and the portion of Fernwood Park above the normal high water line elevation. Refer to attached subconsultant proposal for additional information.

#### Task 8 – Geotechnical Services

Kimley-Horn will retain the services of Geotechnical and Environmental Consultants, Inc. (GEC) to perform auger borings and field permeability tests for the potential roadside swales and stormwater pond area, auger borings for the existing dirt road areas, and laboratory soil classification tests. Refer to attached subconsultant proposal for additional information.

#### ***Project Deliverables:***

- Conceptual Typical Sections
- Existing and proposed condition videos
- Static Images
- Drainage Study Report
- Conceptual Plans

- Geotechnical engineering report

***Additional Services if required:***

The following services are not included in this IPO, but may be performed if authorized by the Town. Payment for these additional services will be agreed upon prior to their performance.

- Final design
- Permitting
- Construction plans
- Subsurface utility verification
- Bid assistance services
- Construction phase services
- Attendance at meetings in addition to those noted in the scope of services
- Certified Arborist evaluation for tree preservation

***Information Provided By Client:***

The Town will provide the following information, upon which Kimley-Horn can rely:

- Available right of way data
- Available record or as-built plans
- Available permits
- Data regarding the existing road conditions

***Schedule:***

Tasks 1-8 are anticipated to be completed within 180 calendar days of notice to proceed.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

**Method of Compensation:**

Kimley-Horn will perform the services in Tasks 1-8 for a lump sum fee of \$69,950.00 inclusive of expenses. A breakdown of fee by task is provided in the table below.

Task	Fee
Task 1: Conceptual Typical Sections	\$7,840.00
Task 2: Video Imaging and Photo Simulations	\$12,040.00
Task 3: Drainage Study	\$16,050.00
Task 4: Water Quality Analysis	\$9,060.00
Task 5: Conceptual Plans	\$6,235.00
Task 6: Preliminary Permitting Coordination	\$4065.00
Task 7: Survey Services	\$7,550.00
Task 8: Geotechnical Services	\$7,110.00

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice.

ACCEPTED:

THE TOWN OF WINDERMERE, FLORIDA

KIMLEY-HORN AND ASSOCIATES, INC.



BY: \_\_\_\_\_

BY: \_\_\_\_\_

Hao T. Chau, PE

TITLE: \_\_\_\_\_

TITLE: Assistant Secretary/Project Manager

DATE: \_\_\_\_\_

DATE: 9/04/19



September 4, 2019

**KIMLEY-HORN AND ASSOCIATES, INC.**

**Project: IPO 103 - Butler Street Drainage Study**

**Client: Town of Windermere**

**Summary of Fees and Charges**

<b>PROJECT LABOR</b>	<b>Hours</b>	<b>Lump Sum</b>
<b>Project: IPO 103 - Butler Street Drainage Study</b>	<b>356.0</b>	<b>\$ 55,290.00</b>
1. Conceptual Typical Sections	50.0	\$ 7,840.00
2a. Video Imaging and Photo Simulations	60.0	\$ 9,260.00
2b. Presentation to Council	16.0	\$ 2,780.00
3. Drainage Study	104.0	\$ 16,050.00
4. Water Quality Analysis	60.0	\$ 9,060.00
5. Conceptual Plans	40.0	\$ 6,235.00
6. Preliminary Permitting Coordination	26.0	\$ 4,065.00
<b>SUBTOTAL KIMLEY-HORN LABOR FEES:</b>	<b>356.0</b>	<b>\$ 55,290.00</b>
Subconsultant: 6. Survey Services (PEC)		\$ 7,550.00
Subconsultant: 7. Geotechnical Services		\$ 7,110.00
<b>Total Subconsultant</b>		<b>\$ 14,660.00</b>
<b>GRAND TOTAL FEES AND CHARGES:</b>		<b>\$ 69,950.00</b>



Consultant Name: **Kimley-Horn and Associates, Inc.**

**Work Effort and Fee Estimate Table**

Project: **IPO 103 - Butler Street Drainage Study**

TASK	Principal		Proj Manager		Sr Engineer		Project Engineer		Analyst/Designer		Clerical		Task Totals	
	hrs.	rate	hrs.	rate	hrs.	rate	hrs.	rate	hrs.	rate	hrs.	rate	hrs.	rate
1. Conceptual Typical Sections	2	\$ 480.00	5	\$ 1,000.00	5	\$ 1,000.00	16	\$ 2,800.00	20	\$ 2,400.00	2	\$ 160.00	50	\$ 7,840.00
2a. Video Mapping and Photo Simulations	2	\$ 480.00	5	\$ 1,000.00	5	\$ 1,000.00	20	\$ 3,500.00	26	\$ 3,120.00	2	\$ 160.00	60	\$ 9,260.00
2b. Presentation to Council	0	\$ -	4	\$ 800.00	4	\$ 800.00	4	\$ 700.00	4	\$ 480.00	0	\$ -	16	\$ 2,780.00
3. Drainage Study	2	\$ 480.00	11	\$ 2,200.00	11	\$ 2,200.00	30	\$ 5,250.00	48	\$ 5,790.00	2	\$ 160.00	104	\$ 16,050.00
4. Water Quality Analysis	1	\$ 240.00	7	\$ 1,400.00	7	\$ 1,400.00	12	\$ 2,100.00	32	\$ 3,840.00	1	\$ 80.00	60	\$ 9,060.00
5. Conceptual Plans	1	\$ 240.00	4	\$ 800.00	4	\$ 800.00	13	\$ 2,275.00	17	\$ 2,040.00	1	\$ 80.00	40	\$ 6,235.00
6. Preliminary Permitting Coordination	1	\$ 240.00	3	\$ 600.00	3	\$ 600.00	7	\$ 1,225.00	11	\$ 1,320.00	1	\$ 80.00	26	\$ 4,065.00
<b>Total Billable Labor</b>													<b>356</b>	<b>\$ 56,290.00</b>

	Principal	Proj Manager	Sr Engineer	Project Engineer	Analyst/Designer	Clerical
	9 \$ 2,160.00	39 \$ 7,600.00	39 \$ 7,800.00	102 \$ 17,850.00	158 \$ 18,960.00	9 \$ 720.00
	2.5%	11.0%	11.0%	28.7%	44.4%	2.5%

Notes:

K:\ORL\_Roadway\MARKETING\Windamer\Contract\IPO #103\_Butler Drainage Study\IPO\_REV1





*Surveying and Mapping, LLC*

September 4, 2019

Kimley Horn and Associates, Inc.  
Mr. Hao T. Chau, P.E.  
189 S. Orange Avenue, Suite 1000  
Orlando, Florida 32801

PS16558r-KHA

**Re: Butler Street and West 7<sup>th</sup> Avenue Drainage Study Project  
Surveying and Mapping Services  
Windermere, Florida**

Dear Mr. Chau:

PEC-Surveying and Mapping (PEC) is pleased to submit our proposal for surveying and mapping services in connection with the above-referenced project.

**Study Survey:** We propose to perform a Study Survey for the Project Limits. The Project Limits are defined as West 7<sup>th</sup> Avenue from Main Street to Butler Street and Butler Street from West 7<sup>th</sup> Avenue to 50 feet beyond West 6<sup>th</sup> Avenue, together with an as-built Survey of the Town of Windermere Park. The Project Limits represent approximately 1,350 feet of roadway and are shown on the attached Exhibit.

The survey will include full right-of-ways of the Project Area streets. A project base line will also be established and referenced in the field for use in the Study phase. The survey will locate the right of way boundaries and the approximate adjacent lot lines.

A Study Survey will be performed consisting of a full topographic survey of the Project Area. All above ground improvements including adjacent private drives will be surveyed. Right of Way Elevations will be measured on approximate 50-foot cross section intervals.

Elevations will be relative to mean sea level datum NGVD of 1929 relative to two harmonious Orange County benchmarks to be consistent with the Towns Survey Database. Four project benchmarks will be established in the field and will be shown on the survey drawings.

Evidence of all above ground utilities will be located. Invert elevations will be obtained of all drainage structures.

The Horizontal Datum will be the Florida State Plane coordinate System based on the North American Datum of 1988. Project Baselines will be established for future use during the Study phase.

Kimley Horn and Associates, Inc.  
Mr. Hao T. Chau, P.E.  
PS16558r-KHA  
September 4, 2019  
Page Two

**Geotechnical Borings:** Nine Geotechnical Borings will be Surveyed as a part of the Survey.

**Tree Locations:** All trees 4 inches in diameter, as measured at breast height, within the Project Limits will be located.

**Town of Windermere Park:** A Boundary and Topographic Survey of the Windermere West 7<sup>th</sup> Avenue Park will be prepared. Elevations will be obtained sufficient to generate one-foot contour intervals and Project Benchmarks Established. All above ground improvements will be located relative to the Boundary.

All trees 4 inches in diameter, as measured at breast height, within the Park will be located.

**Deliverables:** Deliverables will consist of an AutoDesk CAD file to be used as the engineering basemap at a scale consistent with the proposed engineering Study.

**Schedule:** We are prepared to commence within two working days from Notice to Proceed and can complete the assignment within eight (8) working days from commencement.

**Fees:** We propose to perform the work for the following Fees:

Drainage Study Survey: .....	\$ 5,350.00
Town of Windermere Park: .....	\$ 2,200.00

Thank you for the opportunity of submitting this proposal to you. Should this result in a contractual agreement please have the entity responsible for payment execute below and return to serve as our Notice to Proceed. This proposal is valid for 30 days.

Should you have any questions or comments please do not hesitate to contact us.

Sincerely

*PEC Surveying and Mapping*



David A. White P.S.M.  
President

THIS PROPOSAL IS HEREBY ACCEPTED AND AUTHORIZATION TO PROCEED IS HEREBY GIVEN.

Authorized Signature:

Title:

Date:



Geotechnical  
and  
Environmental  
Consultants, Inc.

*At the very foundation of our community*

June 10, 2019

Revised September 4, 2019

Kimley-Horn  
189 S. Orange Avenue, Suite 1000  
Orlando, FL 32801

Attention: Mr. Hao T. Chau, P.E.

Subject: Proposal for Geotechnical Engineering Services  
**BUTLER STREET DRAINAGE STUDY**  
Windermere, Florida  
GEC Proposal No. P9834G

Dear Mr. Chau:

Geotechnical and Environmental Consultants, Inc. (GEC) is pleased to provide this proposal for the above-referenced project. Our proposed scope of services is based on the project information you provided to us, as shown on Attachment 1, and our correspondence on June 7 and September 4, 2019. The purpose of this investigation is to explore soil and groundwater conditions at the site and to use the information obtained to provide geotechnical engineering recommendations for the drainage study. This proposal presents our understanding of the project, our recommended scope of services, and a cost and schedule for providing those services.

#### **Site Location and Project Description**

The site is located on the northeast side of Lake Butler in Windermere, Florida as shown on Attachment 1. The site includes portions of Butler Street and W. 7<sup>th</sup> Ave. The general vicinity of the site is characterized by single-family residential. The site includes approximately 1,400 linear feet of unpaved roads.

We understand that this drainage study will provide options for new swales, berms, and a new stormwater pond.

## Scope of Services

Based on the project information provided, our experience, and the local standard of care, we recommend the following scope of services:

- Stake boring locations at the site.
- Clear utilities at the boring locations.
- Mobilize truck drilling equipment and personnel.
- Perform 2 auger borings to a depth of 15 feet and 1 permeability test and 1 Double Ring Infiltration (DRI) test.
- Perform 5 auger borings to a depth of 8 feet below existing grade in the unpaved road, swale and berm areas.
- Perform routine laboratory soil classification tests to enhance visual soil classification of samples obtained.
- Issue a geotechnical engineering report that will address the following topics:
  - Subsurface conditions at the boring locations
  - Measured and estimated seasonal high groundwater depths
  - Site preparation
  - Fill selection, placement and compaction
  - Suitability of soil excavated from pond for use as engineered fill
  - Unconfined aquifer parameters for drainage study
  - Pond volume recovery analysis (optional)

The geotechnical report will be signed and sealed by a Geotechnical Engineer licensed in Florida.

## Cost and Schedule

The cost to provide the scope of services is a LIMITING AMOUNT fee of \$7,110.00. Attachment 2 documents our detailed scope of services and fees. *Our fees will be billed based on the actual units of work performed and the unit rates shown on Attachment 2; however, we will not exceed the limiting amount without your authorization.* This fee includes an electronic copy of our report emailed to you.

*If pond volume recovery analyses are requested, our fee would be \$500 for each pond/swale analyzed. If you would like GEC to perform the stormwater volume recovery analyses, please indicate the number of ponds/swales to be analyzed in your authorization.*

Our schedule to complete the work will be about 4 to 5 weeks from your written notice to proceed. If requested, verbal recommendations can be provided after the field work is completed.

### **Limitations**

This proposal is subject to the following limitations: 1) The site will be accessible to the drilling equipment assumed above. If other types of drilling equipment become necessary due to site and/or weather conditions, appropriate adjustments to the actual fees will be necessary; 2) undisturbed samples and consolidation tests are not included, unless stated above; and 3) we assume no responsibility for damage to underground utilities and/or structures that are not located by the owner or Sunshine State One-Call.

### **Closure**

GEC appreciates the opportunity to submit this proposal. If you have any questions regarding this proposal, or if we can be of further assistance, please contact the undersigned.

Very truly yours,

**GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS, INC.**



**Ryan J. Petersen**  
Project Engineer



**Christopher P. Meyer, P.E.**  
Principal Engineer

RJP/CPM/alc

Attachment 2  
 Geotechnical Scope of Services and Cost  
**Butler Street Drainage Study**  
 Windermere, Florida  
 GEC Proposal No. 9834G

	Quantity	Units	Unit Rate	Cost
<b>Field Services</b>				
Mobilization of Truck-Mounted Rig Engineering Technician (Site Recon, Boring Layout, and Utility Clearance)	1	ls	\$600.00	\$600.00
Auger Borings (5 @ 8 ft, 2 @ 15 ft)	4	hr	\$60.00	\$240.00
Field Permeability Test (0-10')	70	ft	\$12.00	\$840.00
Double Ring Infiltration (DRI) Test	1	ea	\$420.00	\$420.00
Drill Rig and Crew - Truck (2 person)	1	ea	\$600.00	\$600.00
Two-Person Soil Survey Crew	1	hr	\$220.00	\$220.00
GPS Unit for Boring Locations	0	hr	\$160.00	\$0.00
Portable Safety Signs for MOT	1	day	\$100.00	\$100.00
	1	day	\$50.00	\$50.00
			<b>Field Subtotal</b>	<b>\$3,070.00</b>
<b>Laboratory Testing</b>				
Engineering Technician (Soil Classification)	1	hr	\$60.00	\$60.00
Percent Fines	4	ea	\$45.00	\$180.00
Organic Content	2	ea	\$50.00	\$100.00
Atterberg Limits	2	ea	\$110.00	\$220.00
Natural Moisture Content	4	ea	\$15.00	\$60.00
Corrosion Series	1	ea	\$200.00	\$200.00
Laboratory Permeability	1	ea	\$300.00	\$300.00
			<b>Laboratory Subtotal</b>	<b>\$1,120.00</b>
<b>Engineering Analysis &amp; Report</b>				
Principal Engineer	0	hr	\$250.00	\$0.00
Senior Engineer	4	hr	\$160.00	\$640.00
Project Engineer	12	hr	\$120.00	\$1,440.00
Engineer	0	hr	\$100.00	\$0.00
CADD Draftsman/GIS Specialist	6	hr	\$100.00	\$600.00
Secretary	4	hr	\$60.00	\$240.00
			<b>Engineering Subtotal</b>	<b>\$2,920.00</b>
<b>TOTAL LIMITING AMOUNT FEE</b>				<b>\$7,110.00</b>

**Tree Board Notes**  
(New Noted in RED/ Previous Notes in BLACK)

Members

Chair: Susan Carter

Secretary: Frank Krens

Treasurer: Admin/Liaison as needed

Leslie Brabec

Debra Neill

Misc

4/10/19: Members to discuss at the next meeting goals, projects, and fundraising that they would like to accomplish over the next year. 4/18/19: Board approved 3/0 to pay \$145 for Frank to attend an ISA weekend class. Funds to come from WTB account. 4/16/19: Frank completed class and brought back some education links and materials. Recommend that all tree board members complete the Tree Board University class online at no cost. 8/15/19: Board would like to explore name tags for events and such.

Town Hall Landscape Plan COMPLETE

4/10/19: Formally recommend a tree/bush/shrub that has color and is suitable for placement near the SE corner of the Town Hall and minimum one location of a mature oak. 4/18/19: Recommended replacing Golden Shower Trees with Hong Kong Orchids (non-pod producing) due to the toxicity of the Golden Shower Tree pods. Voted 3/0 to approve to spend up to \$200 from WTB account on a Fringe Tree for replacing Laurel Oak (same location) at the SE corner of Town Hall. 5/16/19: Almost complete. Fringe or Hong Kong Orchid Trees have not been planted. 6/19/19: Fringe Tree only remaining left (on backorder) 7/18/19: Planted. Complete.

5th/Forest Parking Lot COMPLETE

4/18/19: Recommended 3/0 to purchase, plant, and irrigate TWO 7-8" Live Oaks (1 on each of the west and east sides of the entry) totalling \$7,000. This will come from the Tree Mitigation Fund and must include a 1 year warranty from installer/nursery. Susan to price shop before moving forward (please allow 3 business days prior to moving forward with Dobsons). 5/16/19: Oaks are installed.

1887 School House

4/18/19: In need of replanting and treatment of grove. Susan speaking with arborist from Davey for recommendations. Frank to reach out to Rotary and Windermere grove contacts. 5/16/19: TB to recommend any removal or trimming needed on site by next meeting. Jason Arnold (potential vendor) stopped by the grove and will have a proposal/quote together by the week of the 20th (updated 05/17/19). 5/19/19: Board approved contract for repair, replacement, and 12 month maintenance of grove to Jason Arnold for up to \$4,000. Funds to be paid from WTB account. 7/18/19: Work has commenced (started pruning, small tree removal). 8/15/19: Initial work

complete. Chair to sign off on the 2nd half of payment. Board approved \$750 for a years continued maintenance by Jason Arnold (covered in the \$4,000 previously approved on 5/19/19).

#### Arbor Day Trees

4/18/19: 2 weeks of advertising has been given to the Town Residents for remaining trees. Jackie and Susan will coordinate with Marina Bay about acceptable species and placement. Marina Bay to coordinate volunteers/hired help for planting at no expense to WTB or Town. Next meeting: decision on remaining trees. PW and WTB to think of needed locations. 5/16/19: All remaining Arbor Day trees have been inventoried by species and mature size. Marina Bay to have utilities marked for final placement. Susan to give them a deadline. 6/19/19: Utility companies had not marked area prior to meeting. 7/18/19: No update. HOA president out of Town. 8/15/19: Utilities marked. HOA getting together volunteers for planting to start.

#### Tree Ordinance (including Master Forestry Plan/Grants related to)

4/18/19: Reestablish a new sub-committee or special meeting once new members obtained. 5/16/19: May have a 3rd party review the current ordinance in conjunction with a Master Forestry Plan. Susan Carter to get an estimate on cost. No new sub-committee set up at this time. 5/19/19: Ordinance review will be part of a master plan if performed and therefore, a combined agenda item with an Urban Forest Master Plan moving forward. Tabled until next meeting until a scope of work is drawn up for an RFP. The scope for the *request for proposal* to be decided on at the next meeting. 7/18/19: Frank to work with Scott to tighten up a scope for RFQ which may include just a revision of the 2006 inventory. Scott will distribute draft to TB members to comment directly to him. No update due to slimmed down meeting.

#### Urban Forest Master Plan (combined w/ Tree Ordinance on Agenda)

4/18/19: Used to provide goals, strategies, recommendations and proactive management and growth of the Town Canopy. Frank will start the process. Possibly look at a 3rd party to assist in the process. 5/16/19: Susan to get a quote on the approximate costs of a 5-10 year Master Plan including line items of tree inventory/survey and review and recommendations of the current tree ordinance. Frank to start gathering information on grants available and their processes to cover the costs if TB recommends to move forward with some or all of the Master Plan. 6/19/19: See: *Tree Ordinance*.

#### Community Outreach

4/18/19: Susan to bring a couple articles for WTB approval for the Summer addition of the Windermere Gazette. The board will provide an article for each edition. Susan also exploring content for brochures. These will be used to hand out at events, Town Admin and to new residents (via admin and Realtors). WTB would like to set up at events for educating/recruiting. Chris to ask DBC if the Tree Board can set up at the Windermere Farmers Market. Look into promotional items that can be handed out. Leslie Brabec will be putting together an article for the Gazette by May 24th deadline. 6/19/19: Article completed and submitted for the Summer



edition of the Gazette. Board to work on an article for the Fall edition. 7/18/19: Scott Brown discussed the new Florida Statute that preempts local government enforcement of the trimming or removal of trees if the property owner obtains a certification from a licensed arborist or landscape architect that the tree is a danger to people or property. The law (163.045, FS) took effect on July 1, 2019. Leslie will be putting together an article for the next Gazette that will educate residents between native, invasive and exotic trees. 8/15/19: Board approved article for the Fall Gazette.

#### Treebute/Events

4/18/19: Board to think of new ideas to expand Treebute and possibly a different approach to the tree giveaway (eg less trees and stick with more popular trees). Continue to discuss other events to raise money to be self-supporting. 6/19/19: Due to the amount of planning involved, the Board will meet at different times than the regular WTB meeting for sole discussion/planning of Treebute. The first meeting is scheduled for Town Hall on July 10th @ 11am. 7/18/19: May add an education segment prior to the event which would allow participants first priority of trees on the day of the event. Scheduled Treebute sub-committee meetings are July 30 and Aug 6 at 11am. 1) A Resolution for proclaiming Jan 16th 2019 Arbor Day needs to be scheduled (needed for Tree City USA qualification). 2) Treebute needs to be added to the TC consent agenda in August. 8/15/19: Susan working on sponsor letter and vendor apps. Looking into a climbing wall to give the trees a break if a sponsor would help with costs. Get with Diane about a FB event on the TOW page.

#### Fernwood Park:

5/16/19: Nora Brophy from Parks and Rec presented to the TB about removal of invasive trees and vegetation from the Fernwood shorelines in preparation of FRDAP funded project. TB wants to explore that and the cost effectiveness of removal of invasives near the Main St bridge at the same time. Robert Smith to get an estimate for clearing of Fernwood and also an estimate of clearing both Fernwood and Main St Bridge/ north path area on RR ROW. Provide TB and Tree Mit account balances and projections at the next meeting. 6/19/19: The Board agreed to split the cost of removal of shoreline invasives with Parks and Rec with the opinion that much of the quote for removal of invasive vegetation were not trees and therefore, did not fall within the scope of the Tree Mitigation Fund. The Board advises the Town to pay up to \$4,500 from the Tree Mit funds for the removal of invasive vegetation at Fernwood and Lake Down Parks. 7/18/19: Underbrush removed. Waiting on herbicide to be sprayed on the shoreline and removal of larger invasive trees. 8/15/19: Clearing continuing.

#### Central Park:

5/16/19: Tree board to identify species and planting locations. Goal would be to obtain trees at the same time as the Arbor Day trees and plant once FDAP project is complete or no further risk to newly planted trees. 6/19/19: Tabled until the project is nearer to completion.

**Long Range Planning Notes**  
(New Noted in RED/ Previous Notes in BLACK)

Flashing Crosswalk:

4/25/19: Recommendation of next two flashing crosswalk improvements 1st: Maguire @ Estancia and 2nd: 1st and Main

Cut thru Traffic:

4/25/19: Update from Robert Smith (RS). No action. LRP consensus on strategy of handling traffic is to not make it easier to get into Town, but to get people out quicker once in Town.

8/22/19: Board recommended denial of cut-thru evaluation/design IPO's by Wade Trim and Kimley-Horn. Board recommends at the next TC workshop to evaluate one-way and regulatory sign plans.

Town Facilities:

4/25/19: Update by RS. No action.

RR ROW (Railroad Right-of-way):

4/25/19: Update by RS. No action.

Windermere Pavillion:

8/22/19: No action as it is in concept design phase.

Entrance and Event Signs:

8/22/19: Tabled

**Windermere Pavilion Committee Notes**  
(New Noted in RED/ Previous Notes in BLACK)

Approved program and intent for an outdoor event pavilion:

- Functional “stage” space for events.
- Fits with the Town Masterplan for Town Hall site
- Replace existing “Community” Room’s toilets. (Community Building needs to be replaced.)
- Pavilion with three sides to project sound away from houses to west.
- Possible enclosed forth side.
- Concession stand to serve Town events.
- Storage to accompany building.
- Restroom facilities
- This will be a capital improvement project but will rely on donated funds and not rely on Town public funds not associated with Town Committees or Boards.

Schedule (meetings updated, presented and/or future dates):

March 21 Receive HuntonBrady (HB) written Proposal

March 21 Windermere Tree Board- made aware of project and that tree protection is part of scope

March 25 Rotary Meeting

March 26 Town Council – updated process. No action

March 27 Historical Preservation Board

March 28 Long Range Planning

April 3 Downtown Business Committee- updated process

April 3 Due date for Town Council agenda items

April 5 Rotary Meeting

April 9 Town Council Meeting- approved HB proposal for \$0

May 8: Windermere Pavilion Committee (WPC)- Kick-off meeting w/ HB. Discussed “program”, walked the site for idea of placement, look of existing buildings and tree preservation. HB took feedback and will develop a site plan, floor plan and exterior rendering (conceptual only) for committee review and feedback by next meeting (TBD). Stephen Withers will send to HB: the facilities program, Minutes of previous committee meetings and the presentation by ADG for the Town Offices. He will also forward the dwg surveys for the town square.

July 22: Made recommendations for reduction of footprint, which included the removal of large storage areas, bathroom modifications, reduction concession stand area and the addition of ADA compliant ramps. Next meeting TBD after floor plan changes are made.

8/4/19: Meeting cancelled due to Hurricane Dorian. 2nd conceptual drawing based on Board feedback is ready. Meeting with HuntonBrady will be rescheduled the week of September 9th.



## LIAISON REPORT

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**LIAISON: Williams**

**LIAISON ASSIGNMENT: HPB**

- HPB       DBC       TREE BOARD       ELDERS       LRP
  - DRB       HOLIDAY SOCIAL       ADMIN       BUDGET
  - STREET & ROADS       POLICE       P&R       FTFMSC
  - BUTLER CHAIN       CHAMBER       METRO PLAN
- 

**DATE: 6/5/19**

**UPDATE:**

### HPB Meeting Notes / 1887 School House:

Update from Scott Brown from the Engineering firm, is that they should begin their work sometime by the end of the month or beginning of June. (They had some vacation scheduled which has delayed them getting started. Board voted to Restore the 1887 School House to the earliest version. The current siding does not represent earliest photographs of the building and IF the siding is deemed unsalvageable then they would like to change its orientation to a Horizontal Slat Siding that was on the building in the original class pictures. 5/29 . SB advised that the engineer will be starting their assessment within the next week. Members of the board asked for a notice of when they will be here to come and observe and ask a view questions once started. Also, the topic of taking another look at a fundraiser by selling engraved bricks for the path between the School House and the privy. Board agreed to start research and to possibly start this fundraiser out next spring. 8/28 : Approved July's Meeting mInutes. Discussion for moving the Oral History Subcommittee to meet just prior to HPB Meeting each month. Discuss other avenues for raising moneys in the coming year. No update from Engineers on School House.

## Oral History:

Subcommittee, Has met 2x this past month. They have defining their focus groups and getting organized. Hopefully we will have a budget proposal soon. They are already doing research for alternative funding sources, including the National Oral History Association. Plus there was a recent article in the Windermere observer briefly discussing the project and also request for volunteers to help conduct the interviews. They would like to formalize this part soon, so they can start training them soon. Myers has identified a grant through the Florida Humanities Council that the Oral History Project qualifies for and members voted unanimously in favor of applying for Grant at the next possible deadline. Board asked subcommittee for the proposed budget ASAP. 6/4: Did not meet

Next meeting 9/5:



## LIAISON REPORT

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**LIAISON:** Liz Andert

**LIAISON ASSIGNMENT:** Butler Chain of Lakes Advisory Board

- HPB       DBC       TREE BOARD       ELDERS       LRP
- DRB       HOLIDAY SOCIAL       ADMIN       BUDGET
- STREET & ROADS       POLICE       P&R       FTFMSC
- BUTLER CHAIN       CHAMBER       METRO PLAN
- 

**DATE:** 9/10/2019

**UPDATE:**

- Chief Ogden attended the meeting to present Windermere Police Department's (WPD) proposal to Orange County whereby the Butler Chain of Lakes Advisory Board (BCOLAB) would approve an increase in the Windermere Water and Navigation Control District budget to include funding for off-duty WPD to patrol the boat ramp lands as a layer of assistance to the County's marine patrol and Florida Fish and Wildlife Conservation Commission (FWC) patrol.
- Discussion about lake safety ensued.
- The Board approved the new annual budget, which will provide funding for the above request, beginning Oct. 1, 2019.
- Prior to this meeting and following discussions about safe lake recreation and Bird Island at previous BCOLAB meetings, Chief Ogden scheduled a separate meeting with a concerned long-time lakeshore resident, Captain Frerking of the FWC, and Council Member Andert to review options to better manage safety on the water. Some options were deemed low probability of implementation while others were presented as meriting further consideration

and effort. It was determined that those options in the latter group would be bolstered by supporting data from patrol and from public complaints. Recognizing a need to educate the residents of the proper process to make actionable reports of record, Council Member Andert volunteered to research the process with County and FWC officers and then author an article for the Windermere Gazette. Space is reserved in the next issue of the Gazette, and a draft is underway.

- The Board received an update on the on-going Miscellaneous Stormwater Services to the Northern Butler Chain-of-Lakes Sediment Impacts Evaluation Project. A draft tech memo is expected October 2019.



## LIAISON REPORT

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**LIAISON:** Liz Andert

**LIAISON ASSIGNMENT:** Food Trucks and Farmers Market Selection Committee

- HPB       DBC       TREE BOARD       ELDERS       LRP
- DRB       HOLIDAY SOCIAL       ADMIN       BUDGET
- STREET & ROADS       POLICE       P&R       FTFMSC
- BUTLER CHAIN       CHAMBER       METRO PLAN
- 

**DATE:** 9/10/2019

**UPDATE:**

- 10 food trucks were approved by the Committee. Three food trucks were denied due to the perceived quality of their menu and/or truck facilities.
- Committee discussed ways to draw attendance as well as a survey to assess guests' preferences. Further efforts toward a survey will be discussed with the Youth Council as a potential early project.
- Eight farmers market vendors were approved by the Committee. Three farmers market vendors were tabled due to incomplete application materials.
- Reusable tote bags purchased with marketing dollars will be in distribution in October.
- The committee addressed complaints received from residents regarding market closure on inclement weather days. Although closures are already posted on the Town website and via social media, Town staff will consider ways to provide more details with these closure announcements.