



DEVELOPMENT REVIEW BOARD

Chair: Frank Chase

Peter Fleck

Jennifer Roper

Norma Sutton

Stephen Withers

Roger Heinz

Gregg Anderson

Council Liaison: Bill Martini

Agenda

Agenda

January 17, 2023

6:30 PM

****AMENDED AGENDA****

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 proceedings should contact the Office of the 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 Development Review Board:

1. All electronic devices, including cell phones and pagers, shall be either turned off or otherwise silenced.
2. Prolonged conversation 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 Development Review Board 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 Development Review Board 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 CHAIRMAN**

1. OPEN FORUM / PUBLIC COMMENT (3-Minute Limit)

2. NEW BUSINESS

a. Minutes

i. Development Review Board Meeting Minutes: November 15, 2022 (Attachment - Board Option)

b. General Items for Consideration

i. Z23-01 – 510 Jennifer Lane – Variance to Allow a Boat Dock with a Negative 50-foot Setback from the Projected Adjacent Property Lines

ii. ~~Z23-02 – 803 Main Street – Variance to Allow a Greater than 10% Increase in the Gross Floor Area of a Non-Conforming Home for an Addition~~ **Tabled**

iii. Z23-03 - 914 W 2nd Avenue – Variance to Allow a Gross Floor Area in Excess of 38% for the Installation of a Roof Over Existing 2nd Story Balconies

iv. ~~Z23-04 – 12150 Lake Butler Boulevard – Variance to Allow a Play Court in the Front Yard – Applicant Request to Table Variance to February 14, 2023, DRB Meeting~~ **Tabled**

3. ADJOURN

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

November 15, 2022

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

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

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

There were no public speakers.

2. **NEW BUSINESS:**

Member Fleck read is Form 8B into the record. (attached).

a. **MINUTES:**

i. **October 18, 2022, Meeting Minutes**

Member Sutton made a motion to approve the minutes. Member Roper seconded the motion. All were in favor.

b. **General Items for Consideration:**

i. **Z22-09: 5 Pine Street, Joseph & Jill Ata – Revised variance request to allow for a front setback of 18 feet for a new attached garage**

Chair Chase turned the floor over to Wade Trim representative Ms. Amanda Warner. Ms. Warner presented variance request Z22-09. She explained that the Town Council tabled and returned this item back to the Board after the item was heard at their meeting. She explained that the front setback has been revised from 16' to 18' from the 25' requirement. Ms. Warner stated that the owner is claiming that the trees hardship is due to the growth of the oak trees over the past 25 years which has caused damage to their driveway and infrastructure, previous action by the Town Council in 2004 to allow development of the fish camp and removal of the turnaround at the end of the street, and allowing Block D to be platted in a way that failed to extend the existing road and right of way. She then stated that she was available to answer any questions. Mr. Joseph Ata, owner of 5 Pine Street, introduced himself. He then commented on the uniqueness of his lot, the end of Pine Street (Bumby Fish Camp), the previous turnaround, and the road being private property. Member Withers questioned the end of Pine Street to the point of the Ata property. Mr. Ata review ariel photos. He then stated that the Town Council questioned how many homes on Pine Street did not meet the 25' setback. Mr. Ata stated 50% do not meet the current 25' setback. Member Withers questioned who owned the street. Mr. Ata stated Mr. Johnson. Some discussion followed regarding the garage, openings, and aesthetics. Chair Chase stated that he had met with the applicant and agrees with the hardship of Town not providing a turnaround. After some discussion was made, Member Fleck commented that he also inspected the area and stated that this is a great plan. Member Fleck made a motion to recommend approval of this variance request. Member Withers seconded the motion. Member Roper stated that approximately ten years ago, she made a statement regarding front road setbacks;

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

November 15, 2022

therefore, she will be voting against this item. Roll call vote was as follows: Sutton – aye, Withers- aye, Chase – aye, Roper – nay, and Fleck aye. Motin carried 4-1. Chair Chase stated that this item will be back before the Town Council next month.

Member Roper questioned if a special rule is needed to be in place for Bumby Point. All agreed to leave it be.

4. ADJOURN:

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

The meeting adjourned at 6:56pm.

Dorothy Burkhalter, Town Clerk

Frank Chase, Chair

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 January 17, 2023

Town Council February 14, 2023

Case No.: Z23-01

Applicant/Representative: Sheila Cichra and Mary Doty Solik

Property Owners: Wallace Palladino and Mari Beaudrault

Requested Action: Variance to allow construction of a boat dock that extends across the Town's 15-foot undeveloped, platted right-of-way and to encroach across 713 E 6th Avenue's extended property line by 35 feet, for a total of a negative 50-foot setback.

Property Address: 510 Jennifer Lane Windermere, FL 34786

Legal Description: WINDERMERE OAKS 10/27 LOT 12

Future Land Use/Zoning: Residential/Residential

Existing Use: Residential (Single Family)

Surrounding Future Land Use/Zoning

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

CASE SUMMARY:

The applicant proposes to construct a new boat dock that extends across the Town's 15-foot undeveloped, platted right-of-way and encroaches across 713 E 6th Avenue's extended property line by 35 feet, for a total of 50 feet encroachment.

The applicant provided a site plan, survey, and Florida Department of Environmental Protection Determination of Sovereign Submerged Lands. This information is included with the agenda item.

The subject property 510 Jennifer Lane is located on Lot 12 of the Windermere Oaks subdivision, which was approved by the Town in 1981. The Windermere Oaks Plat is included with this agenda item.

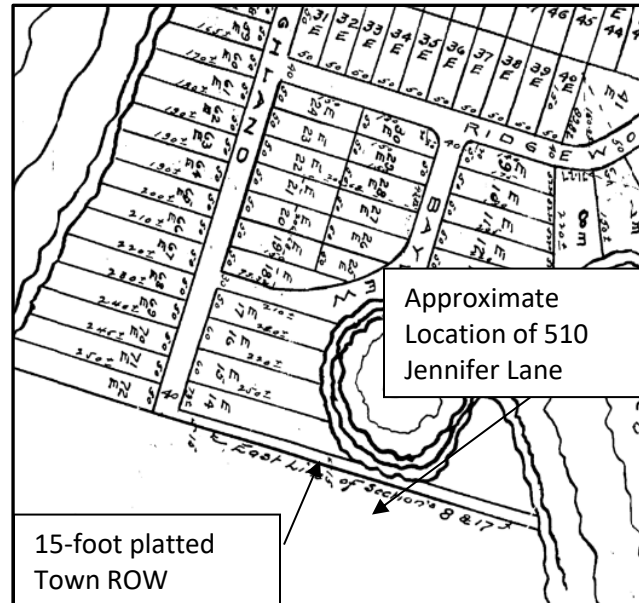
The subject property is along a cove of Lake Down. See image below of the location of 510 Jennifer Lane (2022 Orange County Property Appraiser):



The applicant proposes new boat dock on Lake Down. The Town's Land Development Code (LDC) requires boat docks to be at least 16 feet setback from the side property lines projected into the lake. The proposed boat dock is 16 feet from the subject property's north side property line projected into the lake and 97 feet from the subject property's south side property line projected into the lake.

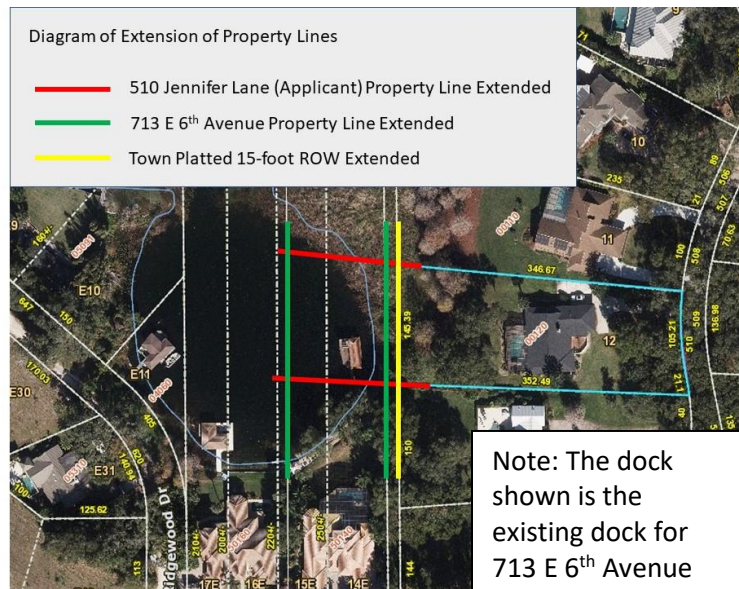
However, due to the location of the subject property on the f Lake Down cove, the projection of the side property lines intersects the projected property lines of the property located at 713 E 6th Avenue. Due to the orientation of the properties on the cove, the proposed dock at 510 Jennifer Lane extends 35 feet across the projected property line of 713 E 6th Avenue.

In addition, the Plat of Windermere, G38, Public Records of Orange County, Florida, show a 15-foot platted right-of-way that runs from E 6th Avenue and along the western boundary of 510 Jennifer Lane. See image below:



Currently, the portion of the platted 15-foot Town ROW adjacent to 510 Jennifer Lane is underwater and located waterward of the normal high-water elevation.

The image below shows the application of the extension of property lines of 510 Jennifer Lane, 713 E 6th Avenue, and Platted Town ROW:



As shown, due to the cove, the extended property lines intersect and result in the need for the variance.

This same variance (termed “waiver” by Orange County) was also required by the Orange County Environmental Protection Division (OCEPD). Orange County uses the same property line extension requirement as the Town for dock setbacks. The Orange County Environmental Protection Commission (EPC) held a hearing on waiver on October 26, 2022, and approved the requested waiver for the negative 50-foot setback. However, on November 4, 2022, Nathan Hill, Jr. and Eudene Harry, owners of 713 E 6th Avenue, filed an appeal with the County requesting the Orange County Board of County Commissioners (BOCC) rescind the EPC approval of the waiver. The BOCC is scheduled to consider the appeal at their meeting on February 21, 2023.

Please note, the approval of the waiver by Orange County does not require the Town to approve the variance. The Town retains its independent authority to approve or deny variances based on the Town’s Land Development Code. Also, as a point of information, for the proposed dock to be constructed requires the approval of three independent permitting agencies: South Florida Water Management District, Orange County, and the Town. If any one of the three permitting agencies denies the request to construct the proposed dock, then the proposed dock cannot be constructed.

Also, the Town’s regulation of dock setbacks is not based on the determination of riparian lines. It is based on the straight projection of the side property lines. This is consistent with OCEPD. However, the State uses riparian lines for permitting purposes, which may differ from the straight projection of property lines.

On January 10, 2023, Mary Doty Solik, attorney for the owner of the subject property, submitted a Florida Department Environmental Protection (FDEP) title determination, file number APP NO 22115-36590, that states *“Based on records within the title and land records section of the BOT holds title to the lands below the OHWL of Lake Down at the subject site.”* This document is included with the information provided by the applicant.

There is disagreement between the applicant and the owners of 713 E 6th Avenue regarding riparian rights. This is a property right dispute between property owners and not under the authority of the Town to resolve property right conflicts between property owners. The Town’s authority for approval or denial is based on the Town’s Land Development Code and other applicable regulations.

The 15-foot plated Town ROW, which runs along the western edge of 510 Jennifer Lane, is a narrow passage with the portion along 510 Jennifer Lane underwater and waterward of the normal high-water elevation. Based on discussions with the Town Manager and Town Attorney, if the variance is approved by the Town Council, then the Town Manager will approve the crossing of the Town’s platted ROW through a standard Town right-of-way use permit.

As part of the OCEPD permitting process, the Orange County Sheriff's Office completed a navigation check for the proposed dock to determine if would cause a navigation conflict with surrounding properties. On September 23, 2022, Sargent Richard Broxton, Orange County Sheriff's Office Marine Enforcement Unit, sent an email to OCEP to advise that the proposed dock should not create a navigational hazard or interfere with the existing dock at 713 E 6th Avenue. Sgt. Broxton's email is included with the agenda item.

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 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.

PUBLIC NOTICE:

Public notices were mailed to property owners within 500 feet of the subject property. As of January 12, 2023, 7 responses were received in support, 3 in objection, and 1 with no comment. The response received from Nathan Hill, Jr. and Eudene Harry, owners of 713 E 6th Avenue, with the dispute regarding property rights with the applicant, submitted a response advising they hired a professional land surveyor to document the riparian lines and expect to receive the results by the end of January 2023. A map showing the location of the responses is provided in the agenda item. An update to any responses received after January 12, 2023, will be provided at the DRB meeting.

From: [Broxton, Richard](#)
To: [Rysak, Edward J](#); [Lowers, Bim](#)
Subject: RE: Nav check while Adam Popp is out
Date: Friday, September 23, 2022 9:52:20 AM
Attachments: [image003.png](#)
[510 JENNIFER LN 1.jpg](#)
[510 JENNIFER LN 4.jpg](#)
[510 JENNIFER LN 3.jpg](#)
[510 JENNIFER LN 2.jpg](#)

Based on the current marked position, this should not create a navigational hazard or interfere with the neighboring dock.

Let me know if you have any questions.

Rick

Richard Broxton
Sergeant
Orange County Sheriff's Office
Special Operations Division
Specialized Patrol
Marine Enforcement Unit
321-229-4948

From: Rysak, Edward J <Edward.Rysak@ocfl.net>
Sent: Thursday, September 22, 2022 11:21 AM
To: Broxton, Richard <Richard.Broxton@ocfl.net>; Lowers, Bim <Bim.Lowers@ocfl.net>
Subject: FW: Nav check while Adam Popp is out

Hello Richard and Bim,

Per my teammates email below, I was guided to contact you all for a Navigational Hazard assessment request while Adam Popp is out. He is the one we typically contact for Nav checks.

I have this current Nav check request (see attached email to Adam) which contains the location info, etc. for the request in question. It is for a proposed dock whose terminal platform has been field staked with white PVC stakes at the site location described in the attached email. It is located in a 'cove' on the south side of Lake Down.

Please let me know if you all need any additional info to perform the Nav check at your earliest convenience or if I should redirect my request elsewhere.

Thank you so much and please feel free to reach out to me any time.



Date: October 28, 2022
To: Brad Cornelius
From: Sheila Cichra
Re: Variance Request for 510 Jennifer Lane, Windermere
Boat dock side setback from projected property line

The attached files are an application package for a side setback variance from 16' to negative 50' for a proposed boat dock.

The parcel belongs to Wallace Palladino and Mari Beaudrault.

We are in the process of obtaining an OC EPD boat dock setback waiver and we have already obtained a DEP permit for the proposed boat dock.

The adjacent property owner to the North has signed a setback waiver to reduce the required setback from 25' to 16'.

The reason for the variance request is that the Eastern projected property line for 713 East 6th Avenue and the Town of Windermere's platted 15' ROW cuts directly across my client's shoreline, instead of out into the lake, like most parcels. The proposed dock does not encroach on any adjacent property owner's riparian rights, but it does cross those projected property lines.

The site of the terminal platform was carefully staked out and positioned to minimize the impact to the adjacent dock. The OC Sheriff's Department has done a navigation check and it is their professional opinion that the proposed dock will not create a navigational hazard for the adjacent dock.

Thank you for your consideration.



Date: October 27, 2022
To: Brad Cornelius
From: Sheila Cichra
Re: Variance Request for 510 Jennifer Lane, Windermere
Boat dock side setback from projected property line

Special Conditions and Circumstances are created by the fact that the Palladino/Beaudrault property and the Hill/Harry property are at right angles to each other due to being on a small circular cove of Lake Down. This creates projected property lines that are also at right angles to each other and cuts off any access for a dock to be constructed at adequate mooring depth on the Palladino/Beaudrault property.

Not Self Created This situation is created by the small circular form of Lake Down in the area and the subject properties being located at right angles to each other.

No Special Privilege Being Conferred: This variance is necessary solely due the intersection of projected property lines at right angles-a unique situation created by the small circular form of this Lake Down cove. The Hill/Harry owners already enjoy an existing dock constructed within the Palladino/Beaudrault riparian lines.

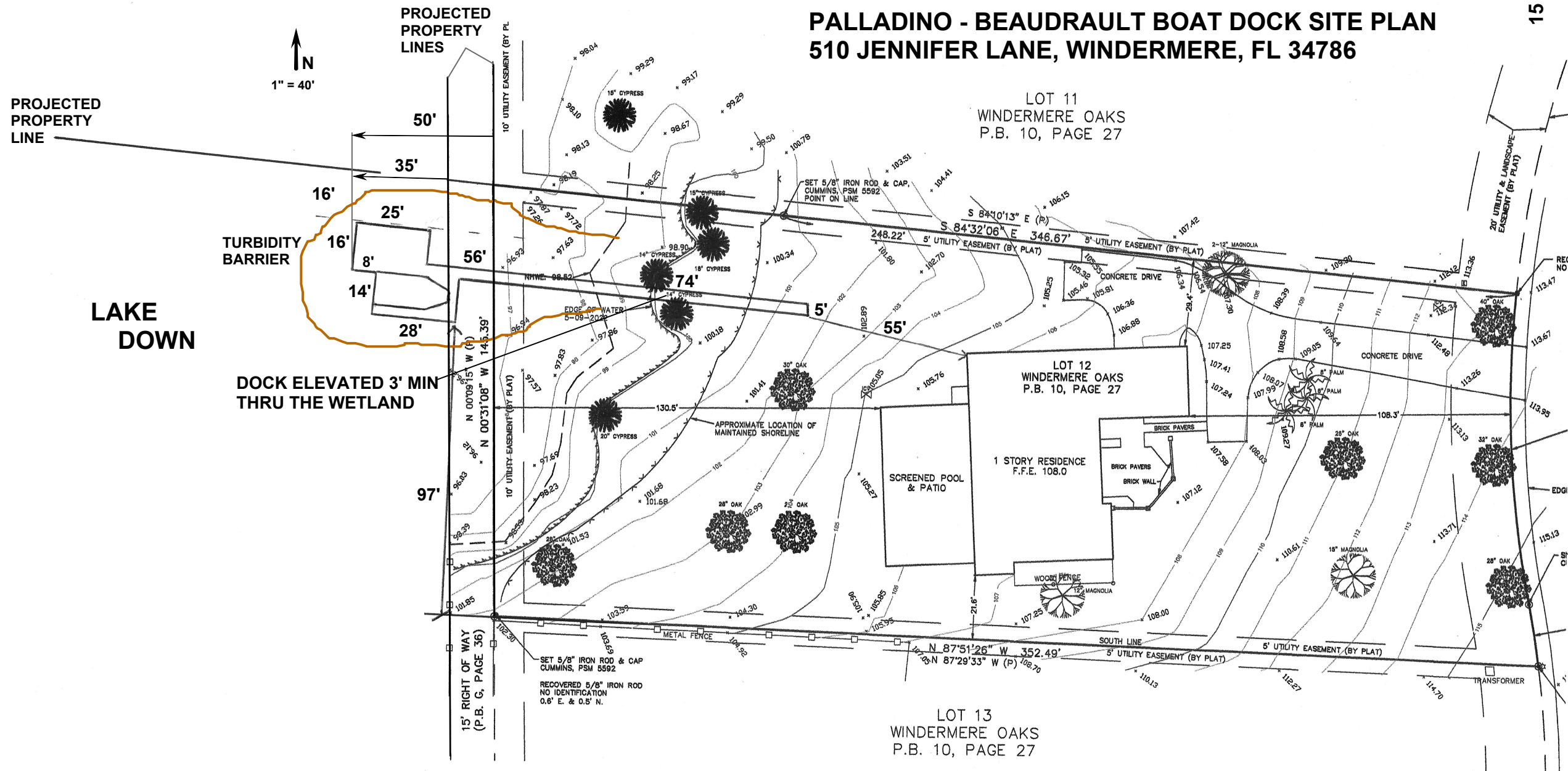
Regarding *Deprivation of Rights*, if this variance isn't approved, the owners won't be able to build a functional boathouse, due to the inadequate water depth of the area that *does* meet the required setback.

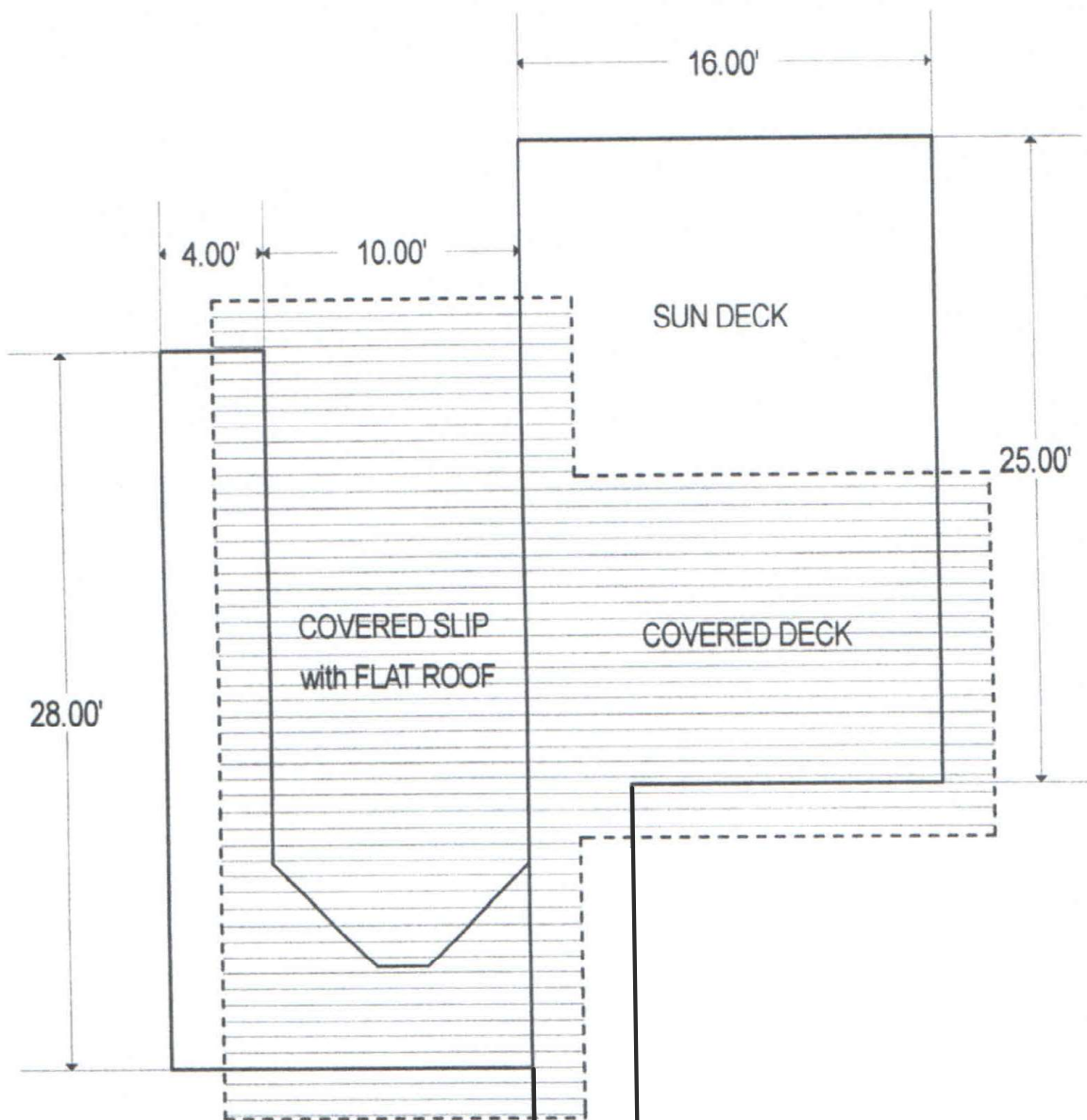
We are requesting the *Minimum Possible Variance*. The boat dock that we are proposing would be located just barely in adequate water depth for mooring. The walkway length was minimized to position the terminal platform as close to the NHWE as possible.

No one would be negatively impacted by the construction of the proposed boathouse and without the variance, my client couldn't build a dock like most of his neighbors have. We believe that is a good example of the *Purpose and Intent* of such a zoning variance.

PALLADINO - BEAUDRAULT BOAT DOCK SITE PLAN
510 JENNIFER LANE, WINDERMERE, FL 34786

15





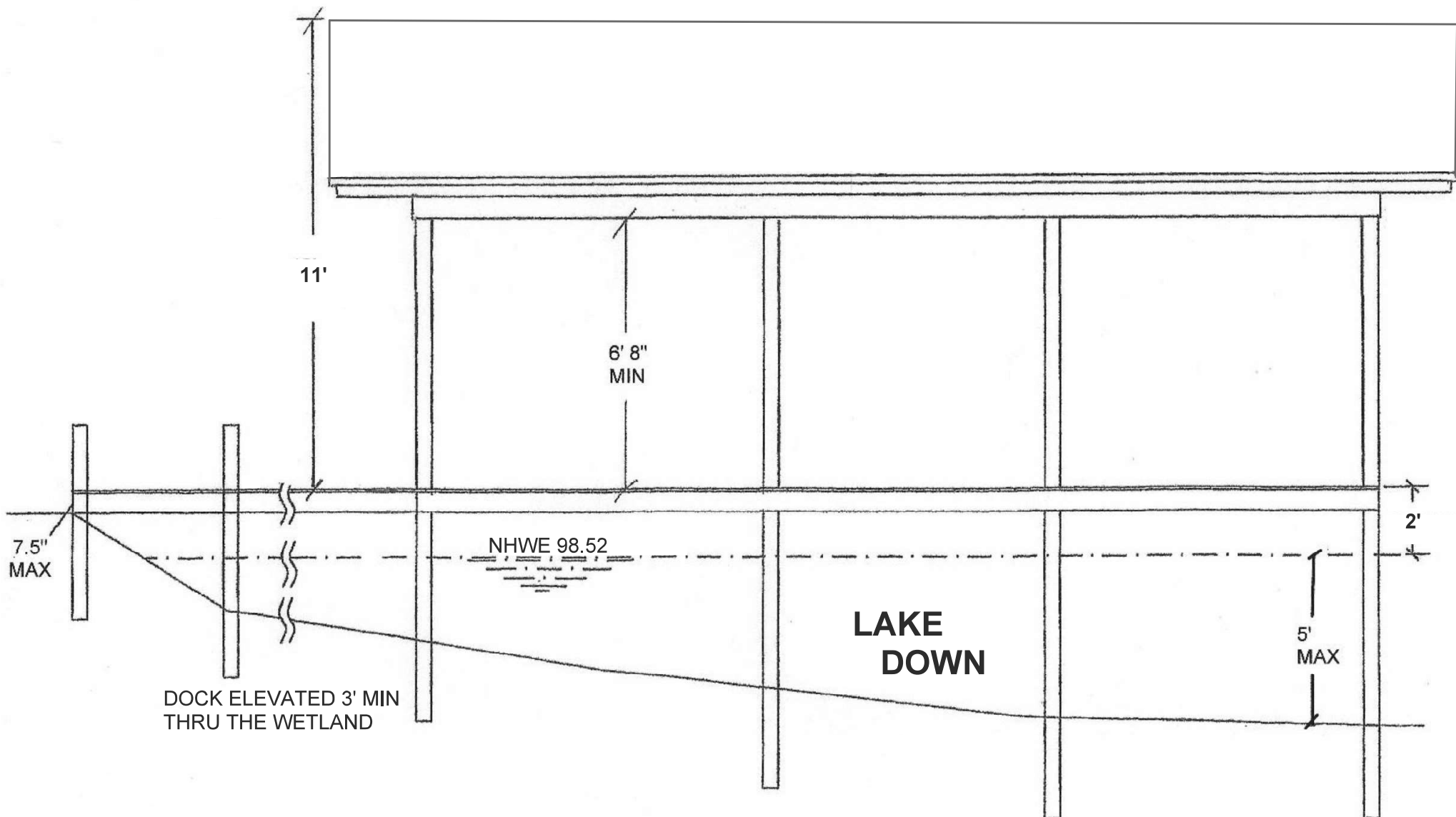
DOCK MAY MEANDER TO
AVOID IMPACTING TREES

DOCK ELEVATED 3' MIN
THRU THE WETLAND

DOCK LENGTHS NTS

PALLADINO PLAN VIEW
510 JENNIFER LANE
WINDERMERE, FL 34786
16

PALLADINO ELEVATION
510 JENNIFER LANE
WINDERMERE, FL 34786





OCPA Web Map

	Florida Turnpike		Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		6 Lot Number
	Interstate 4		Public Roads		Brick Road		Agriculture		Agricultural Curtilage		Lakes and Rivers		06060 Parcel Number
	Toll Road		Gated Roads		Block Line		Commercial/Institutional		Hydro		Building		3106 Parcel Address
	Road Under Construction		Lot Line		Governmental/Institutional/Misc		Waste Land		E Block Number		111.9 Parcel Dimension		



Created: 9/12/2022 16:47 Aerial 2022

This map is for reference only and is not a survey

Cornelius, Brad

From: msolik@dotysoliklaw.com
Sent: Tuesday, January 10, 2023 12:57 PM
To: Cornelius, Brad; heather.ramos@gray-robinson.com
Cc: Wallace Palladino; maribeaudrault@gmail.com; Sheila Cichra
Subject: FW: 221115-36590 Palladino Boathouse
Attachments: 221115-36590_AgencyComments_20221208.pdf (1).pdf

This message originated from outside of Wade Trim

Brad:

Yes there are updates. Please see the email below with attachment. The DEP has determined that in the area of the Palladino property everything below the OHWE is state owned. In coordination with and direction from DEP we have had the OHWE located (survey crew was onsite last week doing the field work) and have confirmed that the OHWE falls well within the Palladino lot. We should have our survey by the end of the week. Because the OHWE falls within the Palladino lot, all areas of the 15' platted ROW abutting the Palladino property will also be claimed as state-owned. Lisa Prather has indicated that as soon as we get our survey to them the District will issue our permit.

Thanks,
Mary



Mary Doty Solik
121 S. Orange Ave., Suite 1500
Orlando, FL 32801
407 367 7868
407 925 4738 Mobile
www.dotysoliklaw.com
msolik@dotysoliklaw.com
Licensed in FL and GA

From: Prather, Lisa <lprather@sfwmd.gov>
Sent: Wednesday, December 14, 2022 3:26 PM
To: msolik@dotysoliklaw.com
Cc: Sheila Cichra <sheilacichra@gmail.com>; Veguilla, Elizabeth <eveguil@sfwmd.gov>; Therrien, Patricia <ptherrie@sfwmd.gov>; Griffel Dalager, Alexander <agriffel@sfwmd.gov>
Subject: RE: 221115-36590 Palladino Boathouse

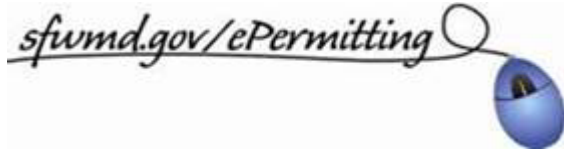
Ms. Solik - The District contacted the DEP Division of State Lands to confirm ownership below the ordinary high water line at the subject property. DEP confirmed that the submerged lands are state owned. Please refer to the attached title determination.

If you have additional questions please let me know.

Regards,



Lisa Prather, P.W.S., C.W.E.
Regulation Section Administrator
Orlando Regulatory Division
South Florida Water Management District
1707 Orlando Central Parkway, Suite 200
Orlando, FL 32809
lprather@sfwmd.gov
(407) 858-6100 ext 3818





FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
TITLE AND LAND RECORDS SECTION
BOARD OF TRUSTEES LAND DOCUMENT SYSTEM
WORKSHEET SHORT FORM (FOR INTERNAL DEP USE ONLY)

WORKSHEET ID: 126020
COUNTY: Orange
FILE NUMBER: APP NO 22115-36590
APPLICANT: WALLACE PALLADINO
COMPANY:
SITE: 510 JENNIFER LANE; PARCEL 09-23-28-9354-00-120-872 ACRE LAKE; LOT 12 WINDERMERE OAKS
TYPE OF ACTIVITY: BOATHOUSE, SUBMERGED LANDS DETERMINATION
PROJECT LOCATION: 9 23S 28E
AQUATIC PRESERVE: N/A
WATER BODY: LAKE DOWN

DETERMINATION STATEMENT: BASED ON RECORDS WITHIN THE TITLE AND LAND RECORDS SECTION THE BOT HOLDS TITLE TO THE LANDS BELOW THE OHWL OF LAKE DOWN AT THE SUBJECT SITE.

TO ALEXANDER @ SFWMD
DW 11/29/2022

PREPARER: WHITE_DJ
DATE APPROVED: 12/06/2022
APPROVED BY: MCMILLAN_K
WORKSHEET STATUS: Approved



FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

August 3, 2022

Edward Rysak
Orange County Government
3165 McCrory Place, Suite 200
Orlando, Florida 32803

RE: Lake Down
Worksheet #125007

Dear Mr. Rysak:

This letter is in response to your recent inquiry requesting a determination of state owned lands in Section 9, Township 23 South, Range 28 East; Orange County.

Records on file within the Title and Land Records Section indicate that the Board of Trustees of the Internal Improvement Trust Fund holds title to the lands below the ordinary high water line of Lake Down at the subject site.

The conclusions stated herein are based on a review of records currently available within the Department of Environmental Protection as supplemented, in some cases, by information furnished by the requesting party. Additional records will be reviewed if provided.

Should you have any questions regarding this determination, please contact Donelle White, Program Consultant, at mail station 108 at the above address or call at (850) 245-2788.

Sincerely,

Karen McMillan, for

Scott Woolam, PSM, Bureau Chief
Division of State Lands
Bureau of Survey and Mapping
SW/dw

G:\TITLE\Donelle\2022 July-Sept\Orange\letter to edward @ orange county government lake down 8-3-2022.docx



**AFFECTED ADJACENT PROPERTY OWNER
NOTARIZED STATEMENT OF NO OBJECTION
TO BOAT DOCK SIDE-SETBACK WAIVER REQUEST**

The following is to be completed by the affected adjacent property owner as required by Section 15-343, Orange County Code. Section 15-343(b) states: "On lots or parcels having a shoreline frontage of seventy-five (75) feet or greater, docks shall have a minimum side setback of twenty-five (25) feet from the projected property line, unless such requirement is reduced by an appropriate waiver which shall be reviewed by the environmental protection division. **Waivers from side-setback requirements may be granted by the environmental protection officer if a notarized letter of no objection to the waiver is received from the shoreline property owner abutting the applicant's property line affected by the waiver.**"

I, John or Rebecca Prawlocki, a legal property owner of property located at 508 Jennifer Lane,
(Adjacent Property Owner Name) (Address)

have reviewed the dock construction plans dated 06/05/2022, for the property located at
510 Jennifer Lane, and have no objections.

The dock construction plans include a side setback waiver request of 16 feet, in lieu of the
minimum 25 feet required by Code.

☒ John Prawlocki
(Signature - Adjacent Affected Property Owner)
JOHN PROWLOCKI
(Print Name - Adjacent Affected Property Owner)

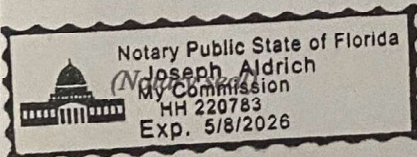
6/15/22
(Date)

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15 day of June 20 22, by John Prawlocki.

NAME OF NOTARY
Joseph Aldrich



[Signature]
(Signature of Notary Public - State of Florida)

Personally Known OR Produced Identification

Type of Identification Produced FL DL

TOWN OF WINDERMERE AGENT AUTHORIZATION FORM

I/WE, (PRINT PROPERTY OWNER NAME) Wallace Palladino or Mari Beaudrault, AS THE OWNER(S) OF THE
REAL PROPERTY DESCRIBED AS FOLLOWS, 510 Jennifer Lane, DO
HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Sheila Cichra,
TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED
AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, boat dock permit, AND TO
APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS
APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 9/23/2022



Wallace D. Palladino
Signature of Property Owner

Wallace D. Palladino
Print Name Property Owner

Date: _____

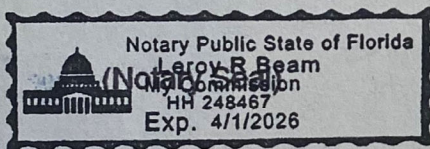
Signature of Property Owner

Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 23 day of Sept.
2022 by Leroy R. Beam. He/she is personally known to me or has produced
DRIVER LICENSE as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 23 day of
Sept. in the year 2022.



Leroy R. Beam
Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: 4-1-24

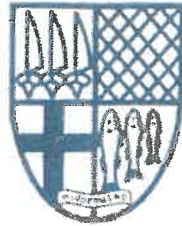
Legal Description(s) or Parcel Identification Number(s) are required:

PARCEL ID #: 09-23-28-9354-00-120

LEGAL DESCRIPTION: WINDERMERE OAKS 10/27 LOT 12

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

December 15, 2022

HILL NATHAN B JR
PO BOX 620
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 510 Jennifer Lane Z23-01

Sheila Cichra, representative of owners Wallace Palladino and Mari Beaudrault of 510 Jennifer Lane in the Town of Windermere, submitted a request for approval of a variance, pursuant to Division 10.02.00 of the Town of Windermere Land Development Code. The Town's code requires boat docks to be setback a minimum of 16 feet from the projected side property line. The owners are proposing to construct a boat dock that extends across the Town's 15-foot undeveloped, platted right-of-way and to encroach across 713 E 6th Avenue's extended property line by 35 feet, for a total of 50 feet.

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 using the enclosed stamped envelope to Wade Trim, Inc. by **January 6, 2023**.

This matter will be presented to the Development Review Board on **Tuesday, January 17, 2023, at 6:30 p.m.** Their recommendation will be heard by the Town Council on **Tuesday, February 14, 2023, at 6:00 p.m.** You may attend the meetings in person at Town Hall, located at 520 Main Street. All meetings are open to the public and you are welcome to participate. Feel free to contact me if you have any questions.

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

RECOMMEND – Z23-01 (510 Jennifer Ln.)

APPROVAL: _____ **DISAPPROVAL** _____

COMMENTS: _____

It has come to our attention, the permit previously issued by the SFWMD, is no longer valid, as the site plans were changed and the applicant, as a result, has submitted a new permit application. The SFWMD issued an RAI to the applicant's consultant requiring that a licensed surveyor include riparian lines on the site that was submitted. The response to the RAI, as of this writing has not been submitted. In addition, we have hired an expert in professional land surveyor who is an expert in riparian issues. We expect to have the results of his efforts by the end of January. We believe it is important for all agencies to base their respective decisions on factual data.

SIGNATURE: _____ **DATE:** _____

HILL NATHAN B JR

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

December 15, 2022

LONDEREE ROBERT D
PO BOX 1077
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 510 Jennifer Lane Z23-01

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

RECOMMEND – Z23-01 (510 Jennifer Ln.)

APPROVAL: _____ DISAPPROVAL _____

COMMENTS: NO COMMENT FROM ME.

SIGNATURE: Ral J Soudan

DATE: 12/18/22

LONDEREE ROBERT D

RECOMMEND - Z23-01 (510 Jennifer Ln.)

APPROVAL: YES DISAPPROVAL

COMMENTS:

SIGNATURE: 


CRAIN JAMES

DATE: 12-27-2022

RECOMMEND Z23-01 (510 Jennifer Ln.)

APPROVAL: X DISAPPROVAL

COMMENTS: THE PROPERTY OWNERS HAVE OUR
COMPLETE SUPPORT FOR THIS USE OF THEIR
LAND AND TOWN RIGHT OF WAY

SIGNATURE:  DATE: 12/23/22

MALAND STE

RECOMMEND - Z23-01 (510 Jennifer Ln.)

APPROVAL: X DISAPPROVAL

COMMENTS: As long as it does not cross our
projected property line - hard to read the diagram.
Let me know!!

SIGNATURE:  DATE: 12/22/22

PRAWLOCKI JOHN J

Town of Windermere

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



Mayor
JIM O'BRIEN

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

December 15, 2022

LITVANY WILLIAM M LIFE ESTATE
515 JENNIFER LN
WINDERMERE, FL 34786

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

RECOMMEND – Z23-01 (510 Jennifer Ln.)

APPROVAL: ✓ **DISAPPROVAL** _____

COMMENTS: _____

SIGNATURE: William M Litvany **DATE:** 12/19/22

LITVANY WILLIAM M LIFE ESTATE

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

December 15, 2022

FRAHM ANTON PHIL
512 JENNIFER LN
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 510 Jennifer Lane Z23-01

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Wade Trim, Inc.
813.882.4373
tow@wadetrim.com
Encl.

RECOMMEND – Z23-01 (510 Jennifer Ln.)

APPROVAL: ☒ **DISAPPROVAL** ☐

COMMENTS: _____

SIGNATURE: Anton Phil Frahm **DATE:** 12/20/22

FRAHM ANTON PHIL

RECOMMEND - Z23-01 (510 Jennifer Ln.)

APPROVAL: ✓ DISAPPROVAL _____

COMMENTS: No objections as proposed

SIGNATURE: [Signature] DATE: Dec 20, 2022

RABAJA DAVID R

RECOMMEND - Z23-01 (510 Jennifer Ln.)

APPROVAL: _____ DISAPPROVAL ✓

COMMENTS: I vehemently disapprove this request. Allowing land locked owners to gain water access, thereby increasing the value of their home drastically, sets a dangerous precedent and threatens current home owners.

SIGNATURE: [Signature] DATE: 1/2/23

PAGANE JOSEPH

RECOMMEND - Z23-01 (510 Jennifer Ln.)

APPROVAL: ✓ DISAPPROVAL _____

COMMENTS: _____

SIGNATURE: [Signature] DATE: 12/28/22

CADE YOLANDA CLARK

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

December 15, 2022

BONNETT TRAVIS SEAN
620 RIDGEWOOD DR
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 510 Jennifer Lane Z23-01

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

RECOMMEND – Z23-01 (510 Jennifer Ln.)

APPROVAL: _____ DISAPPROVAL X

COMMENTS: Allowing This Dock greatly reduces
the function and access to the existing
adjacent dock. Drawing shown in provided package

SIGNATURE: [Signature] DATE: 12-26-22 Should include

BONNETT TRAVIS SEAN

existing dock so
everyone can see
the whole story.
paperwork provided does not!!

Town of Windermere

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Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
JIM O'BRIEN



Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

December 15, 2022

G & J FAMILY TRUST
C/O GEORGE POELKER TRUSTEE | 405 W 3RD AVE
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 510 Jennifer Lane Z23-01

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

RECOMMEND - Z23-01 (510 Jennifer Ln.)

APPROVAL: _____ DISAPPROVAL X

COMMENTS: The property lines involved are
not "extended" but actual property lines. (Look it up!)
You cannot build on someone else's property.

SIGNATURE: 6/7 DATE: 12/21/22

G & J FAMILY TRUST

RECOMMEND – Z23-01 (510 Jennifer Ln.)

APPROVAL: ✓ DISAPPROVAL _____

COMMENTS: _____

SIGNATURE:  DATE: 12/19/2022

CHAVY PIA

OCA Web Map

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



Created: 12/14/2022 14:44 Aerial 2022

This map is for reference only and is not a survey

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 January 17, 2023

Town Council February 14, 2023

Case No.: Z23-03

Applicant/Representative: Roland Krantz

Property Owners: Jared and Michelle Remington

Requested Action: Variance to allow construction of roofing over balconies that result in a Floor Area Ratio of 0.40 (40%).

Property Address: 914 W 2nd Avenue, Windermere, FL 34786

Legal Description: ALADAR ON LAKE BUTLER N/47 LOT 13 (LESS SELY 32 FT) & LOT 15 (LESS WLY 4.9 FT ON LAKE RUNNING TO PT ON NW COR)

Future Land Use/Zoning: Residential/Residential

Existing Use: Residential (Single Family)

Surrounding Future Land Use/Zoning

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

CASE SUMMARY:

The applicant proposed to roof over several existing balconies that results in the total gross floor area ratio of the existing home to increase from 37% to 40%, which exceeds the permitted gross floor area of 38%.

The gross floor area of the existing home is 8,289 square feet on a 22,400 square foot property. The existing home has a 37% gross floor area ratio and is slightly below the permitted maximum floor area ratio of 38%. To stay within the 38% limitation, the maximum gross floor area cannot exceed 8,512 square feet, which would allow in increase of 223 square feet.

The requested variance increases the gross floor area of the existing home by 861 square feet to total gross floor area of 9,150 square feet, which is a 40% gross floor area ratio. The roof overs of the balconies on the front of the existing home also partially enclose the roofed areas with walls. This does not change the variance request, as the presence of walls does not change the calculation of the gross floor area.

The Town's Land Development Code requires all roofed areas, including balconies and porches, to be included in the calculation of the gross floor area of a home.

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 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.

PUBLIC NOTICE:

Public notices were mailed to property owners within 500 feet of the subject property. As of January 12, 2023, 11 responses were received in support and none in objection. An update to any responses received after January 12, 2023, will be provided at the DRB meeting.



A L A I R

CUSTOM HOMES · RENOVATIONS

Dear Brad Cornelius,

I'm writing to request a variance for the existing home at 914 W 2nd Ave. Windermere, FL, 34786. Our request for variance is in regard to Floor Area Ratio. The home was non-conforming when it was built. It is our intent to cover the rear and front 2nd floor balconies with a roof. This would increase the usability of existing balconies. This would provide a needed dedicated office space and a child's bedroom in the front. This would be inconsequential in obstructing any of the neighbor's or passersby view of the lake as the proposed work is positioned in the center of the 2nd floor. *(See attached design plans)*

This would not increase the footprint of the existing home in any way. This would not increase any impervious surface area on the property or produce any additional runoff. This proposed work would not contribute to any additional congestion or traffic on the street. Much consideration and discussion by the Remington family was given as to how their home project would contribute to and complement the homes of their friends and neighbors on their street. This proposed work would not diminish the property value of the surrounding area but would instead tastefully contribute to the aesthetic, character, personality, and property values that the surrounding neighbors work hard to maintain.

Prior to the Remington family purchase of this property at 914 W. 2nd Ave., the home was in need of extensive restoration due to maintenance neglect leading to water ingress throughout the home. One of the reasons the Remington family was drawn to this property on 2nd Ave was because the size of the home although it needed work to remedy the previously mentioned critical concerns had the potential to serve the needs of their large family. Through this process of restoration to make this home usable, it is the family's intent to restore the home to a quality standard beyond its original build while honoring land area constraints in the community.

We respectfully request that you consider our application for a variance.

Sincerely,

Roland Krantz
Alair Homes Orlando

AGENT AUTHORIZATION FORM

I/WE, (PRINT PROPERTY OWNER NAME) Jared and Michelle Remington, AS THE OWNER(S) OF THE
 REAL PROPERTY DESCRIBED AS FOLLOWS, 914 W. 2nd Ave., Windermere, FL 34786, DO
 HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Roland Krantz,
 TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED
 AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Variance Request, AND TO
 APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS
 APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 10/31/22

[Signature]
 Signature of Property Owner

Jared Remington
 Print Name Property Owner

Date: 10/31/22

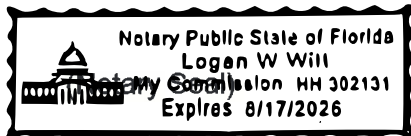
[Signature]
 Signature of Property Owner

Michelle Remington
 Print Name Property Owner

STATE OF FLORIDA :
 COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 31st day of October,
2022 by JARED & MICHELLE REMINGTON He/she is personally known to me or has produced
Florida Driver's License as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 31 day of
October, in the year 2022.



[Signature]
 Signature of Notary Public
 Notary Public for the State of Florida

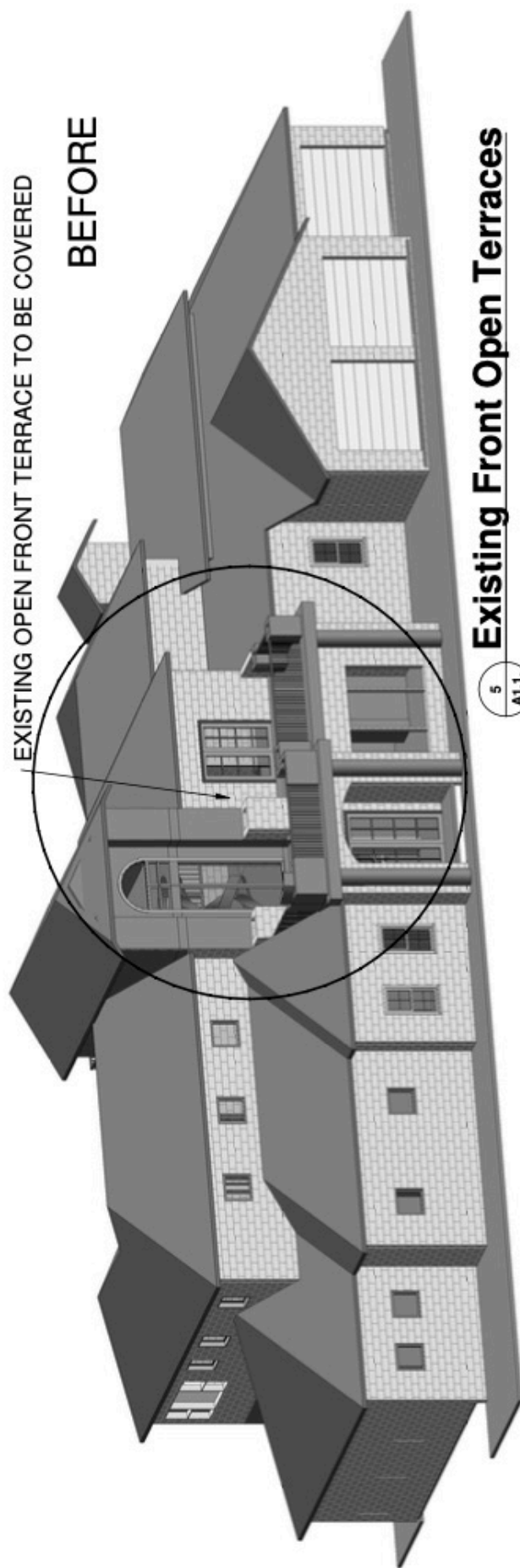
My Commission Expires: 8-17-2026

Legal Description(s) or Parcel Identification Number(s) are required:	
PARCEL ID #:	<u>07-23-28-0044-00-131</u>
LEGAL DESCRIPTION:	<u>07-23-28-0044-ALADAR ON LAKE BUTLER N/47 LOT 13 (LESS SELY 32 FT)</u>
	<u>& LOT 15 (LESS WLY 4.9 FT ON LAKE RUNNING TO PT ON NW COR)00-131</u>

FRONT TERRACES COVERAGE

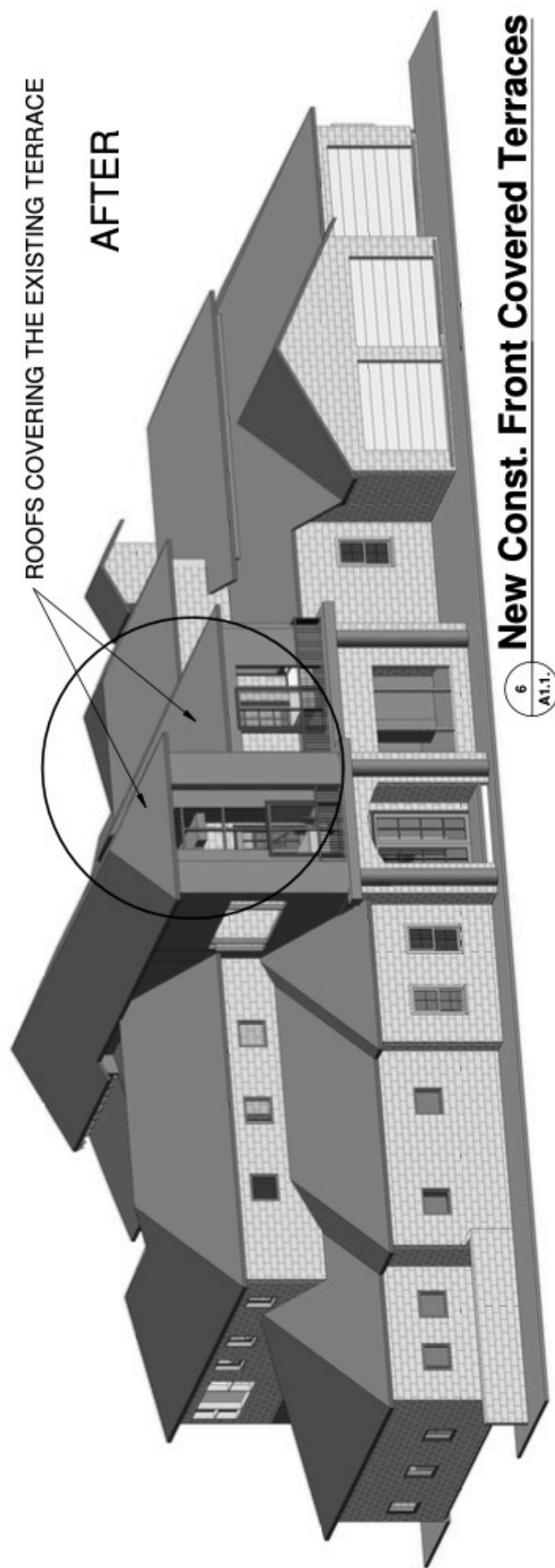
EXISTING OPEN FRONT TERRACE TO BE COVERED

BEFORE

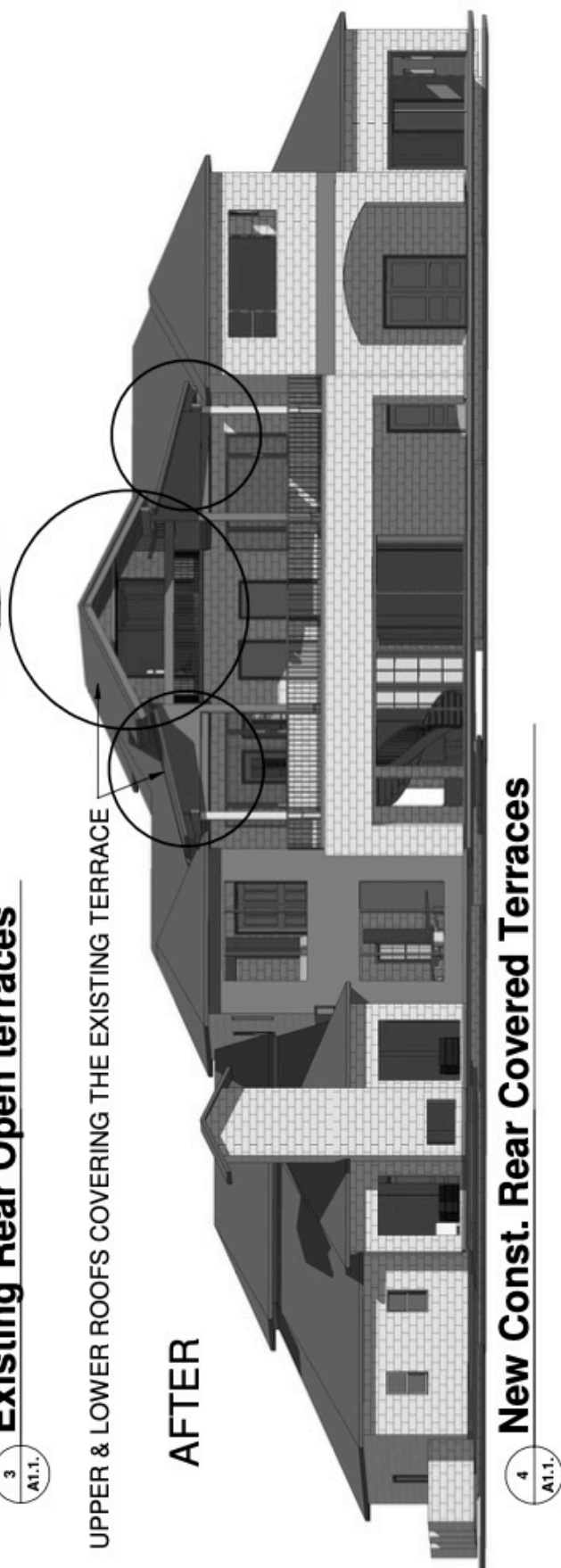
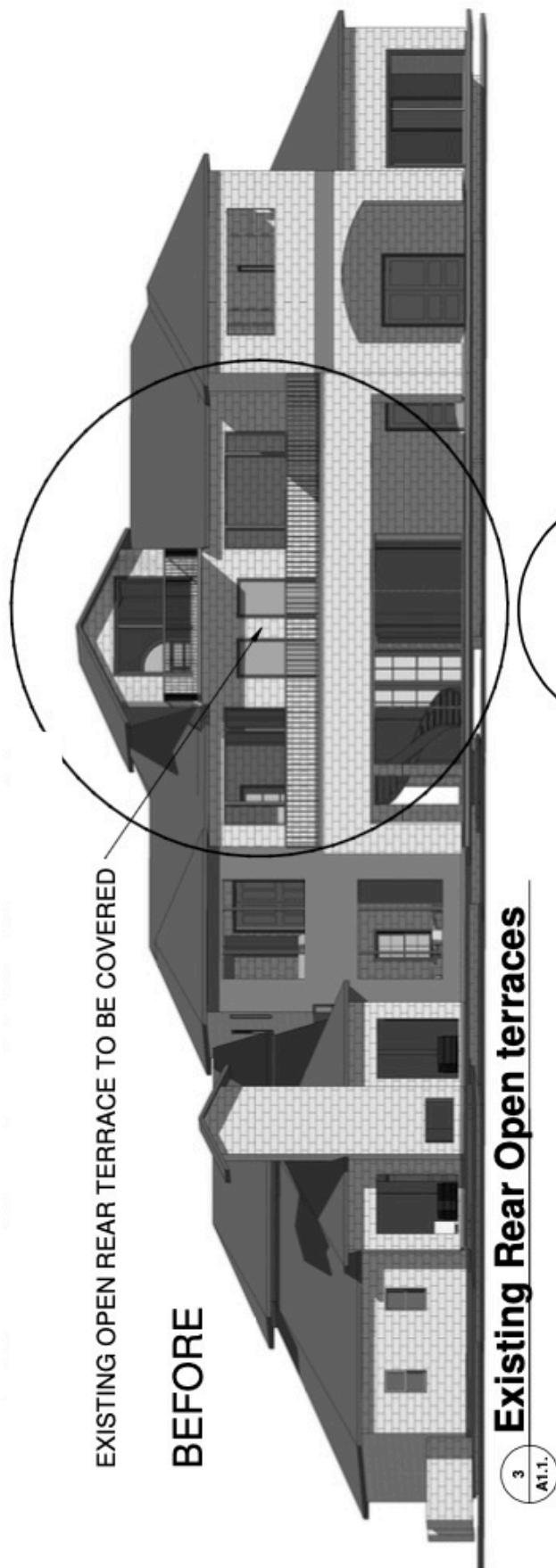


ROOFS COVERING THE EXISTING TERRACE

AFTER



REAR TERRACE COVERAGE



EXISTING ELEVATIONS

Project management provided by:

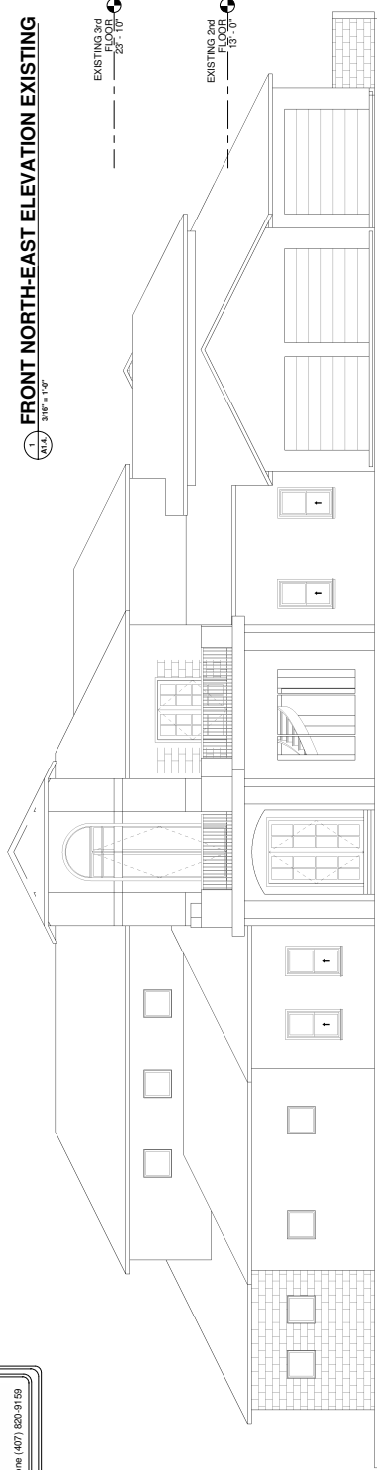
RM

ARCHITECTURAL DESIGN, LLC.

rmarchdesign@outlook.com Phone: (407) 820-9159

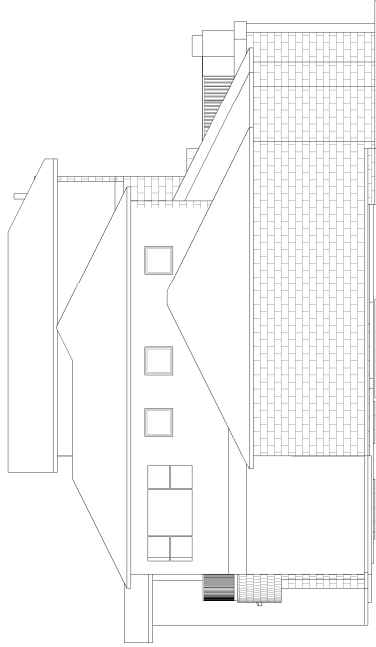
Date: 2022.08.17
18:54:27
-04'00'

1. FRONT NORTH-EAST ELEVATION EXISTING
A1.4 3/8" = 1'-0"

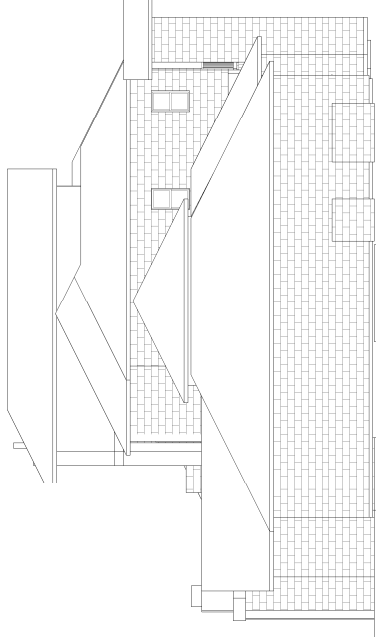


NOTE: ALL DIMENSIONS
TO BE VERIFIED ON SITE

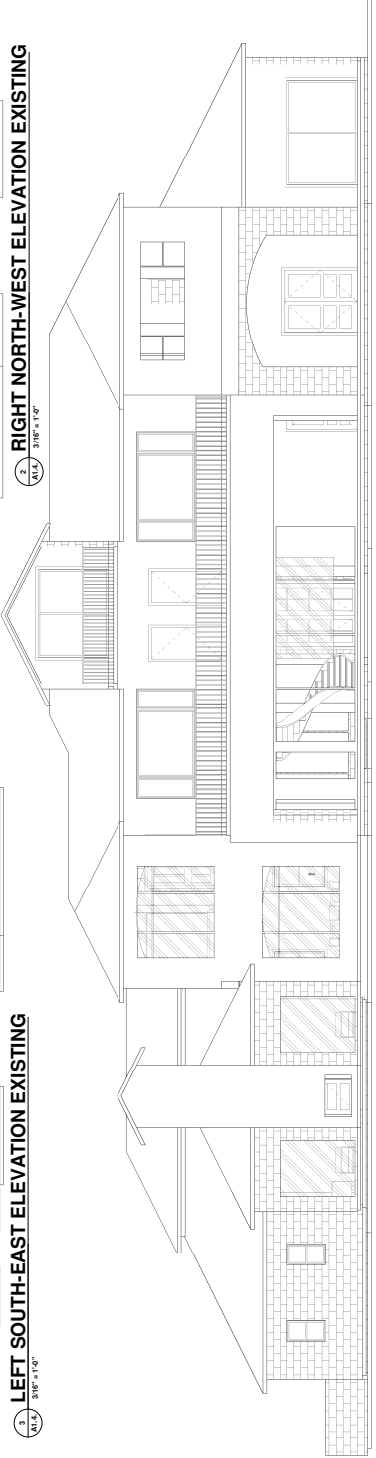
2. LEFT SOUTH-EAST ELEVATION EXISTING
A1.4 3/8" = 1'-0"



3. RIGHT NORTH-WEST ELEVATION EXISTING
A1.4 3/8" = 1'-0"



4. REAR SOUTH-WEST ELEVATION EXISTING.
A1.4 3/8" = 1'-0"



RAUL VARGAS
CIVIL ENGINEER, M.S., P.E., C.O.C.
Email: ravarini@hotmail.com Phone: (407) 722-0690

GELACIO PEREZ
ARCHITECTURAL DESIGNER INTERNATIONAL ASSOCIATE AIA
Email: gelacio_p@hotmail.com Phone: (407) 255-4815

ROGER MEDINA
ARCHITECTURAL DESIGNER INTERNATIONAL ASSOCIATE AIA
Email: marcdesign@outlook.com Phone: (407) 820-9159

CLIENT: THE REMINGTON'S FAMILY
CLIENT ADDRESS: 914 W 2nd St. Windermere, FL 34786

PROJECT NAME: Remodeling of The Remington's Home
on Lake Butler
PROJECT ADDRESS: 914 W 2nd St. Windermere, FL 34786

Mark	Date

REVISIONS

TITLE
EXISTING ELEVATIONS

CONSECUTIVE SHEET No
5/12

SHEET
A1.4.

NEW CONSTRUCTION ELEVATIONS

Project management provided by:

RM

ARCHITECTURAL DESIGN, LLC.

rmarchdesign@outlook.com Phone: (407) 820-9159

Professional Seal

Professional Seal

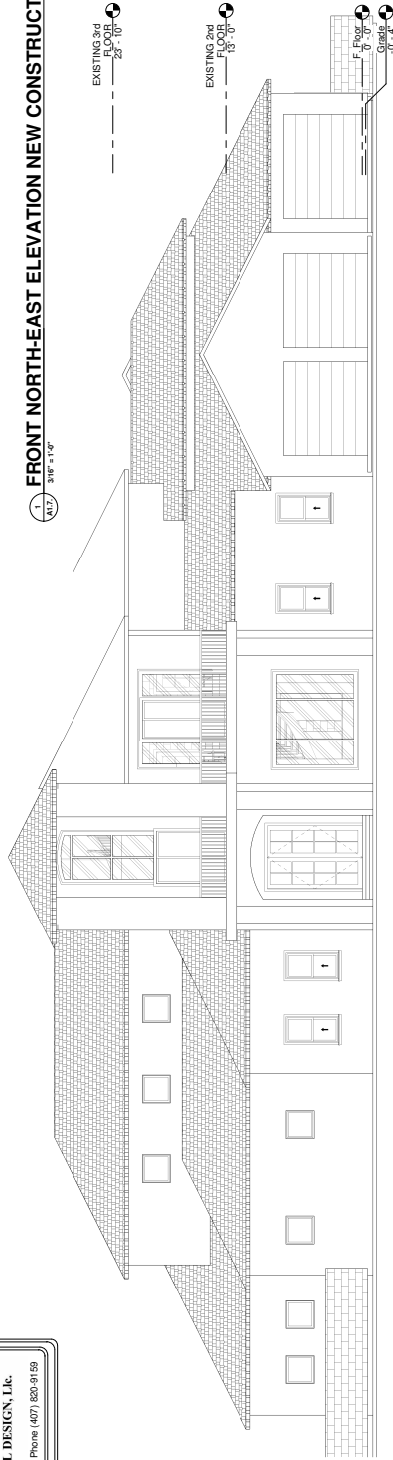
Date:

2022.08.17

18:52:22

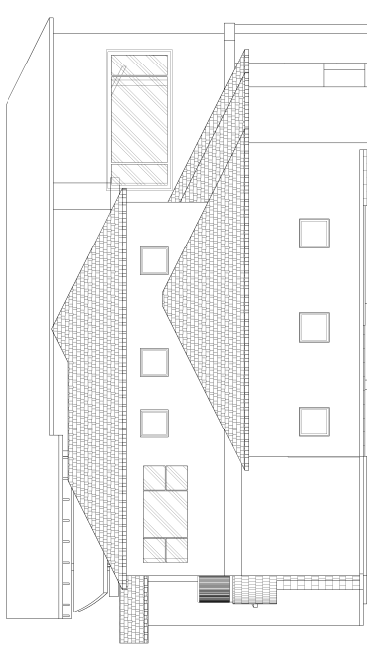
-04'00'

1 FRONT NORTH-EAST ELEVATION NEW CONSTRUCTION. 3/16" = 1'-0"

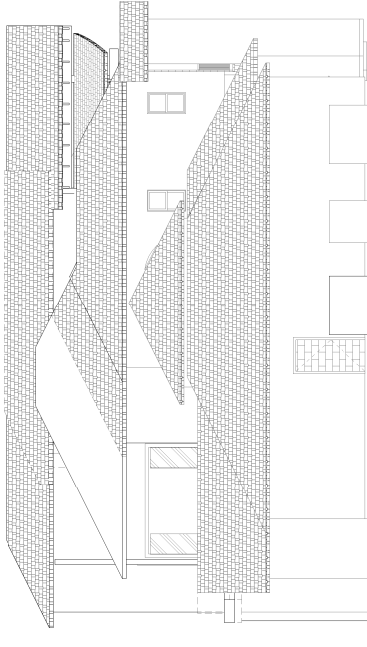


NOTE: ALL DIMENSIONS
TO BE VERIFIED ON SITE

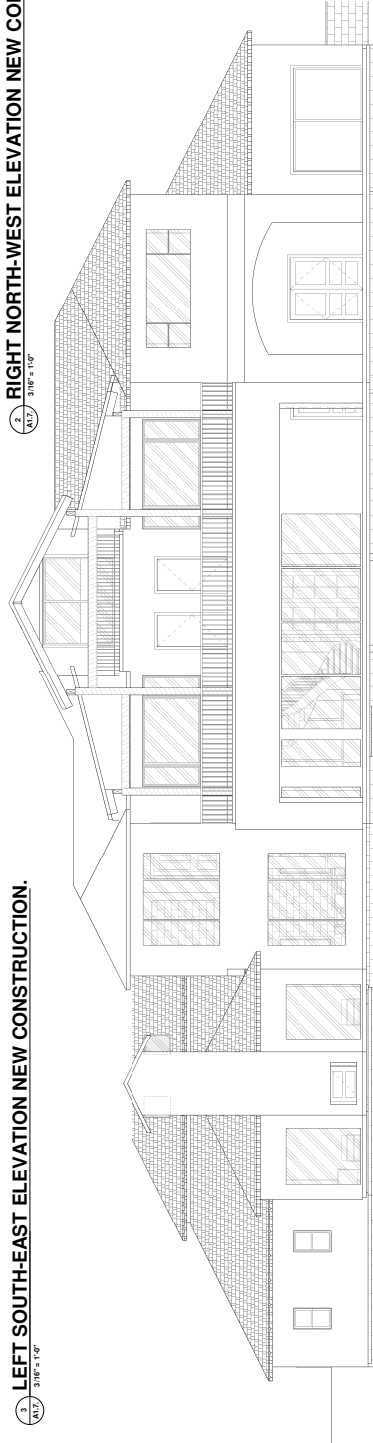
3 LEFT SOUTH-EAST ELEVATION NEW CONSTRUCTION. 3/16" = 1'-0"



2 RIGHT NORTH-WEST ELEVATION NEW CONSTRUCTION. 3/16" = 1'-0"



4 REAR SOUTH-WEST ELEVATION NEW CONSTRUCTION.. 3/16" = 1'-0"



RAUL VARGAS

CIVIL ENGINEER, M.S., P.E., C.O.C.

Email: rvaranhi@hotmail.com Phone: (407) 722-0690

GELACIO PEREZ

ARCHITECTURAL DESIGNER INTERNATIONAL ASSOCIATE AIA

Email: gelacio_p@hotmail.com Phone: (407) 255-4815

ROGER MEDINA

ARCHITECTURAL DESIGNER INTERNATIONAL ASSOCIATE AIA

Email: marcdesign@outlook.com Phone: (407) 820-9159

CLIENT: THE REMINGTON'S FAMILY

CLIENT ADDRESS: 914 W 2nd St. Windermere, FL 34786

PROJECT NAME: Remodeling of The Remington's Home

PROJECT ADDRESS: 914 W 2nd St. Windermere, FL 34786

on Lake Butler

Mark	Date

REVISIONS

Job Number: P-159
Starting Date: 04-27-2022
Up-Date:
Checked:
Checker:

TITLE
NEW CONST. ELEVATIONS

CONSECUTIVE SHEET No
8/12
SHEET
A1.7.

Cornelius, Brad

From: Logan Witt <logan.witt@alairhomes.com>
Sent: Wednesday, January 11, 2023 10:43 PM
To: Cornelius, Brad
Cc: Warner, Amanda; Mastison, Sarah; Baird, Connor
Subject: Re: Additional Document - Permit # 22-08-036

This message originated from outside of Wade Trim

Brad,

Thanks for your call this afternoon. I was able to calculate the square footages several times to make sure I was in line with every aspect of the Town's definition of Floor Area. Please let me know if there is anything else you need. The tabulations are as follows:

Lot Area above NHWL: 22,400 sq. ft.

Existing : 8289 sq. ft. = FAR of 37%

Proposed: 9150 sq. ft. = FAR of 40%

Blessings,

Logan Witt, PMP
Project Manager
540-599-7772



A L A I R

CUSTOM HOMES · RENOVATIONS

From: Cornelius, Brad <bcornelius@wadetrim.com>
Sent: Wednesday, January 11, 2023 5:00 PM
To: Logan Witt <logan.witt@alairhomes.com>
Cc: Warner, Amanda <AWARNER@WadeTrim.com>; Mastison, Sarah <smastison@wadetrim.com>; Baird, Connor <cbaird@wadetrim.com>
Subject: FW: Additional Document - Permit # 22-08-036

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

December 21, 2022

ALLIGOOD RANDAL M
923 W 2ND AVE
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 914 W 2nd Ave. Z23-03

Roland Krantz, on behalf of Jared and Michelle Remington, the owners of 914 W 2nd Ave. in the Town of Windermere, submitted a request for approval of a variance, pursuant to Division 10.02.00 of the Town of Windermere Land Development Code. The Town's code limits the Floor Area Ratio onsite to 0.38 (38%). The applicant is requesting to increase the floor area ratio beyond the allowed 38%.

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 using the enclosed stamped envelope to Wade Trim, Inc. by **January 6, 2023**.

This matter will be presented to the Development Review Board on **Tuesday, January 17, 2023, at 6:30 p.m.** Their recommendation will be heard by the Town Council on **Tuesday, February 14, 2023, at 6:00 p.m.** You may attend the meetings in person at Town Hall, located at 520 Main Street. All meetings are open to the public and you are welcome to participate. Feel free to contact me if you have any questions.

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

RECOMMEND – Z23-03 (914 W 2nd Ave.)

APPROVAL: ✓ **DISAPPROVAL** _____

COMMENTS: _____

SIGNATURE: [Signature] **DATE:** 12/27/22

ALLIGOOD RANDAL M

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

December 21, 2022

GARNER JAY M
799 W 2ND AVE
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 914 W 2nd Ave. Z23-03

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

RECOMMEND – Z23-03 (914 W 2nd Ave.)

APPROVAL: YES DISAPPROVAL

COMMENTS: CONCUR WITH REQUEST TO COVER THE
EXISTING TERRACE FOR THE HOME AT 914 WEST
2ND AVE, WINDERMERE.

SIGNATURE: [Signature] DATE: 24 DEC 2022

GARNER JAY M

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

December 21, 2022

VOORHEES STEVEN COERT
1040 W 2ND AVE
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 914 W 2nd Ave. Z23-03

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

RECOMMEND - Z23-03 (914 W 2nd Ave.)

APPROVAL: ✓ DISAPPROVAL _____

COMMENTS: _____

SIGNATURE: Steven Voorhees DATE: 12/27/22

VOORHEES STEVEN COERT

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

Clerk
DOROTHY BURKHALTER

51

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

December 21, 2022

GANOV/GROVELAND LLC
11450 LAKE BUTLER BLVD
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 914 W 2nd Ave. Z23-03

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

RECOMMEND – Z23-03 (914 W 2nd Ave.)

APPROVAL: _____ DISAPPROVAL _____

COMMENTS: _____

SIGNATURE: Mark Lawrence DATE: 12/26/22

GANOV/GROVELAND LLC

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

December 21, 2022

FISHER JOHN EDWIN
1100 W 2ND AVE
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 914 W 2nd Ave. Z23-03

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

RECOMMEND – Z23-03 (914 W 2nd Ave.)

APPROVAL: ✓ DISAPPROVAL _____

COMMENTS: _____

NO REASON NOT TO APPROVE

SIGNATURE: [Signature] DATE: 12/28/2022

FISHER JOHN EDWIN

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

December 21, 2022

PARKER SHELBY
804 W 2ND AVE
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 914 W 2nd Ave. Z23-03

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Sincerely,
Brad Cornelius, AICP, Town Planner
Wade Trim, Inc.
813-882-4373
tow@wadetrim.com
Encl.

RECOMMEND – Z23-03 (914 W 2nd Ave.)

APPROVAL: ✓ DISAPPROVAL _____

COMMENTS: _____

SIGNATURE:  DATE: 12/27/22

PARKER SHELBY

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

December 21, 2022

KIRBY OUIDA BRIDGES LIFE ESTATE
931 W 2ND AVE
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 914 W 2nd Ave. Z23-03

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

RECOMMEND – Z23-03 (914 W 2nd Ave.)

APPROVAL: X DISAPPROVAL _____

COMMENTS: _____

SIGNATURE: Quida Bridges Kirby DATE: 12-24-22

KIRBY OUIDA BRIDGES LIFE ESTATE

Encl.

RECOMMEND - Z23-03 (914 W 2nd Ave.)

APPROVAL: ☒ DISAPPROVAL ☐

COMMENTS: _____

SIGNATURE: *[Signature]* DATE: 1/3/2023

SHAHER FAMILY REVOCABLE TRUST

RECOMMEND - Z23-03 (914 W 2nd Ave.)

APPROVAL: ☒ DISAPPROVAL ☐

COMMENTS: _____

SIGNATURE: *Cherry Winters* DATE: 12-26-2022

WINTERS CHERRY T LIFE ESTATE

APPROVAL: ✓ DISAPPROVAL

COMMENTS: _____

SIGNATURE: Jennifer Clarke DATE: 1/5/23

CLARKE REVOCABLE TRUST

OCPA Web Map

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



Orange County Property Appraiser

