

## TOWN OF WINDERMERE

### Town Council 500 Block Workshop Minutes

February 28, 2023

#### CALL TO ORDER:

Present were Mayor Jim O'Brien, Council Members Andy Williams, Bill Martini, Mandy David, and Tony Davit. Also present was Town Manager Robert Smith, Town Attorney Heather Ramos, Town Clerk Dorothy Burkhalter, and Public Works Director Tonya Elliott-Moore.

#### 1. WORKSHOP CALLED TO ORDER

Mayor O'Brien called the workshop to order at 6:00pm. He then led everyone with the Pledge of Allegiance.

#### 2. NEW BUSINESS

##### a. Other items for consideration

##### i. Fourth Town Council Workshop – Windermere Downtown PUD Final Engineering Plan

Mayor O'Brien reviewed the decorum for this workshop. He then turned the floor over to Mr. Brad Cornelius, Town Planner with Wade Trim. Mr. Cornelius gave a presentation with updated information that had been received from the Developer which included the following: master plan, recent submittals, civil engineering plans, comments from the City of Ocoee's Fire Chief, stormwater, curb revision, parking spaces/regulations, tree mitigation, buffering – landscaping/wall, the next steps, and outdoor display of merchandise. This concluded the presentation from Mr. Cornelius. Mayor O'Brien opened the floor to the Town Council. Member Davit questioned if the twelve-foot parking designation standard is being followed. Mr. Cornelius stated "yes." Member Davit then questioned if the loading area could have dual use: loading and parking. Mr. Cornelius stated "no." Mayor O'Brien requested information on truck egress. Mr. Cornelius explained that the proposed change on the east side of 5<sup>th</sup> Avenue. He also stated that Chief Sorenson of Ocoee Fire Department stated that firetrucks would be able to access the site as well. There being no further questions, Mayor O'Brien turned the floor over to the applicant for their presentation. Mr. Trey Vick with V3 Capital introduced his team. He then reviewed past discussions and timelines regarding this project. Mr. Vick's discussion included the following topics: trees, parking, access, and buffering/wall. He stated for the record that he will build a six-foot wall, a three-foot wall, or whatever size wall makes sense for the project and the Town Council. Manager Smith stated that additional slides were received after 5:00pm today which can be shared for Mr. Keith Silverman to review. Mr. Silverman and Mr. Vick reviewed the proposed buffering/wall renderings. Mr. Vick stated for the record that they are on board to build what the Town wishes. Mayor O'Brien opened the floor to Town Council for Q & A with the applicant. Member David commented on the renderings and how they do not have the look or feel of Windermere. Mr. Vick stated that there is an approval process for the plans. He then stated that the full building plans are would come along further in the process. Mayor O'Brien commented on the Design Standards and parking lot barriers/walls. Mr. Vick commented on the panelized system that will be used. Member Williams commented on the wall at Lake Down Reserve for reference. He then questioned Mr. Vick's previous comment regarding a "fee to park." Mr. Vick commented on the mitigation for parking requirements. Manager Smith questioned if the submittal to the DRB will mirror what is shown, as they cannot change. Mr. Vick stated that there would not be any substantial changes. Manager Smith commented on his concerns with any changes prior to submittal to the DRB. Mr. Vick stated that there would not be a dynamic shift with plans. Discussion followed regarding elevations. Member Martini questioned if there is a contingency plan if parking at 3.5 is not approved. Mr. Vick stated there is not a contingency plan. He commented on the costs and balances to this project. Member Martini commented on resident concerns regarding the buffer wall and questioned if the applicant would meet with concerned homeowners. Mr. Vick stated that either themselves or a representative would meet with the residents. He also stated that a mock wall could be implemented. Member Martini questioned mitigation for trees. Mr. Cornelius stated that in lieu of payment for mitigation, inch per inch could be done. Member Martini questioned the stormwater and handling large amounts of

## TOWN OF WINDERMERE

### Town Council 500 Block Workshop Minutes

February 28, 2023

rainwater. Mr. Cornelius commented that the requirements are being met. Mr. Geiger stated that they are confident that the system in place will perform. Member Martini noted that on page fifty and fifty-one, the project appears on the wrong block. Clerk Burkhalter read comments submitted by Member Rose, who could not attend (attached). Manager Smith stated that the Tree Board is looking for enough landscaping to shield the dumpster from the residents along Oakdale Street. Mayor O'Brien then turned the floor over for public comments. First to speak was Stephen Withers of 712 Main Street. He commented on concerns with the backs of buildings looking like the back of a shopping center, as this is where patrons will be parking. Mr. Withers stated that painting a different color or adding siding could help. He then commented on a green space that could be used for parking and planting ivy. Mayor O'Brien stated that maximum parking spaces have been accounted for. Discussion followed. Jennifer Roper commented on parking material and safety, parking spaces, storefronts on Sixth Avenue, and her disappointment in the facades. Mr. Vick stated that a brick-looking paver will be used. Tom Stroup commented on parking (4 spaces), footprints, and impacts. Rania Ata, 323 E 8<sup>th</sup> Avenue, introduced herself. She commented on concerns regarding parking, the facades not being in line with the Town, semi-truck deliveries, traffic, and outdoor displays. Mayor O'Brien commented on the guidelines for merchandise. Joan Fogilia of 215 Butler Street introduced herself, Hannah Ammar, and Susan Carter. She then commented on the need for character in the buildings, concerns with the buildings being too close to the road, and there being no space for large trees in the front. Hannah Ammar, 315 W 2<sup>nd</sup> Avenue, stated that the buildings look too generic and that they need character. Susan Carter, 106 Palm Street, stated that she appreciated the tree protection/mitigation, and commented on the following: renderings are inaccurate, the tree canopy, a request that the Town's arborist and the site arborist ensure all mitigations are followed appropriately, and prioritizing of protection for trees and the tree canopy. Member Martini commented on the need for direct contact for tree protection/mitigation. Daniel Floyd of 515 Oakdale Street stated that he would like the applicant to visit with residents on Oakdale Street. He then questioned ownership of the development and proposed tenants. Mr. Vick stated he would have a meeting in the middle of March. He stated that the owners have remained the same. Mr. Vick commented on possible tenants as ACE Hardware, keeping existing businesses, restaurant, and services. Mayor O'Brien stated that this group had requested an in-person meeting, but he felt a virtual meeting is better attended. Angela Withers, 712 Main Street, thanked Mr. Cornelius for all his assistance. She then commented on the following: concerns with the structure being built to the line instead of what's best, concerns with the closeness of the 6<sup>th</sup> Avenue corner/building, no to awnings, and stated that the façade and design needed to be addressed; that it looked like a generic shopping center. Nancy Nix of 303 E 8<sup>th</sup> Avenue stated she would like to see renderings of the entire block from 5<sup>th</sup> Avenue to 6<sup>th</sup> Avenue, both existing and proposed. Gloria Groome of 416 E 6<sup>th</sup> Avenue commented on concerns with traffic and construction through Town where it is mostly residential. Nora Brophy, 426 Magnolia Street, questioned the 5<sup>th</sup> Avenue entrance/exit. She commented on concerns with two-way traffic there. Ms. Brophy agreed that the buildings look like a strip mall. Brandi Haines stated that the developer needs to be held to four parking spaces. She then commented that financial impacts shouldn't be a concern as residents are allowed variances that are financial. She also commented on two-way traffic access, average one-story building heights, and saving trees in the right-of-way. Susan Razor, 2458 Tryon Place, stated that the corner needs to be reassessed and redesigned. Mayor O'Brien commented on the Design Standards. Some discussion followed. Kit Arunakul, 535 Oakdale Street, echoed the concerns of others: traffic during construction, and parking. Mayor O'Brien requested clarification regarding amending the corner height and the two-way 5<sup>th</sup> Avenue access. Manager Smith stated that, per code, a building height is thirty-five feet. Mr. Vick stated 5<sup>th</sup> Avenue is currently two-way and will remain two-way. He also stated that building height is twenty-six feet. Public comment was closed at 8:04pm. Mayor O'Brien opened the floor to the Town Council. He stated that the applicant can go before the DRB at any time. Member Davit commented that protection of four parking spaces is needed, the proximity of the corner of 6<sup>th</sup> Avenue to the building, and that the roof tops are the top items that need to be addressed prior to heading to DRB. Member David stated that she has concerns with the façade, going to the DRB, parking, golf cart parking, and closeness of the corner on 6<sup>th</sup> Avenue and the building. Manager Smith commented that if the four parking spot requirements are adhered to, tree saving/protection may be a concern. Attorney Ramos stated she would like to review the code prior to speaking on this item. Member Martini stated that the Developer may need to revisit the plan for parking. He then commented on saving trees and revisiting the style and character of the buildings. Attorney Ramos explained that the Developers Agreement is a negotiated document. Mayor O'Brien commented that this is not a variance request as referenced by Brandi Haines. He then stated that there are three consistent topics for the developer to review.

TOWN OF WINDERMERE

Town Council 500 Block  
Workshop Minutes

February 28, 2023

Mr. Vick stated he agrees with the parking, integrating golf cart parking, elevations, exit this format, and moving forward to the DRB. He stated that they will meet with the residents along Oakdale Street. Some discussion followed. Member Davit questioned the Town Council's steps after recommendation from the DRB. Mr. Cornelius stated that the PUD had been approved in 2021. He stated that there are many steps left prior to the first Public Hearing. Mayor O'Brien stated that the Developer has a lot of work to do prior to going before the DRB. Mr. Cornelis agreed. Some discussion followed. Mayor O'Brien thanked all for their participation.

3. MAYOR AND COUNIL LIAISON REPORTS

None

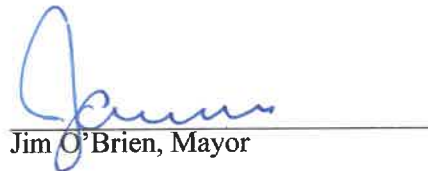
4. STAFF REPORTS

None

5. ADJOURN

Mayor O'Brien adjourned the workshop ay 8:26pm

  
Dorothy Burkhalter, MMC, FCRM  
Town Clerk

  
Jim O'Brien, Mayor

Regarding: 500 Block PUD:

I am unable to attend the 2/28/23 Workshop for the 500 Block PUD design review, so I'd like this note read into the meeting minutes.

I have been reviewing the 500 Block development plans and scope of work for many years while serving on the DRB, LRP and as a council member. At each of these reviews I have stated my position that I will not approve a plan that provides less than 4 parking spaces per 1000 sf of development. Yet as of the last submittal, dated 2/8/23 I see that the developer is still trying to convince the Town that 3.52 spaces per 1000 should be adequate.

For those that are not familiar with typical parking requirements in Orange County, FL, let me point out that typically:

1. Restaurant: 1 space for each 4 seats provided for patron use, plus 1 space for each 75 square feet of floor area provided for patron use which does not contain seats.
2. Retail: 1 space for each 300 square feet of gross floor area.
3. Business Office: 1 space for each 200 square feet of floor area used for office purposes.
4. Medical Office: 1 space for each employee plus 2 spaces for each employee for patient use.

Note that if not enough parking is provided the burden is placed on public space and other businesses to handle the overflow. This is not fair to anyone.

Based on this information, I believe the Town of Windermere Design Guidelines has been more than accommodating when requesting only 4 parking spaces per 1000 sf of development, and we should not back down from this requirement.

I also think that the traffic into Town will be significantly increased. In addition, the buildings are sitting too close to the roads, in my opinion, thus making the overall scale of the project feel like it is overwhelming the town center. I understand the project is meeting the current Town Center Design Guidelines on these specific architectural requirements, and as a result I will reluctantly accept the design of these elements.

Just to be clear, I am NOT opposed to development within our quaint Town of Windermere. As a resident and a Town Council Member, I am only attempting to preserve the small-town character and quality, which Windermere is famous for. The scale and aesthetics of the proposed architecture is of utmost importance, the traffic, septic system, water, parking implications to the Town's infrastructure are also obviously critical issues, which affect our Town's character. I hope that we as residents of our great little Town can all agree and that we will do the right thing during this approval process.

Thank you,  
Molly Rose


02:04:19 Robert Smith: All public comment will be addressed once TC opens it up

02:30:06 Angela Withers: Agree with Jennifer's final point - this design is very generic, typical shopping center.

02:35:19 bradgebben: I think it's wonderful that we are developing this area and enhancing downtown windermere. The traffic has NOTHING to do with this development. Traffic has to do with people who live on the west side and have no other way to get home.

02:42:09 VIDEOGRAPHER Jennifer Roper: It should be a place that people love to visit and see friends. I would really like to have some porches, balconies and more outdoor areas. Even smaller footprints but a couple of two story buildings instead of a huge solid building.

02:46:57 Keith Silveman (V3 Capital): please email us at [Trey@v3capital.com](mailto:Trey@v3capital.com) [Keith@v3capital.com](mailto:Keith@v3capital.com) [Brett@v3capital.com](mailto:Brett@v3capital.com) lets set up a meeting mid March

02:47:13 Daniel Floyd: Reacted to "please email us at T..." with 

02:49:32 bradgebben: Yes, more outdoor areas with seating, coffee shops, restaurants, etc

02:52:58 VIDEOGRAPHER Jennifer Roper: We didn't have peaked roofs in the design guidelines.

02:55:51 Angela Withers: Couldn't we restrict deliveries to smaller trucks?

03:02:02 bradgebben: I would like to say it again. Traffic in downtown windermere has absolutely nothing to do with what we do downtown. Downtown is the currently the only way to get to the west side of all the new development. And its gonna get worse until there is another way to get there.

03:03:02 Brandi: Can Brad & the applicant answer about the maximums heights.

03:04:33 Brittany Grier: This development will hopefully make our small town even more quaint and enjoyable for residents. I agree the look doesn't fit with the rest of our town, but I believe this is just a generic rendering from what everyone is saying. So, I'm expecting as we move forward it will match the style and expectations of the residence.

If I'm understanding this correctly, the parking spots will be lined, unlike the lot by the Brewery that is just a free for all. Could we possibly add smaller designated golf cart parking so those aren't taking up a full spot that could be used for a full size car.

03:07:21 Robert Smith: Chat will be disabled but you questions are part of the record and can be addressed via an email to Brad or I. Max building height for the Town is 35 ft.

03:21:51 Robert Smith: [rsmith@town.windermere.fl.us](mailto:rsmith@town.windermere.fl.us)