



MAYOR AND COUNCIL OF THE TOWN OF WINDERMERE

Mayor Jim O'Brien

Council Members

Andy Williams

Bill Martini

Tony Davit

Mandy David

Molly Rose

Agenda

Agenda

January 24, 2023

6:00 PM

JOIN ZOOM MEETING

[HTTPS://US06WEB.ZOOM.US/J/88231888042?](https://us06web.zoom.us/j/88231888042?pwd=SG9JYJHKbVZGVGJvY2xKTmFKESt4QT09)

PWD=SG9JYJHKbVZGVGJvY2xKTmFKESt4QT09

MEETING ID: 882 3188 8042

PASSCODE: 313348

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 Town Council:

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 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 WORKSHOP IS CALLED TO ORDER BY THE MAYOR
- FLAG SALUTE

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

2. NEW BUSINESS

— **a. Minutes**

— **b. Resolutions / Ordinances for Approval / First Reading**

— **c. Appointments**

— **d. Contracts & Agreements**

— **e. Financial**

f. Other Items for Consideration

i. Windermere Downtown Properties Final Engineering Plan (Attachment))

3. MAYOR & COUNCIL LIAISON REPORTS

a. Mayor O'Brien

b. Council Member Williams

c. Council Member Martini

d. Council Member David

e. Council Member Davit

f. Council Member Rose

4. STAFF REPORTS

a. Town Manager Robert Smith

b. Town Attorney Heather Ramos

c. Police Chief Dave Ogden

d. Public Works Director Tonya Elliott-Moore

e. Clerk Dorothy Burkhalter

5. ADJOURN

Town of Windermere

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

Mayor

JIM O'BRIEN



Town Manager
ROBERT SMITH

Clerk

DOROTHY BURKHALTER

To: Mayor and Town Council

From: Brad Cornelius, AICP, Wade Trim, Inc. – Contracted Town Planner

Date: January 18, 2023

Re: Third Town Council Workshop Windermere Downtown PUD Final Engineering Plan

On November 17, 2022, the developer for the proposed Windermere Downtown PUD submitted plans and other information for the Town Council workshop on January 24, 2023. The plans and information submitted include:

- Landscape and Tree Mitigation Plan
- Wall Renderings
- Building Elevation Renderings (Option A and Option B)
- Truck Routing Exhibit

In review of the submitted plans and information, the following comments were provided to the developer on December 2, 2022:

1. The review of the truck routing exhibit was coordinated with Town Public Works. The truck routing exhibit shows the pathing of the truck on E 5th Ave encroaching over or directly adjacent to the curbing on the north side of the ROW of E 5th Ave. In the truck routing exhibit link (image) below this comment, I added photos of the E 5th Ave ROW (taken on November 3, 2022) that shows that the pathing of trucks on the truck routing exhibit will most likely impact and damage the existing trees, may damage a storm drain inlet, and may significantly damage the curbing. In addition, as the photos show, there is legal on-street parking that may hinder the path of trucks exiting to E 5th Ave. The truck routing exhibit also shows that the truck can only go northbound out of the round-a-bout at E 5th Avenue and Main Street.

Have you (applicant) evaluated the E 5th Avenue road material to assure it is sufficient to accommodate the weight of the trucks, particularly related to the proposed hardware store use?

How will the potential negative impacts of the trucks exiting to E 5th Avenue and continuing to the round-a-bout be prevented or mitigated? How will you assure that truck traffic only heads northbound from the round-a-bout at E 5th Avenue and Main Street?



2. The proposed buffer wall between the parking lot and E 6th Avenue is shown as only 3 feet in height. The Town's Town Center Design District requires all buffer walls between the parking lot and ROW be 6 feet in height. I am aware there was discussion during the Tree Board reviews and site visit about reducing the height to 3 feet along E 6th Avenue. However, I have received comments from residents that live on Oakdale Street to the south of E 6th Avenue that the 3-foot wall will not appropriately shield headlights from the parking lot reaching their homes directly across E 6th Avenue. Because the Town Center Design District requires the 6-foot buffer wall height, I will have to make that comment during the next Town Council workshop.
3. I know that you (applicant) are aware of the parking requirements, but I want to reiterate them to assure there is not any misunderstanding. The Town Center Design District's parking standards are established as a flat rate of 4 spaces per 1,000 gross square feet of building without regard to specific use. The Town Center Design District's parking standards allow the Town Council to reduce the required parking to 3.5 spaces per 1,000 gross square feet of building if the Town Council believes the reduction in the parking will result in the preservation of existing tree canopy on the property. The site plan submitted on 11/17/2022 has 67 parking spaces. If the Town Council allows the reduction to 3.5 spaces per 1,000 gross square feet, then that requires 69 spaces. If the Town Council maintains the requirement of 4 spaces per 1,000 square feet, then that requires 79

spaces. The shortage of parking is between 2 to 12. The Town's Code provides the opportunity for an applicant to pay a fee in lieu of the required parking, However, the ability to pay a fee in lieu is at the discretion of the Town Council and is not guaranteed.

4. The renderings submitted for the buffer wall and landscape give me great concern. The renderings have no connection or relationship to the existing conditions of the area. The renderings appear that there is a parking lot in a middle of a grass field somewhere in the mid-west with no other buildings or other development. Even with my extensive time working with the Town, it is extremely difficult to determine the relationship of the renderings to reality. Another item that gives me concern is that the roads and parking appear to be paved with asphalt. I know that is not the intent; however, that is what is shown on the renderings and can be easily misunderstood. The renderings provided for the buildings are more appropriate as they provide the context of the existing conditions. The renderings for the buffer wall and landscaping should provide that same context to appropriately and correctly relate to the existing conditions. This is not a requirement of the Town's Land Development Code or PUD; however, presenting renderings that are not correct and misrepresent the context are not supportive of a positive response to the plans. Here is an example. According to its title, this submitted rendering is the corner of E 6th Avenue and Oakdale Street:



This rendering appears to be somewhere other than in the Town of Windermere and certainly not in the middle of the Town. Renderings should give context to communicate the expected outcome of the improvements related to the area where it is placed. In my opinion, the submitted buffer wall and landscape renderings only add confusion and misunderstanding about the intent of the project and

buffer wall and landscaping.

5. The proposed building must be compliant with the architectural standards of Town Center Design District. It will be helpful for the architect to provide with the building renderings a narrative or other documentation that specifically identifies how the building architecture is compliant with the Town Center Design District requirements.
6. The concept signage shown on the submitted building renderings must be shown with their final size/shape/color/location with the final plans for the public hearings. The Town's Land Development Code requires projects with multiple businesses submit a master sign plan for the overall project.

No information or plans were submitted related to the civil site design for stormwater, utilities, or right-turn lane design. These items are not required for the third Town Council workshop. Please be aware these civil design issues are not yet approved and may result in additional comments when submitted with the final plans for the public hearings.

Also, prior to scheduling the required public hearings, as required by the PUD approval, the Town's Tree Board must also provide their final recommendation for the tree protection and preservation plan, internal landscape plan, landscape buffer, and buffer wall.

It is critical that the information submitted to the Town Council is correct and not misleading or confusing.

On January 12, 2023, Marcus Geiger, PE, Kimley-Horn, engineer for the developer, submitted an email in response to the December 2, 2022, comments. The following is the text from Mr. Geiger's January 12, 2023, email:

"Good Morning Brad,

We do not have revised info at this time. We feel the comments provided were valuable and we will use this information to discuss the submittal during the workshop, as it stands. Please see below for a couple points based on the comments.

- The concerns on the provided renderings, we are willing to have these pulled from the package if it is causing any confusion. These renderings were completed and provided for illustrative purposes to show how the wall would interact with the site. These were not provided to depict a detailed view of each viewpoint of the site.
- The wall heights provided are based on input from the 2 previous workshops and the original PD requirements. If the request is to keep the wall per what's already detailed in the PD we will keep it as a 6-ft wall in all areas.
- The sign bands shown in the elevations are for location indication only. For final design, we will be adhering to the Town's signage criteria.

Thank you,

Marcus Geiger, P.E.
Kimley-Horn | 189 South Orange Avenue, Suite 1000, Orlando, FL 32801
Direct: 407 427 1679 | Main: 407 898 1511”

As indicated in Mr. Geiger’s email, no revised plans were submitted to the Town in response to the December 2, 2022, comments. However, the project architect did provide a summary of compliance with the Town’s design standards, which is included in the agenda information.

One other requirement of the PUD is the determination of the appropriate mitigation fee for transportation improvements related to the potential round-a-bout project at Main Street and E 6th Avenue and a pedestrian crossing at Oakdale Street and E 6th Avenue. On November 7, 2023, the Town emailed the developer the following information regarding potential mitigation payments:

- Payment for Main & E 6th Round-a-bout improvements is \$20,000
- Payment for pedestrian crossing at Oakdale and E 6th - Cost to be provided by Town Public Works for solar pedestrian crossing signal.
- There may be a need for additional payments for improvements to E 5th Ave depending on the findings from the truck sweep and operational analysis to be performed by Kimley Horn for trucks (tractor-trailer delivery truck) exiting the site on E 5th Avenue and through the round-a-bout at E 5th Avenue and Main Street.
- There will be a required tree mitigation payment for the removal of trees. The mitigation payment cannot be determined until the final agreement is reached for the trees to be removed and saved.
- If the Town Council determines the reduction in the number of required parking spaces is not fully justified by the preservation of trees, then the Town may assess a fee in lieu of parking spaces.

In addition, the Tree Board has met several times with the developer. Susan Carter, Tree Board Chair, sent an email on October 24, 2022, with requests of the Tree Board for this proposed project. Brett Dargis, applicant, responded on October 27, 2022, that he agreed with all of the Tree Board requests with the exception of request #9, which requests to move the building back away from the front property line. The Tree Board requests and Mr. Dargis response are attached.

At the January 24, 2023, Town Council workshop I will provide a brief background of the project and the process and provide additional information related to the information provided in this agenda memo.

Please do not hesitate to contact me with any questions prior to the January 24, 2023, workshop.

Emailed to Brett Dargis on October 24, 2022

Understanding that building and working with existing trees is a complicated task, recognizing that all efforts made to preserve our current canopy are of the utmost importance, Windermere Tree Board makes these recommendations for the 500 Block construction project:

Saved Trees: 1, 8, 18, 22, 23, 24, 26, 35, 36, 37, 43, 36-52, 54, 55, 61, 68, 277, 278, 279 plus the trees on the north side of the property(513 Main St) that will be affected by the construction within their critical root zones(CRZ).

1. We request that the tree known as the “patio tree” (#18) be designated as one that is of the utmost importance to save, not have the structural roots (any root exceeding 4” diameter) cut, and that the CRZ extend to 38 feet of the trunk as this tree has a DBH of 38, per ANSI A300 standards. Following construction, this site should retain a root protection zone without pavers and with minimal landscaping. As the tree already exists, we request that gravel or a similar product be used as a first alternative and if not, open pavers that are put in place without cutting into this CRZ. The developer will:

- Use structural soils as a base for patio/walkway
- Guarantee that there be no soil compaction around critical root zones
- Avoid cutting into the top 24 inches of soil in the CRZ to prevent impacting those feeder roots
- Barring all additional preferred options to protect these root zones, use the WANE system if pavers are installed and structural soils as a base that will be the most proactive way to prevent root competition.

2. Additionally, extend the tree protection zone(TPZ) for trees #54, #55, #61 to include at most the width of their canopy and at least, 1’ for every 1” DBH on each tree as designated as best practice within ANSI A300 standards. Furthermore, no structural roots greater than 4” diameter should be cut.

3. One month in advance of the beginning of construction, apply a growth regulator to the base of the trees we are protecting-most specifically #8, #18, #54, #55, #61, those trees to the north(513 Main St) not originally included on our survey, but directly impacted by construction. Best practices would include any saved tree on the site that is within the construction zone that will be impacted and we encourage that.

4. We request that protected trees on this site be airspaded under the direction of an ISA Certified Arborist to best determine where their CRZ is located prior to construction. Tree Board requests to be notified the date this will occur and to have the option to send a representative to take notes.

5. No significant grade adjustment within TPZ for protected trees, most specifically, no adding to the grade and impacting the ability of the tree roots to do their job.

6. Fencing surrounding the TPZ should be flush with the initial undisturbed grade and would preferably be chain link or similar secure fencing that is clearly posted with tree

protection signs and the fencing should remain intact until the final certificate of occupancy is issued.

7. The neighboring trees on the north side of the property(513 Main St) that were never included in the original tree survey need to also have the same root protection zones as required on the 500 Block site. The foundation of the building that directly impacts these trees should be adjusted to a bump out with a floating footer for the foundation.

8. Fencing or the wall surrounding the completed building site should be flexible and not require a solid trench for it to be installed-a form of post and beam fencing is preferred where critical root zones could be impacted.

9. We request that greater consideration be given to preserving trees in the front of the buildings along Main Street. We would like to see Town zoning rules adjusted to allow the building to be brought more off of the street in line with the other buildings outside of the 500 block. That would, in turn, preserve more trees.

10. As a solid hedge of bushes along a wall directly competes with root structures of trees that are being saved and adds additional watering that can be detrimental to healthy root structure, we request that clumping of landscaping that includes small bushes, smaller trees, and other plantings be considered along the wall to offer a natural buffer with visual appeal without it being a solid hedge or overly landscaped. We also recommend that flowering trees be included.

11. We request that the tree islands in the parking lot be large enough to accommodate the healthy growth of newly planted trees as recommended from IFAS: (See attached Chart 1), noting that a clump of trees has stronger wind resistance.

12. Windermere Tree Board is willing to work with Town of Windermere to adjust outdated plant/tree guidelines to offer better options for landscape and accommodate the growth in our urban infrastructure.

13. All trees and shrubs that are on Town right-of-way are not to be removed, including the podocarpus in the east facing hedge line.

14. We request that the laurel oak #53 be saved and cleaned up of undergrowth. This would require a plan modification, but would the tree is healthy and would provide canopy.

15. The fence that borders Pocket Park will be buffered with some trees instead of a solid hedge for some height variation and a better visual block.

16. Developer has agreed to clear the invasive undergrowth under the clump of trees bordering Oakdale and 5th(#49,#50, #51,#52). We request that this be done without heavy equipment and under the supervision of their ISA certified arborist. We note that it is vital to protect the CRZ on this group of trees and request that a TPZ be applied to

include these trees during construction, including necessary water, fencing, and root protections as per ANSI A300 standards.

* Chart 1: Source: <https://edis.ifas.ufl.edu/pdf/EP/EP30900.pdf>

From: Brett Dargis <brett@v3capital.com>

Sent: Thursday, October 27, 2022 10:52:31 AM

To: Cornelius, Brad <bcornelius@wadetrim.com>; Marcus.Geiger@kimley-horn.com <Marcus.Geiger@kimley-horn.com>; Keith Silverman <keith@v3capital.com>

Cc: Robert Smith <rsmith@town.windermere.fl.us>; Tonya Elliott-Moore <tmoore@town.windermere.fl.us>; Susan Carter <scarter@town.windermere.fl.us>; Bill Martini <bmartini@town.windermere.fl.us>

Subject: RE: Tree Board Requests for 500 Block

This message originated from outside of Wade Trim




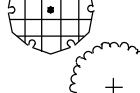

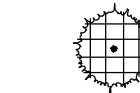


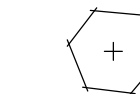
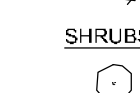
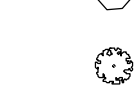

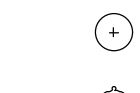








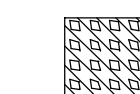
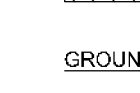
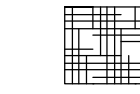
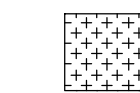
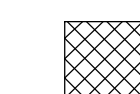
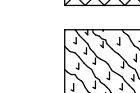
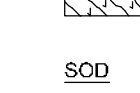
Good morning Brad,

I've reviewed all of Susan's comments, and agree in principle to everything except #9, which runs contrary to the agreed upon Preliminary Development Plan. At this time I would like to get the 3rd workshop on the Town's calendar as soon as possible. We will have final comments to the Tree Board notes, our final conceptual siteplan, building elevations, color 3D renderings, as well as other exhibits intended to move the process along. We can also discuss the comment noted if need be at that time.

Please let me know when we can get on the Town's schedule. Thank you.

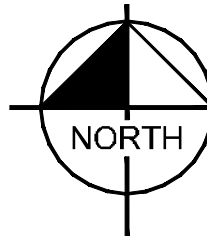
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE


CANOPY TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	DROUGHT TOL.	NATIVE	TREE TYPE
	KPE	3	EXISTING GOLDEN RAIN TREE CONTRACTOR LIABLE FOR DAMAGES	TO REMAIN	EXISTING			YES	YES	YES
	PME	1	EXISTING PODOCARPUS TREE CONTRACTOR LIABLE FOR DAMAGES	TO REMAIN	EXISTING			YES	YES	YES
	OVC	3	QUERCUS VIRGINIANA 'CATHEDRAL' SINGLE, STRAIGHT TRUNK, FULL, FLORIDA #1	CATHEDRAL LIVE OAK	100 GAL	4" CAL MIN	15' HT., 10' SPR.	YES	YES	
	OVE	27	EXISTING LIVE OAK CONTRACTOR LIABLE FOR DAMAGES	TO REMAIN	EXISTING			YES	YES	YES
	UPA	4	ULMUS PARVIFOLIA 'ALLEE TM' SINGLE, STRAIGHT TRUNK, FULL, FLORIDA #1	ALLEE LACEBARK ELM	65 GAL	3" CAL. TOT.	14' HT., 10' SPR.	YES	YES	
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	DROUGHT TOL.	NATIVE	TREE TYPE
	PAE	7	EXISTING PALM CONTRACTOR LIABLE FOR DAMAGES	TO REMAIN	EXISTING			YES	YES	YES
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	DROUGHT TOL.	NATIVE	TREE TYPE
	IAE	4	ILEX X ATTENUATA 'EAST PALATKA' SINGLE, STRAIGHT TRUNK, FULL, FLORIDA #1	EAST PALATKA HOLLY	FG	2" CAL MIN	8' HT MIN	YES	YES	
	LIN	3	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' STANDARD, SINGLE, STRAIGHT TRUNK, FULL, FLORIDA #1	NATCHEZ CRAPE MYRTLE MULTI-TRUNK	FG	3" CAL MIN	10' - 12' HT. MIN.	YES	NO	
	LJ	9	LIGUSTRUM JAPONICUM MULTI-TRUNK, 4 TRUNKS, FULL, FLORIDA #1	JAPANESE PRIVET	FG	4" CAL. TOT.	6' - 8' HT. MIN.	YES	NO	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	DROUGHT TOL.	NATIVE	
	AGE	29	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' FULL	EDWARD GOUCHER GLOSSY ABELIA	3 GAL	36" OC	12" FULL	YES	YES	
	GM	8	GARDENIA AUGUSTA 'MIAMI SUPREME' FULL	MIAMI SUPREME GARDENIA	7 GAL	SEE PLAN	30" FULL			
	IP	122	ILLICIUM FLORIDANUM FULL	FLORIDA ANISE	3 GAL	36" OC	20" FULL	YES	YES	
	PM	91	PODOCARPUS MACROPHYLLUS FULL TO BASE, CLOSELY MATCHING	PODOCARPUS	3 GAL	24" OC	24" HT MIN	YES	NO	
	RF	41	RHOODODENDRON X 'FASHION' FULL	FASHION GLENN DALE AZALEA	3 GAL	36" OC	24" FULL			
	RG	23	RHOODODENDRON X 'MRS. G. G. GERBING' FULL	LARGE WHITE AZALEA	7 GAL	36" OC	24" FULL			
	RR	6	RHOODODENDRON X 'FORMOSA' FULL	FORMOSA AZALEA	7 GAL	48" OC	30" FULL	YES	YES	
	VS	102	VIBURNUM SUSPENSUM FULL	SANDANKWA VIBURNUM	3 GAL	36" OC	24" FULL	YES	NO	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	DROUGHT TOLERANCE	NATIVE	
	BT	38	BOUGAINVILLEA X 'MISS ALICE' FULL	MISS ALICE BOUGAINVILLEA	3 GAL	18" FULL	36" OC			
	JM	19	JASMINUM MULTIFLORUM	DOWNEY JASMINE	3 GAL	18" FULL	30" OC			
	NF	19	NEPHROLEPIS FALCATA	MACHO FERN	3 GAL	18" FULL	30" OC			
	PA	185	PLUMBAGO AURICULATA FULL	BLUE PLUMBAGO	3 GAL	24" FULL	36" OC			
	RA	194	RHAPHIOLEPIS INDICA 'ALBA' FULL	WHITE INDIAN HAWTHORN	3 GAL	18" FULL	30" OC			
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	DROUGHT TOL.	NATIVE	
	AE	104	ASPIDISTRA ELATIOR FULL	CAST IRON PLANT	3 GAL	10" FULL	18" OC	YES	NO	
	LMS	902	LIRIOPE MUSCARI 'BIG BLUE' FULL	BIG BLUE LILYTURF	1 GAL	12" FULL	18" OC	YES	NO	
	NC	22	NEPHROLEPIS CORDIFOLIA	SWORD FERN	1 GAL	18" FULL	30" OC			
	TM	1,351	TRACHELOSPERMUM ASIATICUM 'MINIMA' FULL	MINIMA ASIATIC JASMINE	1 GAL	8" SPRD MIN	18" OC			
SOD	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	DROUGHT TOL.	NATIVE	
	SOD A	464 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM' 100% INSECT/DISEASE FREE, LAID TIGHT, ROLLED	FLORITAM ST. AUGUSTINE SOD	SOD	-	-	NO	NO	
	SOD B	16,662 SF	PASPALUM NOTATUM 'ARGENTINE' 100% INSECT/DISEASE FREE, LAID TIGHT, ROLLED	ARGENTINE BAHIAGRASS	SOD	-	-	YES	NO	

LANDSCAPE NOTES

- ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
- ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.



NORTH




GRAPHIC SCALE IN FEET


CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.



SUNSHINE STATE ONE CALL OF FLORIDA, INC.



WINDERMERE
DOWNTOWN
PROPERTY

TOWN OF
WINDERMERE

LANDSCAPE PLAN

LICENSED PROFESSIONAL

KHA PROJECT
149973004

DATE
02/18/2022

SCALE AS SHOWN

DESIGNED BY AKP

DRAWN BY AKP

CHECKED BY AKP

DATE:

Kimley»Horn

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

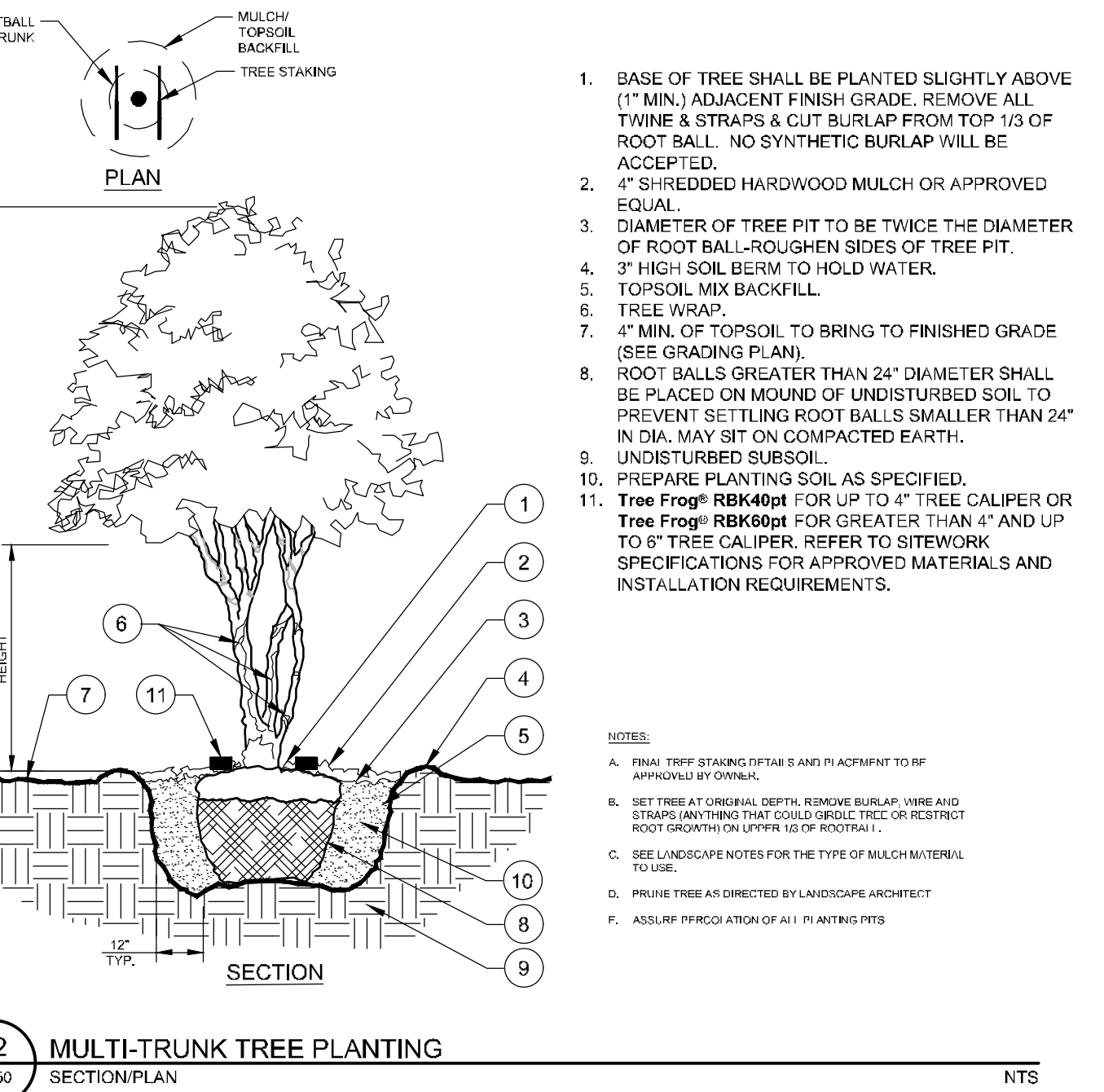
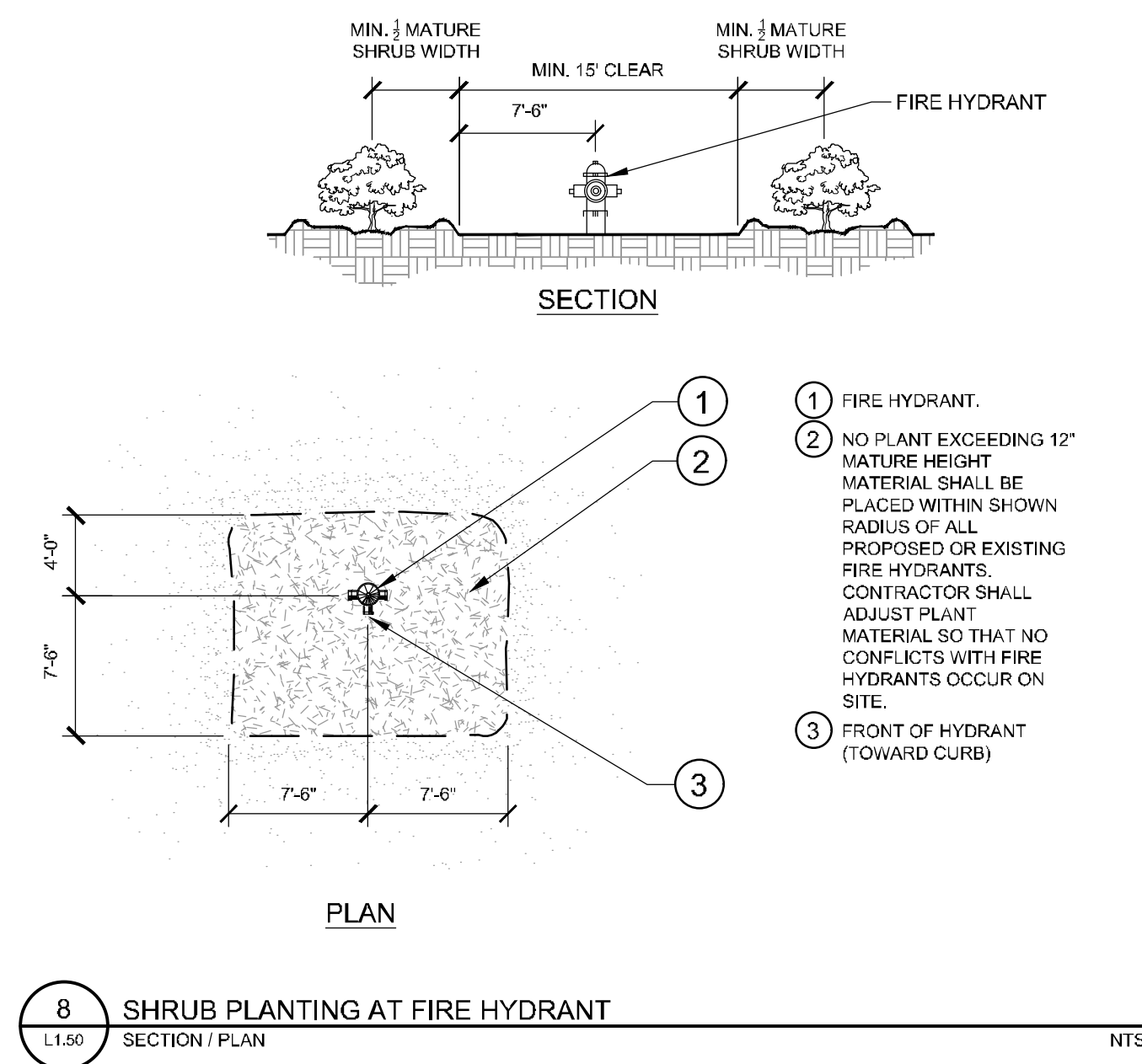
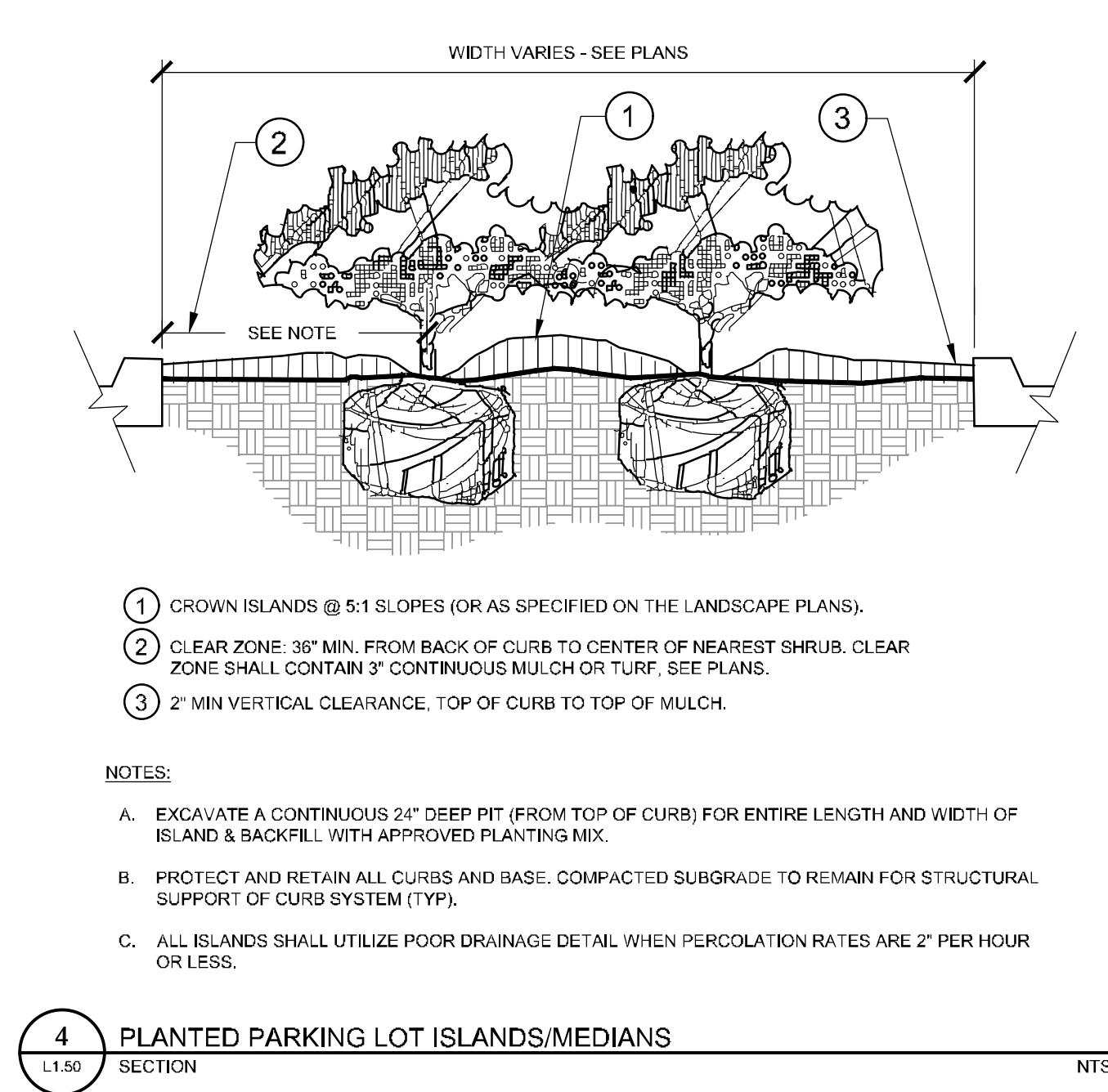
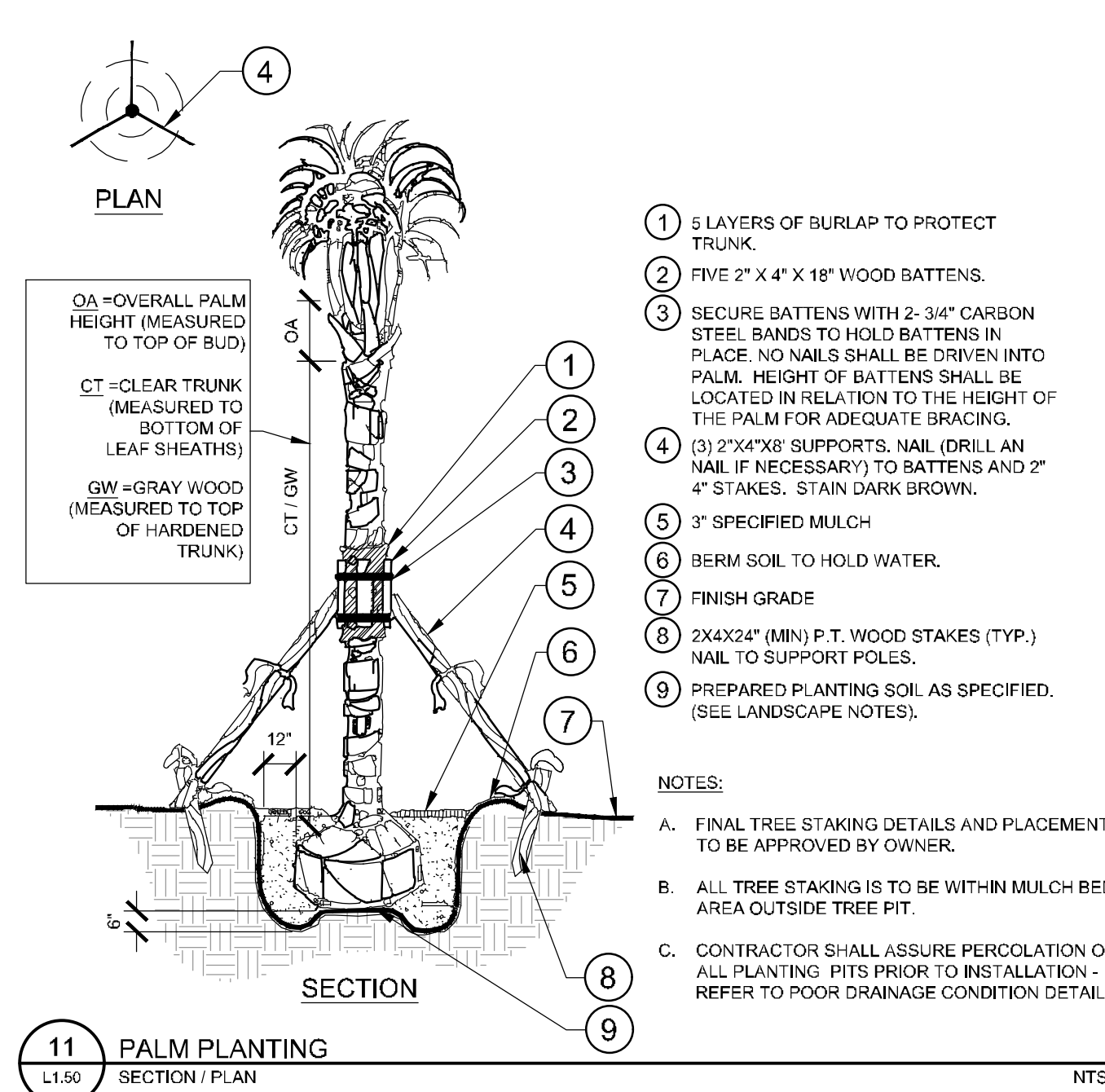
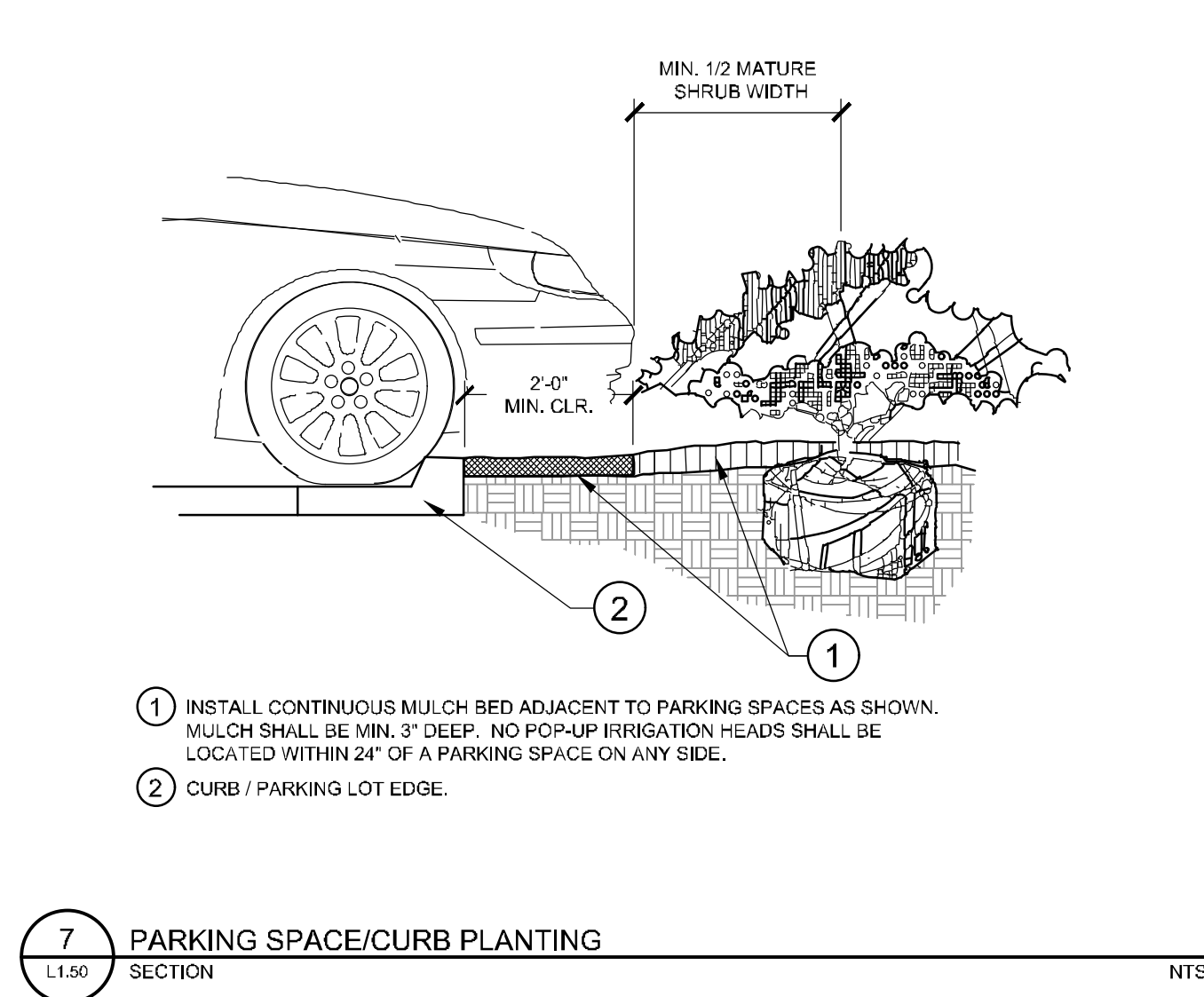
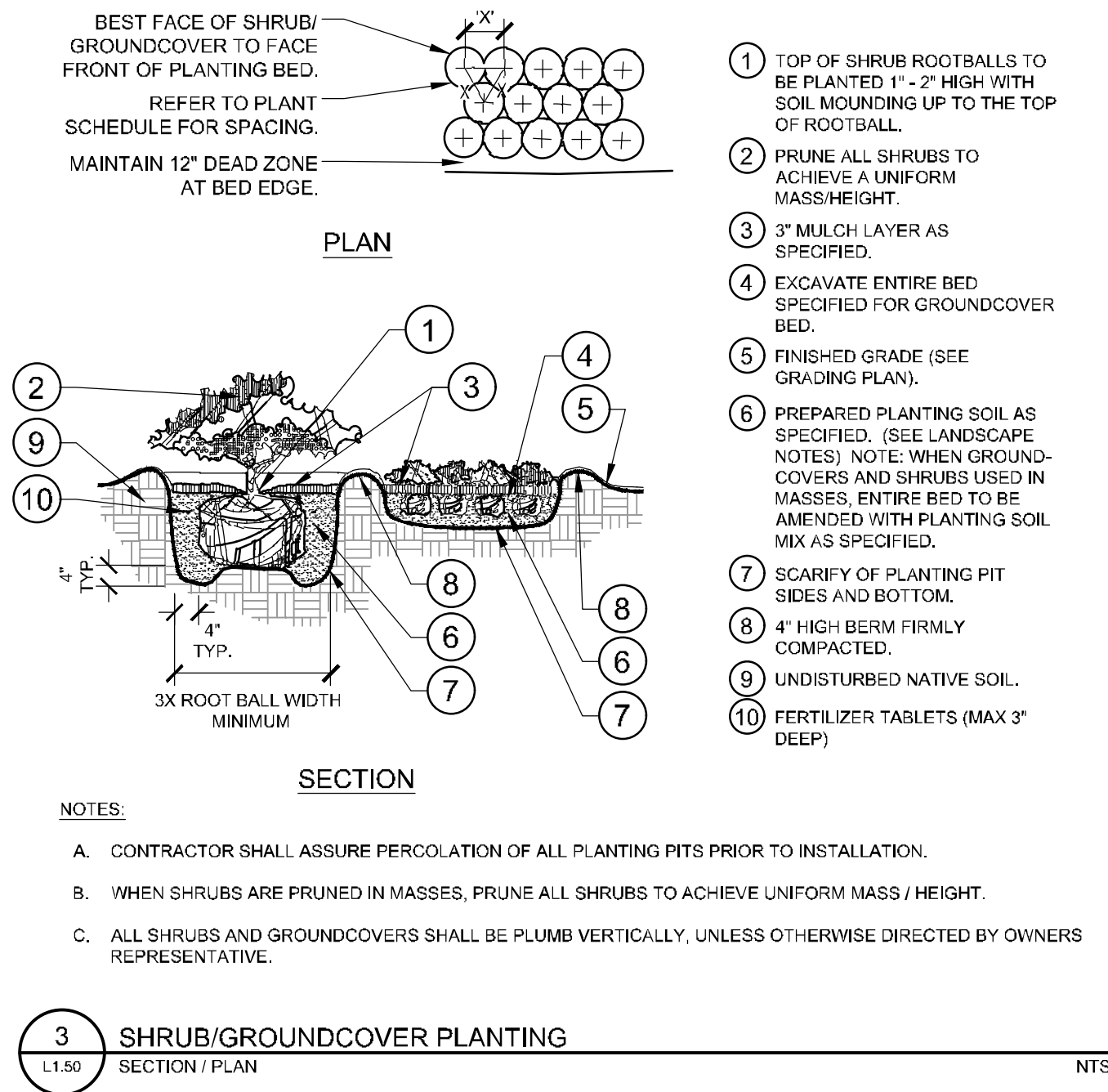
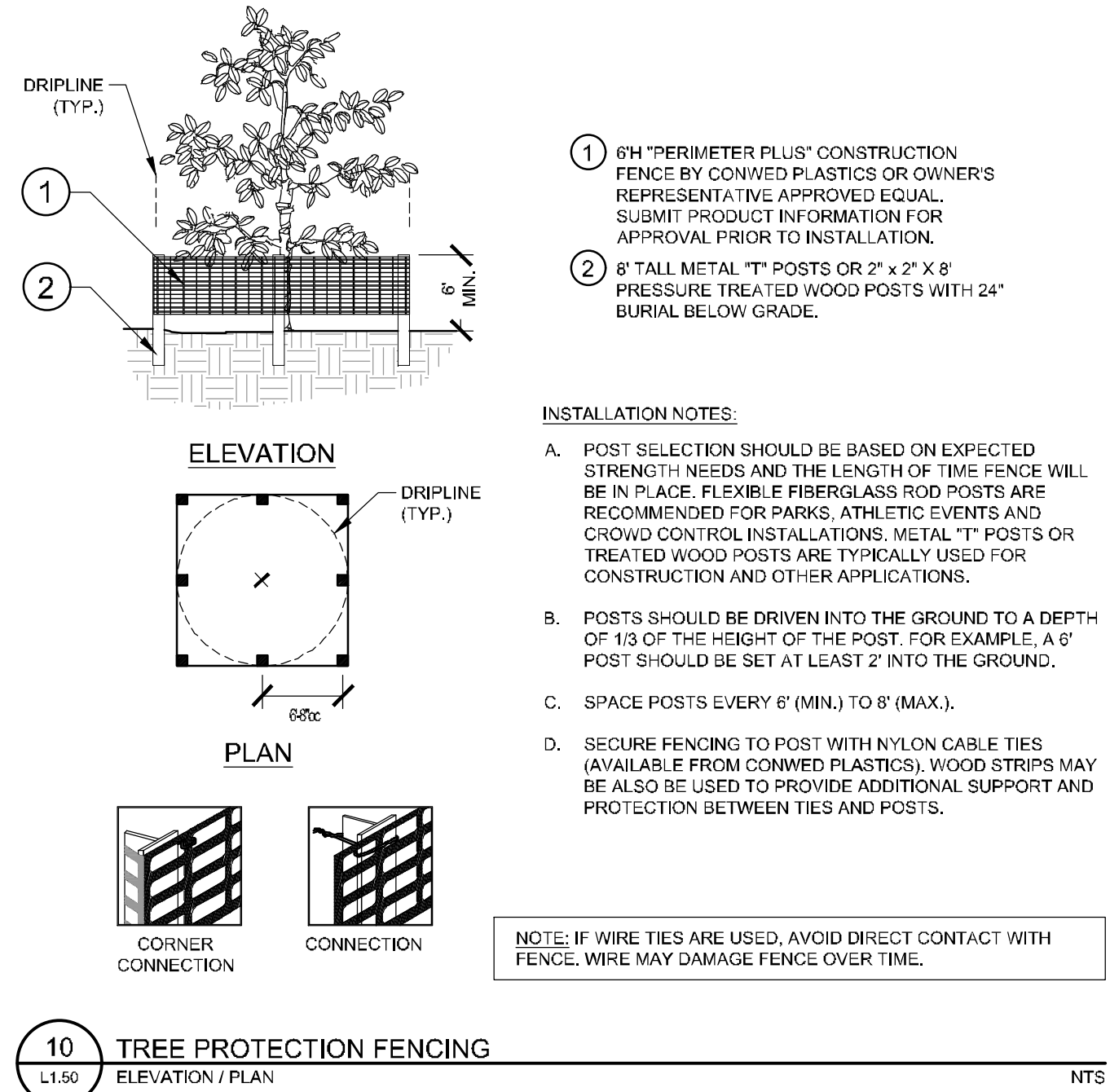
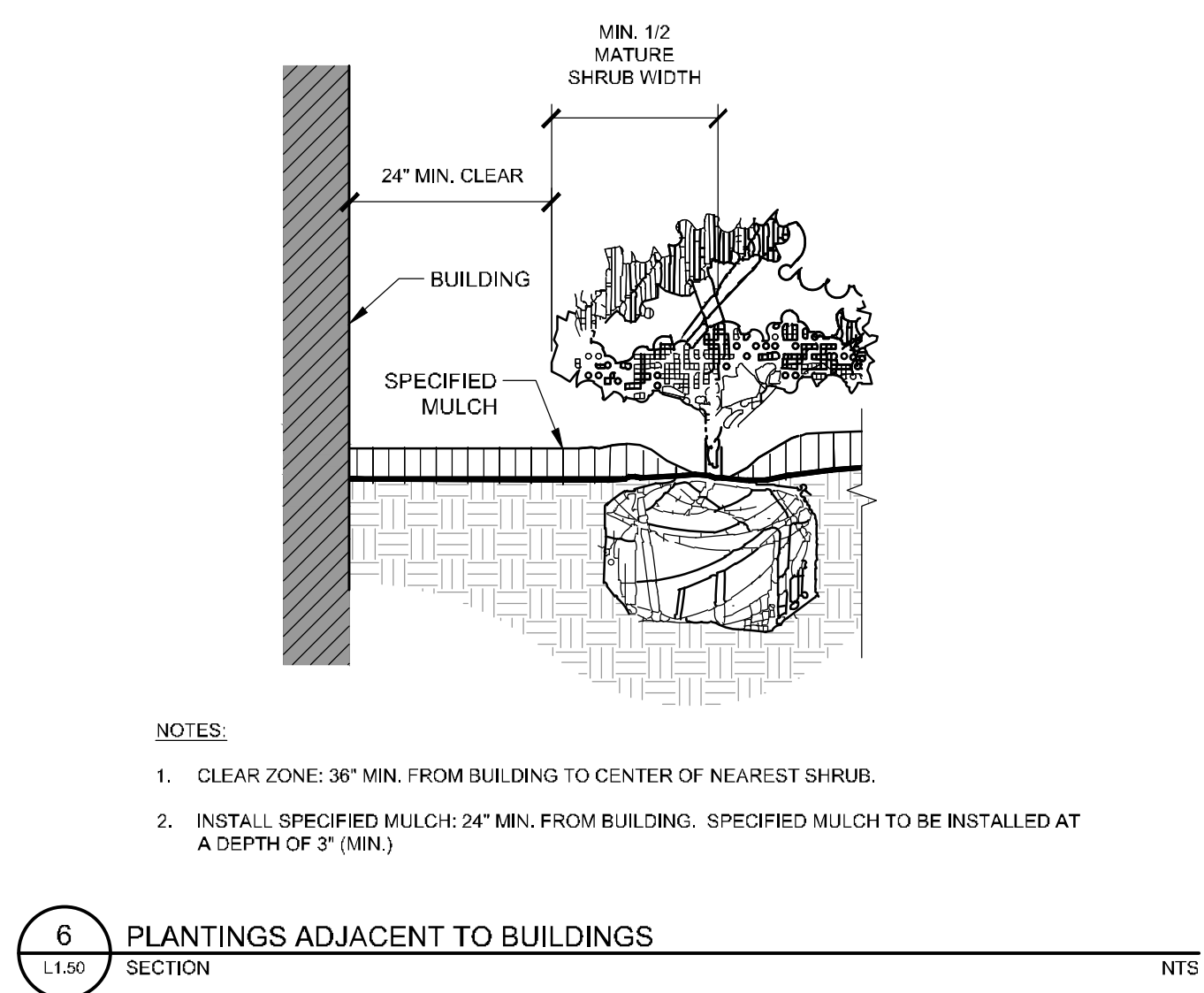
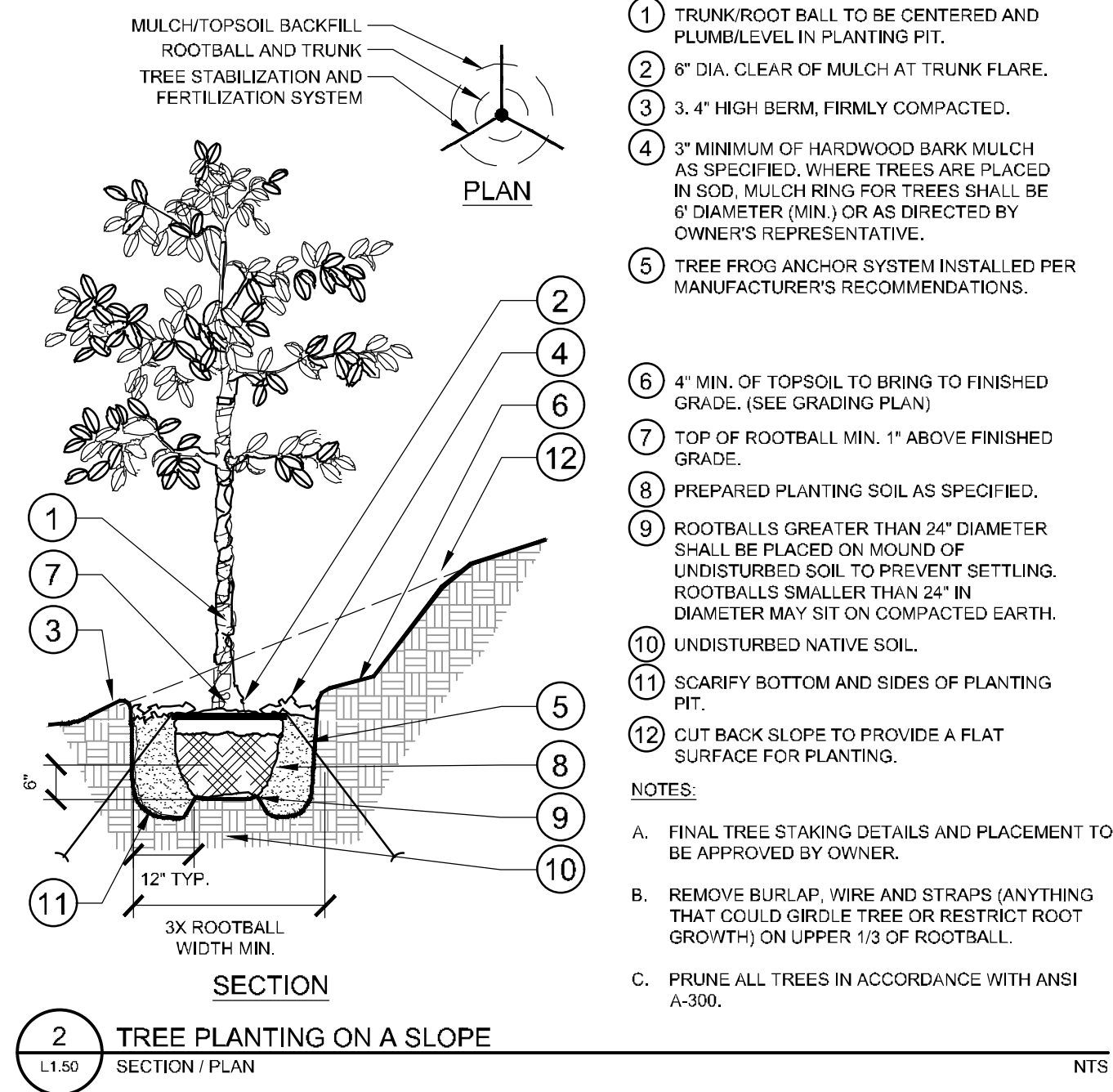
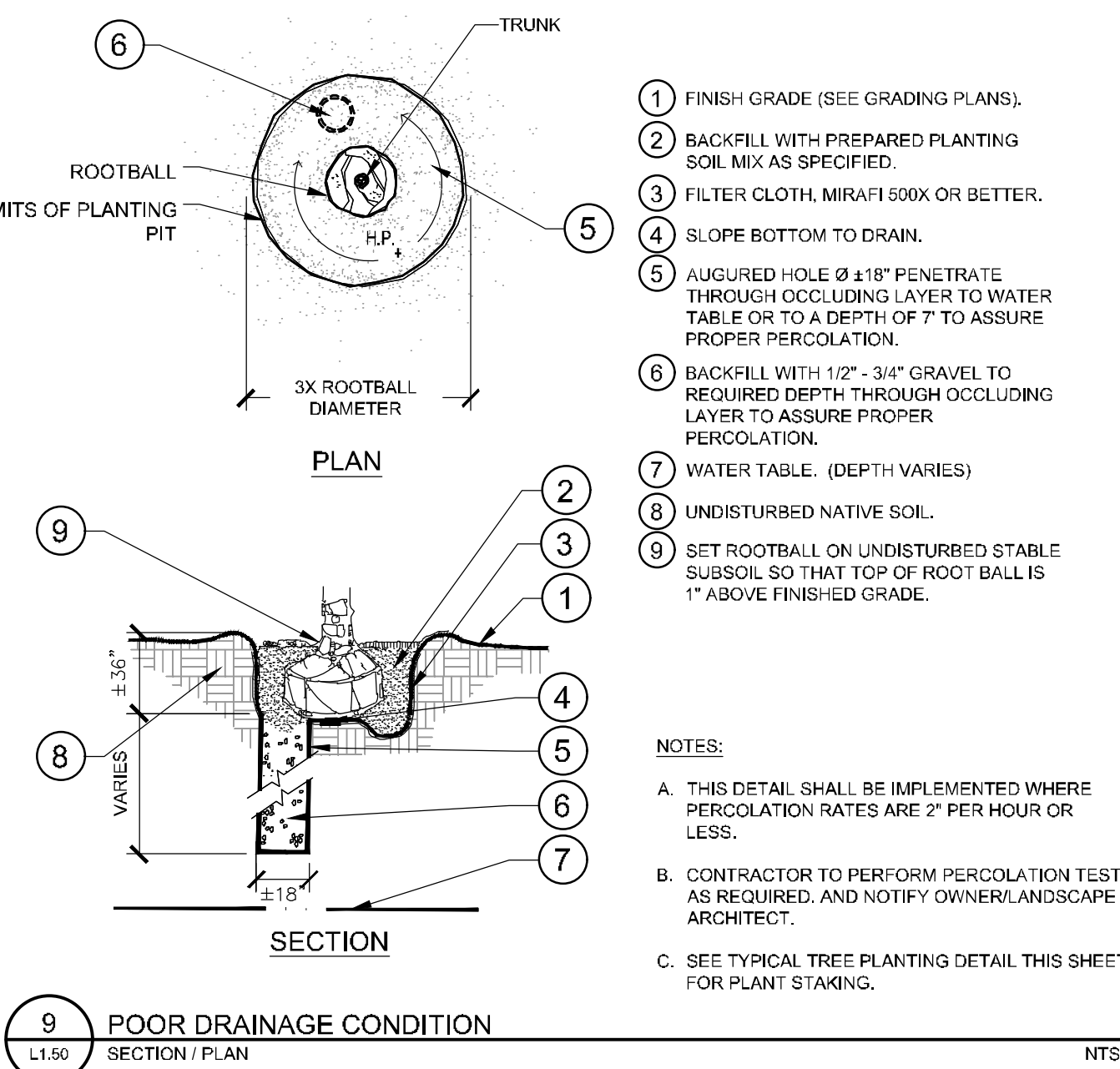
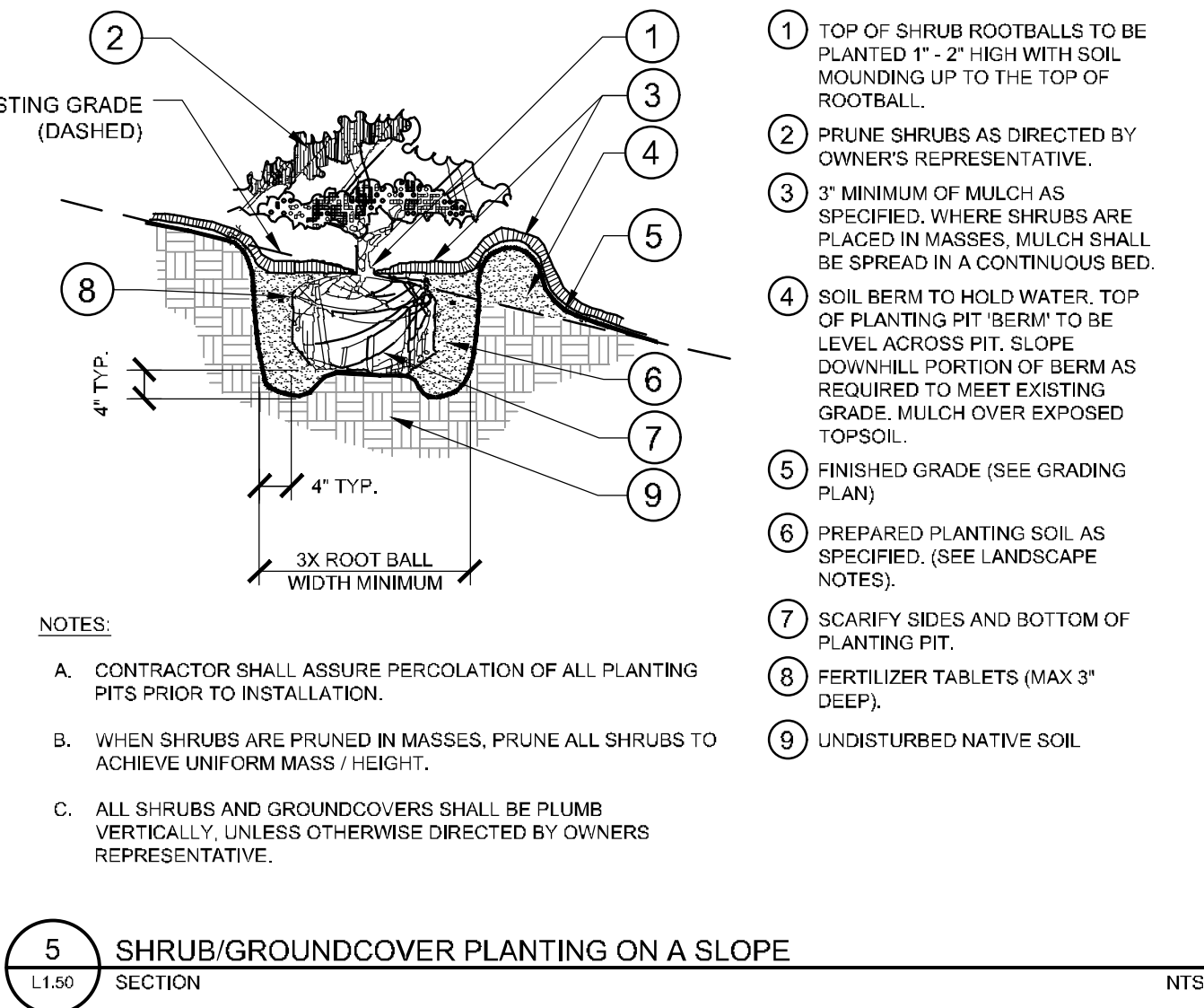
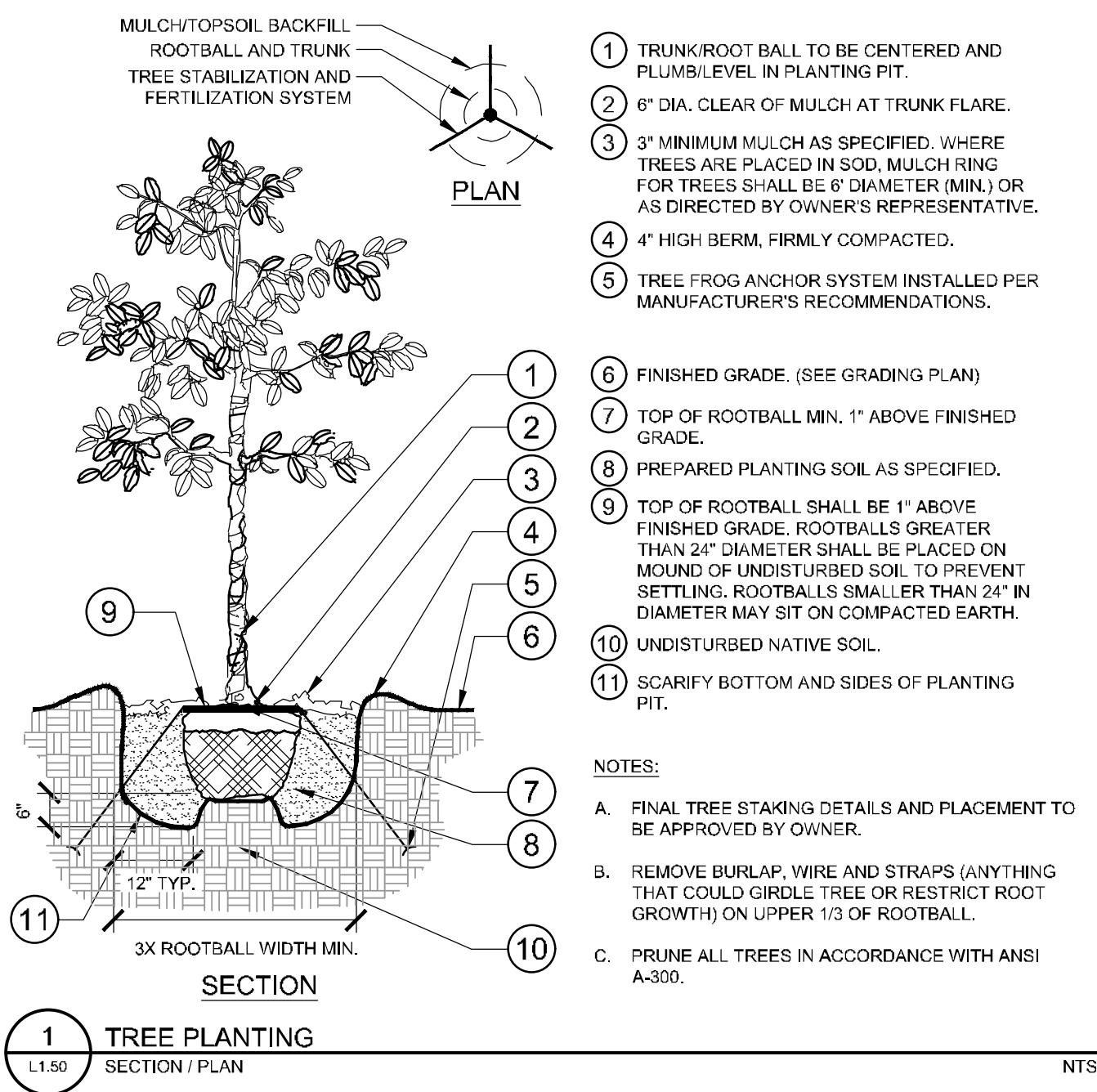
REVISIONS

No.	DATE	BY

SHEET NUMBER

L1.01

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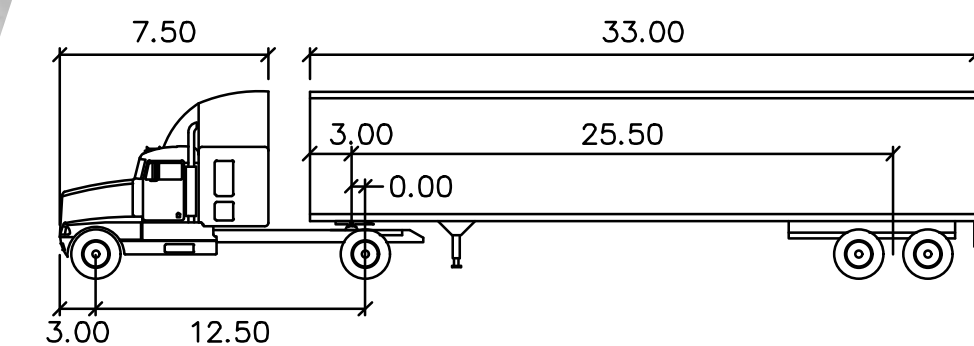
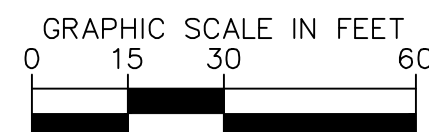
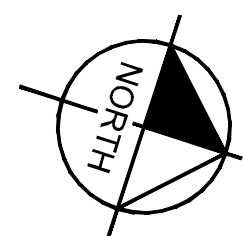
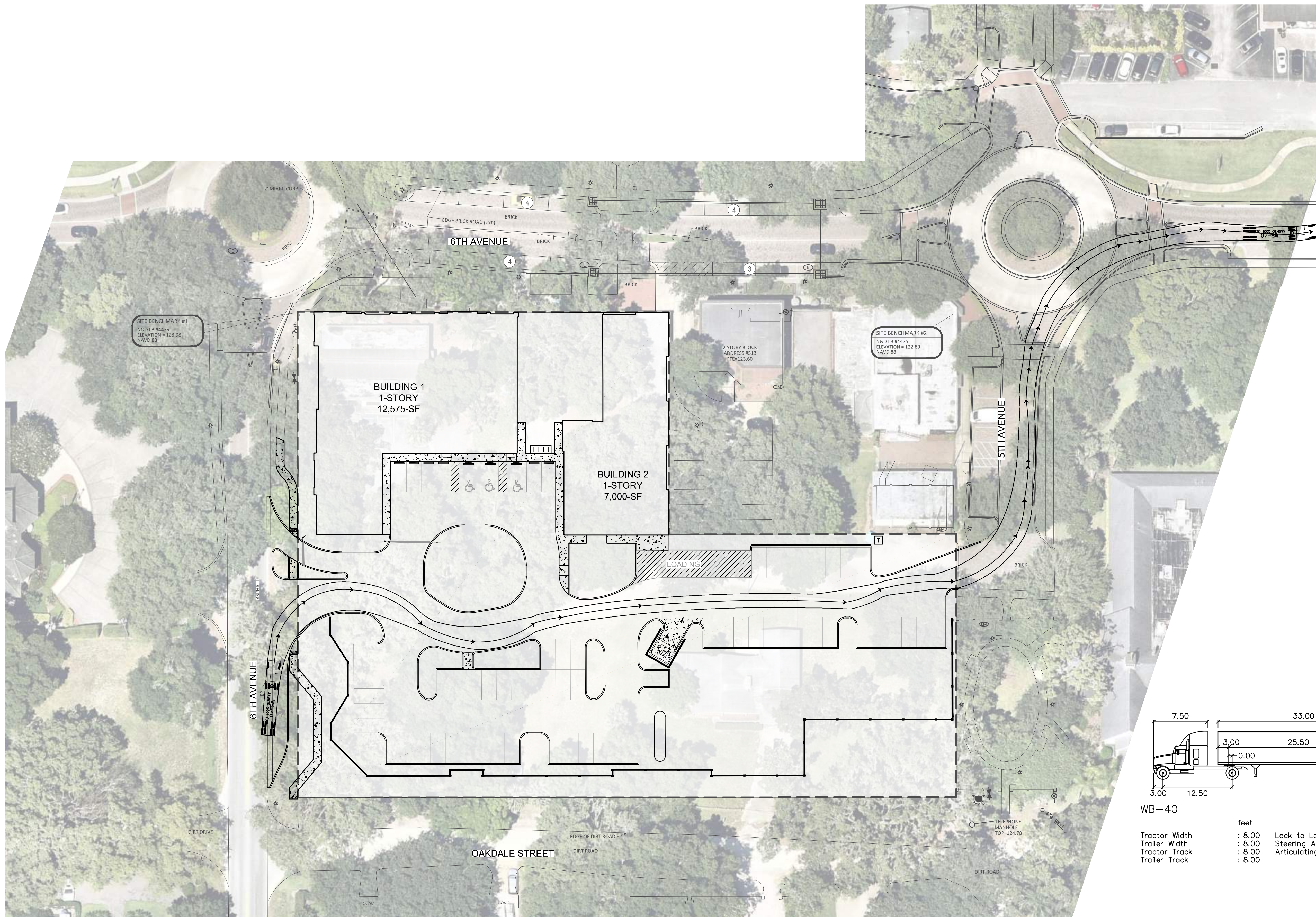


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PHONE: 407-898-1511							
WWW.KIMLEY-HORN.COM							
REGISTRY No. 35106							
L1.50							
SHEET NUMBER							
L1.50							

LANDSCAPE DETAILS

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE



WB-40

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

Always call 811 two full business days before you dig to have underground utilities located and marked.



WINDERMERE
DOWNTOWN
PROPERTY

TOWN OF WINDERMERE

TRUCK ROUTING EXHIBIT

LICENSED PROFESSIONAL

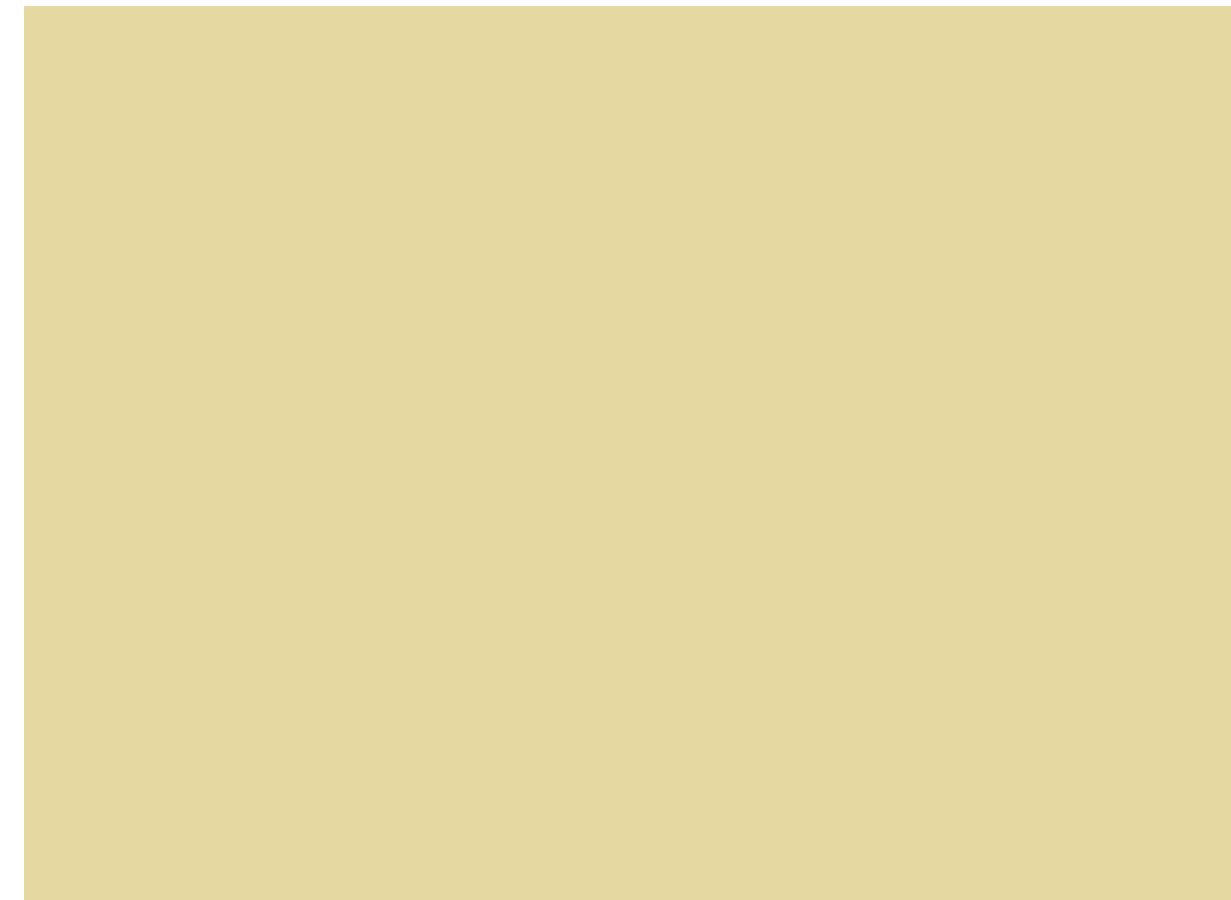
KHA PROJECT 149973004	DATE 02/18/2022	SCALE AS SHOWN	DESIGNED BY MIC	DRAWN BY CML	CHECKED BY MIC
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Kimley»»Horn

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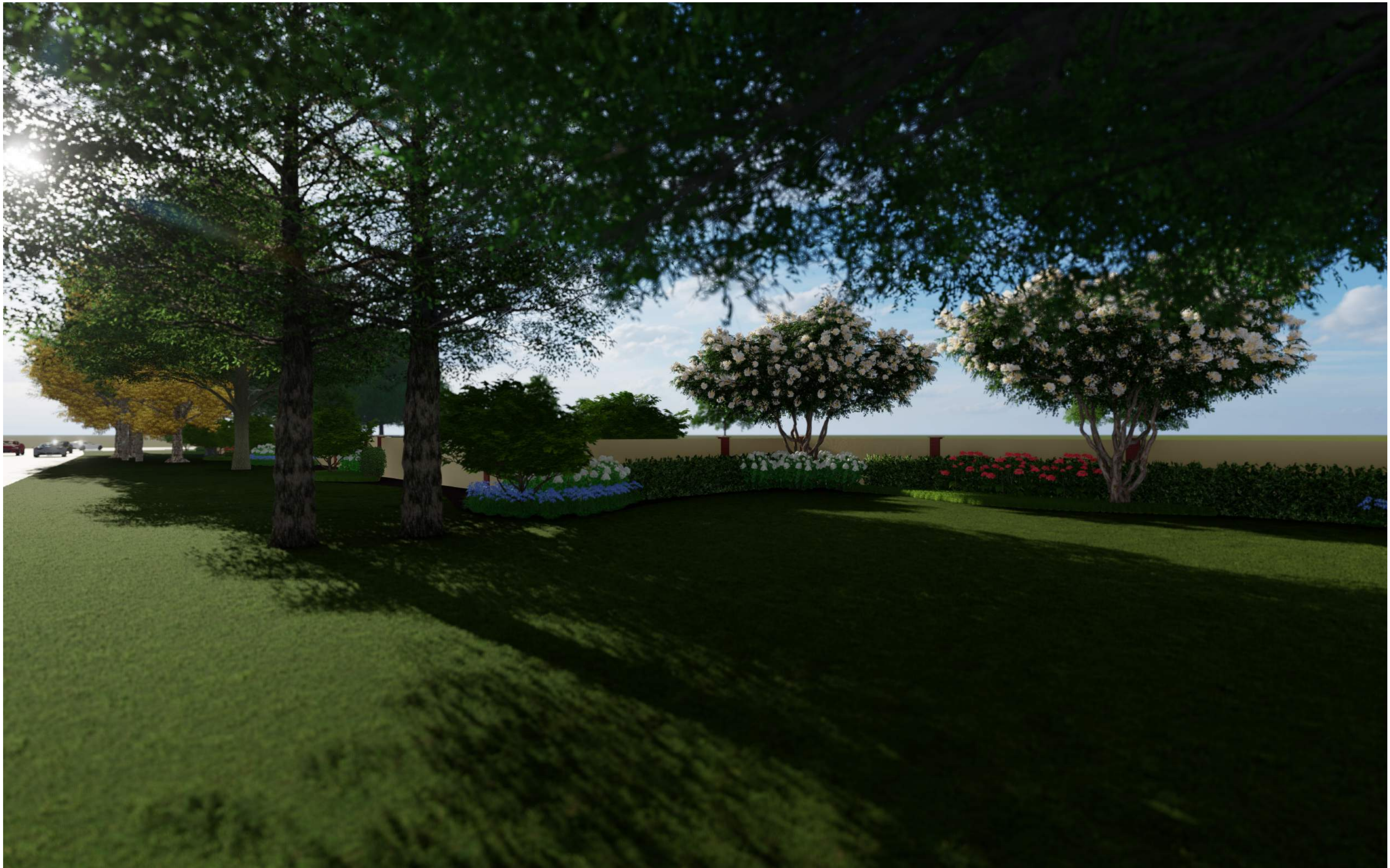


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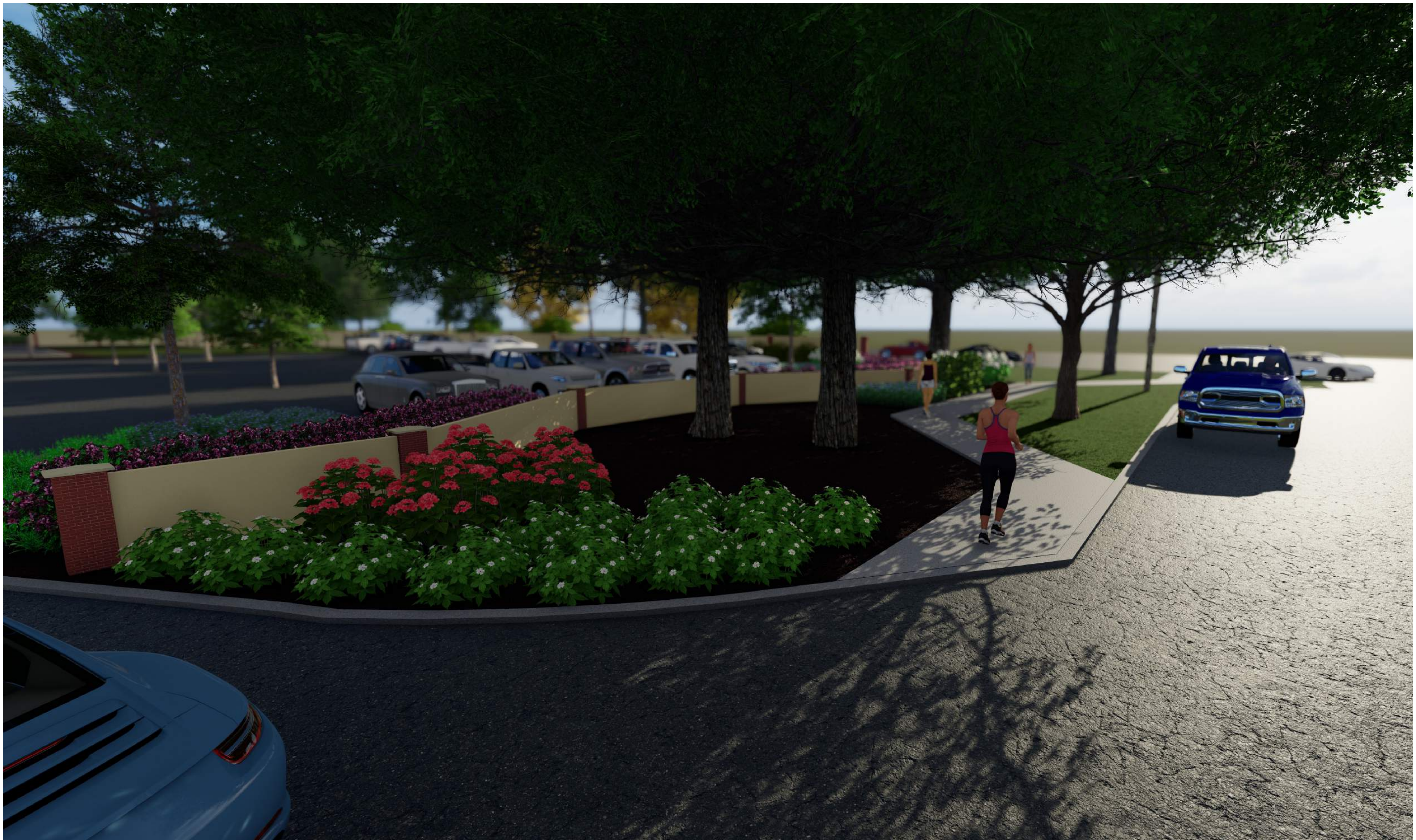
WINDERMERE DOWNTOWN WALL RENDERING - 10/27/2022



PARKING LOT LOOKING TOWARDS 6TH AVENUE



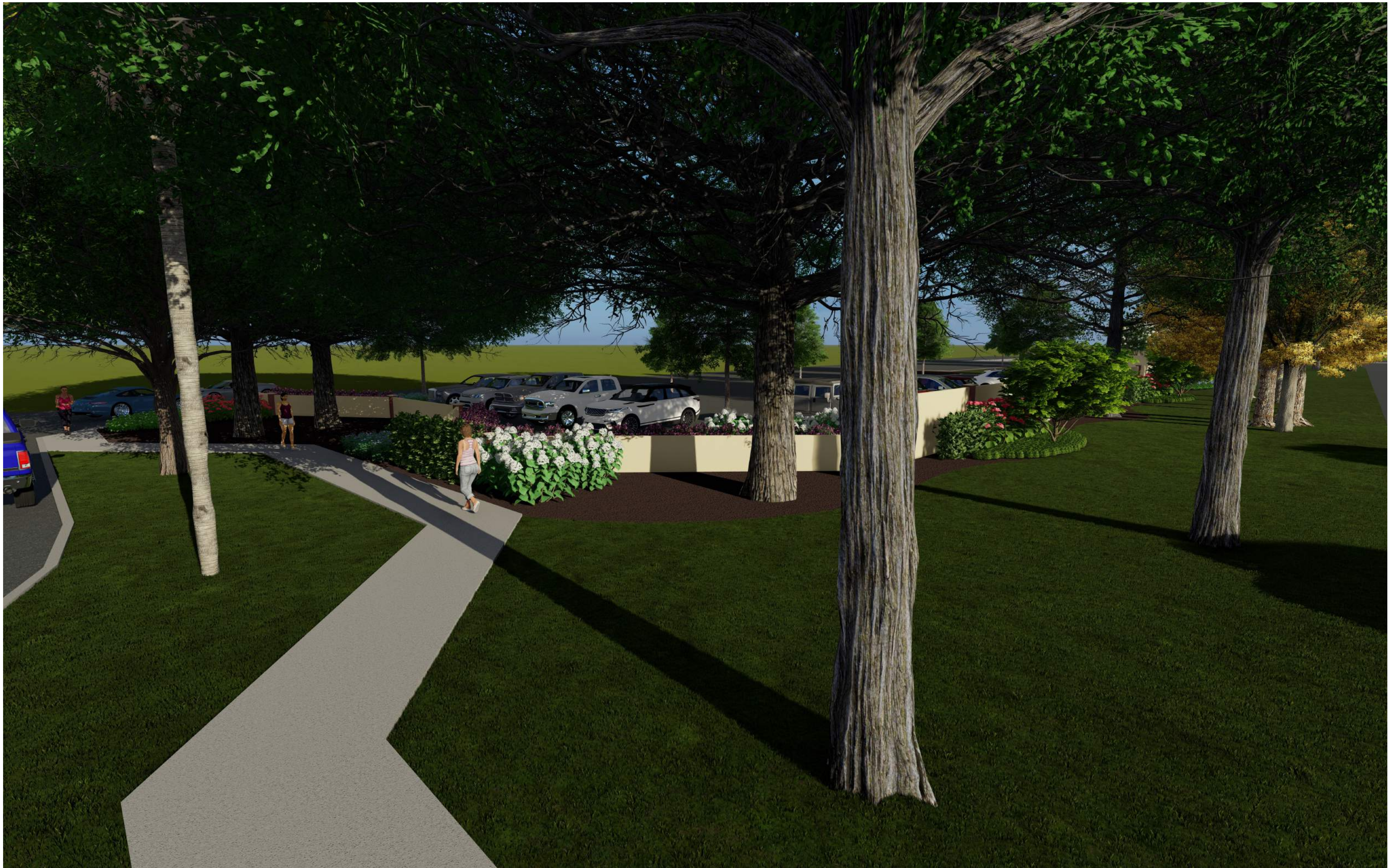
OAKDALE STREET LOOKING SOUTH



6TH AVENUE PERSPECTIVE



6TH AVENUE LOOKING EAST



CORNER OF 6TH AND OAKDALE

SW 7757
High Reflective White
Interior / Exterior
Location Number: 256-C1

SW 6687
Lantern Light
Interior / Exterior
Location Number: 136-C1

SW 6241
Aleutian
Interior / Exterior
Location Number: 224-C3

SW 7076
Cyberspace
Interior / Exterior
Location Number: 235-C7

SW 7071
Gray Screen
Interior / Exterior
Location Number: 235-C1





TRIM/ CORBELS
PT-3
SHERWIN WILLIAMS
HIGH REFLECTIVE WHITE

STUCCO
PT-1
SHERWIN WILLIAMS
LANTERN LIGHT

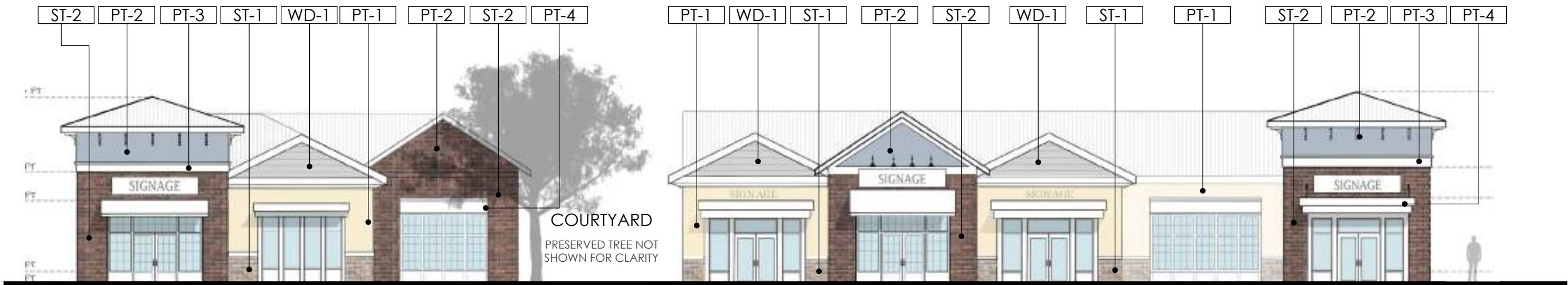
STUCCO
PT-2
SHERWIN WILLIAMS
ALEUTIAN

CANOPIES
PT-4
SHERWIN WILLIAMS
CYBERSPACE

SIDING
WD-1
SHERWIN WILLIAMS
GRAY SCREEN

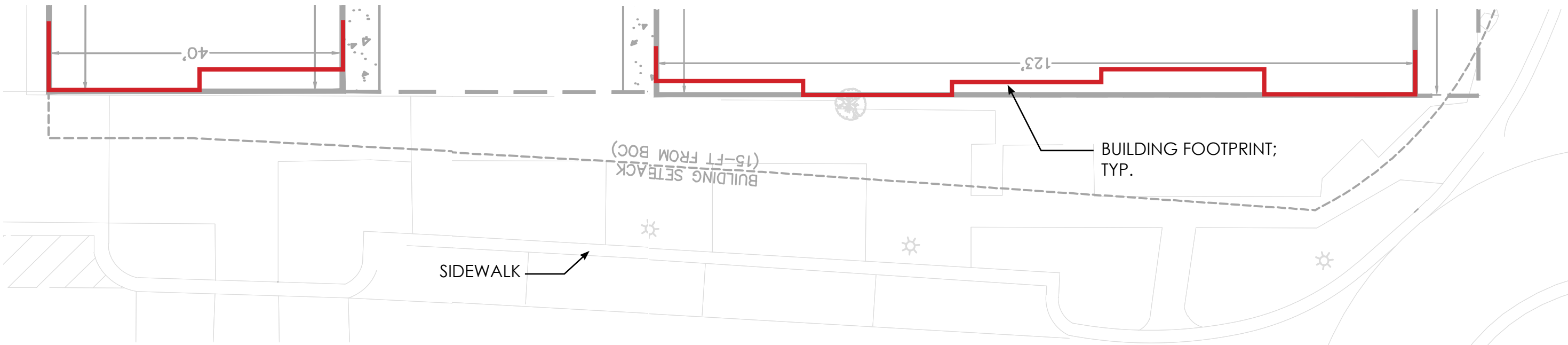
STONE VENEER
ST-1
EL DORADO
TUNDRABRICK/
LATIGO

BRICK VENEER
ST-2
EL DORADO
TUNDRABRICK/
HARTFORD



RETAIL STORE
MAIN STREET ELEVATION

RETAIL/OFFICE/RESTAURANT
MAIN STREET ELEVATION



WINDERMERE - 6TH AVE AND MAIN ST.

IN-LINE RETAIL & RETAIL BUILDING
MAIN ST. - COLORED NORTH ELEVATION SKETCH
NOVEMBER 8, 2022

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ARCHITECTURE + INTERIORS 23

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED, THE VIEWER IS ADVISED TO USE THIS RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS, AND THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.



WINDERMERE - 6TH AVE AND MAIN ST.

IN-LINE RETAIL AND ACE HARDWARE BUILDING
3D PERSPECTIVE
NOVEMBER 17, 2022

**SCOTT +
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OPTION B

SW 7757
High Reflective White
Interior
Location Number: 256-C1

SW 6687
Lantern Light
Interior / Exterior
Location Number: 136-C1

SW 6241
Aleutian
Interior / Exterior
Location Number: 224-C3

SW 7076
Cyberspace
Interior / Exterior
Location Number: 235-C7

SW 7071
Gray Screen
Interior / Exterior
Location Number: 235-C1





TRIM/ CORBELS
PT-3
SHERWIN WILLIAMS
HIGH REFLECTIVE WHITE

STUCCO
PT-1
SHERWIN WILLIAMS
LANTERN LIGHT

STUCCO
PT-2
SHERWIN WILLIAMS
ALEUTIAN

CANOPIES
PT-4
SHERWIN WILLIAMS
CYBERSPACE

SIDING
WD-1
SHERWIN WILLIAMS
GRAY SCREEN

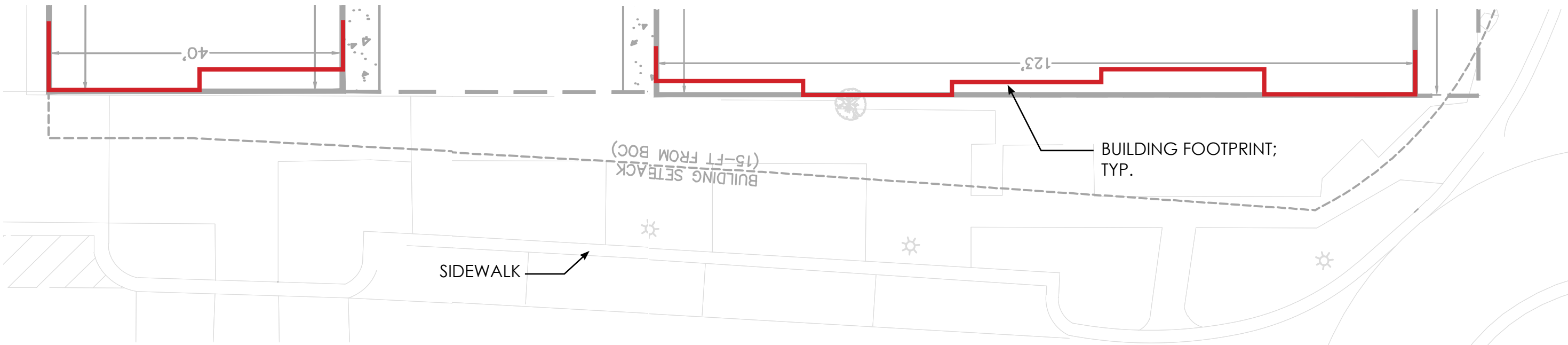
STONE VENEER
ST-1
EL DORADO
TUNDRABRICK/
LATIGO

BRICK VENEER
ST-2
EL DORADO
TUNDRABRICK/
HARTFORD



ACE HARDWARE
MAIN STREET ELEVATION

RETAIL/OFFICE/RESTAURANT
MAIN STREET ELEVATION



WINDERMERE - 6TH AVE AND MAIN ST.

IN-LINE RETAIL & ACE HARDWARE BUILDINGS
MAIN ST. - COLORED NORTH ELEVATION SKETCH
NOVEMBER 17, 2022

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THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED, THE VIEWER IS ADVISED TO USE THIS RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS, AND THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.



WINDERMERE - 6TH AVE AND MAIN ST.

IN-LINE RETAIL
6TH AVENUE - WEST ELEVATION SKETCH
NOVEMBER 17, 2022

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NARRATIVE OF ADJUSTMENTS



ARCHITECTURE + INTERIORS

Date: JAN 11. 2023
To: City Town Council

Re: Narrative of Adjustments to Building Elevations for the proposed Windermere Project located at 517-527 Main St, Windermere, FL 34786

This is a narrative of changes and updates made to the elevation drawings based on the previous Town Council meeting held on September 7, 2022 and the most recent Town Center Design Guidelines document.

1. Colored Elevations have been provided along with proposed materials on the sheets.
2. Materials have been incorporated to meet the city design guidelines
3. Material changes occur at expression lines throughout the elevations per design guidelines.
4. Doors and storefronts have been updated to show kickplates and window heights at 18" A.F.F respectively per design guidelines
5. Canopies have been updated to include valances around the perimeter per design guidelines.
6. Façades are designed to meet the requirement for increments/ multiple of 20 ft. The Proposed building footprints have been adjusted match.
7. South-east corner tower has been lowered in height per the request at town council meeting on Sept 7, 2022.
8. An 'Option B' elevation drawing has been provided for the south-east corner as a tower-less corner.
9. Trees shown in the renderings have been updated to better reflect the actual trees in the surrounding area.

Thank you,

Matthew D. Cormia, AIA, NCARB
SCOTT + CORMIA Architecture and Interiors, LLC.