

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

October 19, 2021

Present were Chair Frank Chase, Board Members; Norma Sutton, Roger Heinz, Stephen Withers, Molly Rose, Jennifer Roper, and Peter Fleck. Town Manager Robert Smith, Town Planner Brad Cornelius, Town Council Liaison Bill Martini (arrived at 6:42pm), and Town Clerk Dorothy Burkhalter were also present.

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

1. OPEN FORUM/PUBLIC COMMENTS:

Chair Chase opened the floor to the public. There were no public speakers.

2. NEW BUSINESS:

a. MINUTES:

i. September 21, 2021 Meeting Minutes

Member Withers made a motion to approve the minutes. Member Fleck seconded the motion. All were in favor.

b. GENERAL ITEMS FOR CONSIDERATION:

i. Z21-04 – 1035 Oakdale ST – Elli R. Atchison Revocable Trust/David and Tiffany Matthews – Variance to allow for a 10’ setback from the North side property line and a 15’ setback from the South front property line for a non-contiguous corner lot.

Chair Chase turned the floor over to Mr. Cornelius. Mr. Cornelius presented case Z21-04. He explained that the variance request is to allow for a 10’ setback from the North side property line and a 15’ setback from the South front property line. Mr. Cornelius commented on the code regarding noncontiguous corner lots. He then stated that 42 notices were mailed out with 11 received in favor and 1 in objection. Some discussion followed regarding setbacks, right-of-ways and Town’s future use, trees, and best use of the property. Member Rose made a motion to recommend approval for the variance request. Member Fleck seconded the motion. All were in favor.

ii. Z21-05 – 47 Pine Street – Susan Huber/Stacy Huber – Variance to allow for a rear setback of 32 feet

Chair Chase turned the floor over to Mr. Cornelius. Mr. Cornelius explained the variance request for a 3’ variance from the required 35’ rear setback. He explained that the request is regarding the protection of a large tree. Mr. Cornelius stated that a condition could be placed that an Arborist report be in place that states protection of the tree before, during, and after construction. He commented that 42 notices were mailed out with 8 received in support. Mr. Don Huber, father of the applicant, read a letter from an Arborist, received earlier in the day, stating that the tree will need to be removed. Letter attached for the record. He stated that the variance is no longer needed. Applicant withdrew request.

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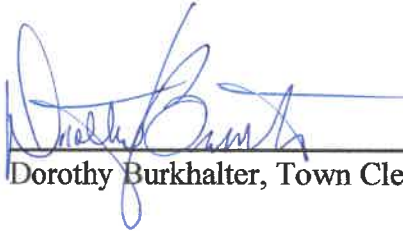
iii. Proposed Comprehensive Plan Amendments – New Private Property Rights Elements and Designate Fernwood Park as a boat ramp only for town residents

Mr. Cornelius explained the proposed Comp Plan amendments. One being for the Private Property Element and two for Fernwood Park. Some discussion followed regarding current issues, designated swim areas and enforcement. Member Heinz made a motion to recommend approval to the Town Council for the Comp Plan amendments. Member Rose seconded the motion. All were in favor.


4. ADJOURN:

Member Rose made a motion to adjourn. Member Withers seconded the motion. All were in favor.

The meeting adjourned at 7:00pm.



Dorothy Burkhalter, Town Clerk



Frank Chase, Chair



October 19, 2021

Don Huber
47 Pine Street
Windermere, FL 347896

RE: Mature laurel oak tree on vacant property (South side)

Laurel oak tree presently has cracks and visible separation between the multiple stems arising from its single trunk. Slime flux (bacteria) oozes from major limbs and branches throughout. Cavities are also present on most of the major limbs. This tree is presently at the end of its life span, and is a high failure risk for any buildings or people in its space. Recommend removal.

Regards,

Tim Muench

Certified Arborist #0469











