

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

January 25, 2021

WINDERMERE MARKET LLC
901 ROSSER RD
WINDERMERE, FL 34786

RE: Public Notice of Rezoning and Preliminary Development Plan Review Public Hearing for 517 Main St. Z19-12

Windermere Downtown Property LLC, owner 517 Main Street, represented by Jim Hall, submitted a request for approval of a rezoning and a preliminary site plan, pursuant to Division 3.03.00 of the Town of Windermere Land Development Code. The purpose of the rezoning request is to change the current zoning designation from Commercial/Single-Family Residential within the Town Center Overlay to Plan Unit Development (PUD) within the Town Center Overlay. Development within the Town Center Overlay is required to obtain PUD approval. Additionally, the applicant is requesting approval of a Preliminary Development Plan (PDP) that proposes two buildings for Office, Retail, and Restaurant uses.

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

RECOMMEND – Z19-12 (517 Main Street)

APPROVAL: *X* DISAPPROVAL _____

COMMENTS: _____

SIGNATURE: *Brad Cornelius* DATE: 2/1/21

WINDERMERE MARKET LLC

Town of Windermere

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January 25, 2021

ORIGEL MICHAEL H
260 CALLE DE MADRID
REDONDO BEACH, CA 90277

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Encl.

RECOMMEND – Z19-12 (517 Main Street)

APPROVAL: X DISAPPROVAL _____

COMMENTS: _____

SIGNATURE: Michael H Origel DATE: 2/4/21

ORIGEL MICHAEL H

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January 25, 2021

ROBINSON CECIL W
PO BOX 579
WINDERMERE, FL 34786

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Encl.

RECOMMEND – Z19-12 (517 Main Street)

APPROVAL: _____ DISAPPROVAL

COMMENTS: Need more detail as to development plans and screening for residential on East side of Oakdale St. and location of septic system.

SIGNATURE: Cecil W. Robinson DATE: Feb 4, 2021

ROBINSON CECIL W

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January 25, 2021

BROPHY NORA FRANCES
426 MAGNOLIA ST
WINDERMERE, FL 34786

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RECOMMEND – Z19-12 (517 Main Street)

APPROVAL: _____ DISAPPROVAL:

COMMENTS: *I am opposed to change zoning to a residential street net is unfair to the residents and homeowners. This type restaurant will create ever more traffic + parking issues.*

SIGNATURE: *[Signature]* DATE: *2/2/21*

BROPHY NORA FRANCES

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MCKINLEY ROBERT R JR
536 MAGNOLIA ST
WINDERMERE, FL 34786

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RECOMMEND – Z19-12 (517 Main Street)

APPROVAL: _____ DISAPPROVAL: _____ ✓

COMMENTS: POOR CONCEPTUAL PLAN - FENCE AS BUFFER VICE VEGETATION, SEPTIC SYSTEM LOCATION. I REALIZE FINAL PLANS WILL REQUIRE APPROVAL BUT CONCEPT SHOULD GIVE REASONABLE IDEA.

SIGNATURE: [Signature] DATE: 2/2/2021

MCKINLEY ROBERT R JR

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NEILL DONALD R
525 OAKDALE ST
WINDERMERE, FL 34786

RE: Public Notice of Rezoning and Preliminary Development Plan Review Public Hearing for 517 Main St. Z19-12

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RECOMMEND – Z19-12 (517 Main Street)

APPROVAL: _____ DISAPPROVAL: X

COMMENTS: Please see enclosure

SIGNATURE: Donald R Neill DATE: 2/2/21

NEILL DONALD R

RE: REZONING and PRELIMINARY DEVELOPMENT PLAN REVIEW

February 2, 2021

We are homeowners on Oakdale Street, directly across from the proposed rezoning and development of the Main Street property. We are writing this letter to protest the plan as proposed.

The owner is entitled to develop the commercial property to its best use, but rezoning Single-Family Residential properties to commercial — right across the street from homeowners like ourselves—to allow for 81 parking spaces, so that even more commercial property can be built, is truly overstepping.

Windermere leaders should take a stand against whittling away at single family zoning. We have no objection to a restaurant being built on the commercial property, but it can be done without grabbing Single-Family Residential property.

The increased traffic, light and noise pollution will compromise the aesthetics and home values of Oakdale homeowners and other nearby homes.

We ask that this request be denied.

Respectfully,



Debra Neill



Don Neill

525 Oakdale St.
Windermere FL 34786

RECOMMEND - Z19-12 (517 Main Street)

APPROVAL: _____ DISAPPROVAL

COMMENTS: *We do not feel new expanded
business in this area. The "Vintage"
look is the charm of Winnebago.*

SIGNATURE: *Betty Randolph* DATE: *2/1/21*

RANDOLPH BETTY L

*If you do not like the look of
Winnebago - look them over here.*

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GUILLOT BRYAN T JR
625 OAKDALE ST
WINDERMERE, FL 34786

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Encl.

RECOMMEND – Z19-12 (517 Main Street)

APPROVAL: _____ DISAPPROVAL _____

COMMENTS: Based on the plans

Received I cannot Approve or

disapprove. I look forward to seeing more detailed plans

SIGNATURE: [Signature] DATE: 2/5/21

GUILLOT BRYAN T JR