

Downtown Windermere
Properties
Final Development Plan
Town Council
Fourth Workshop

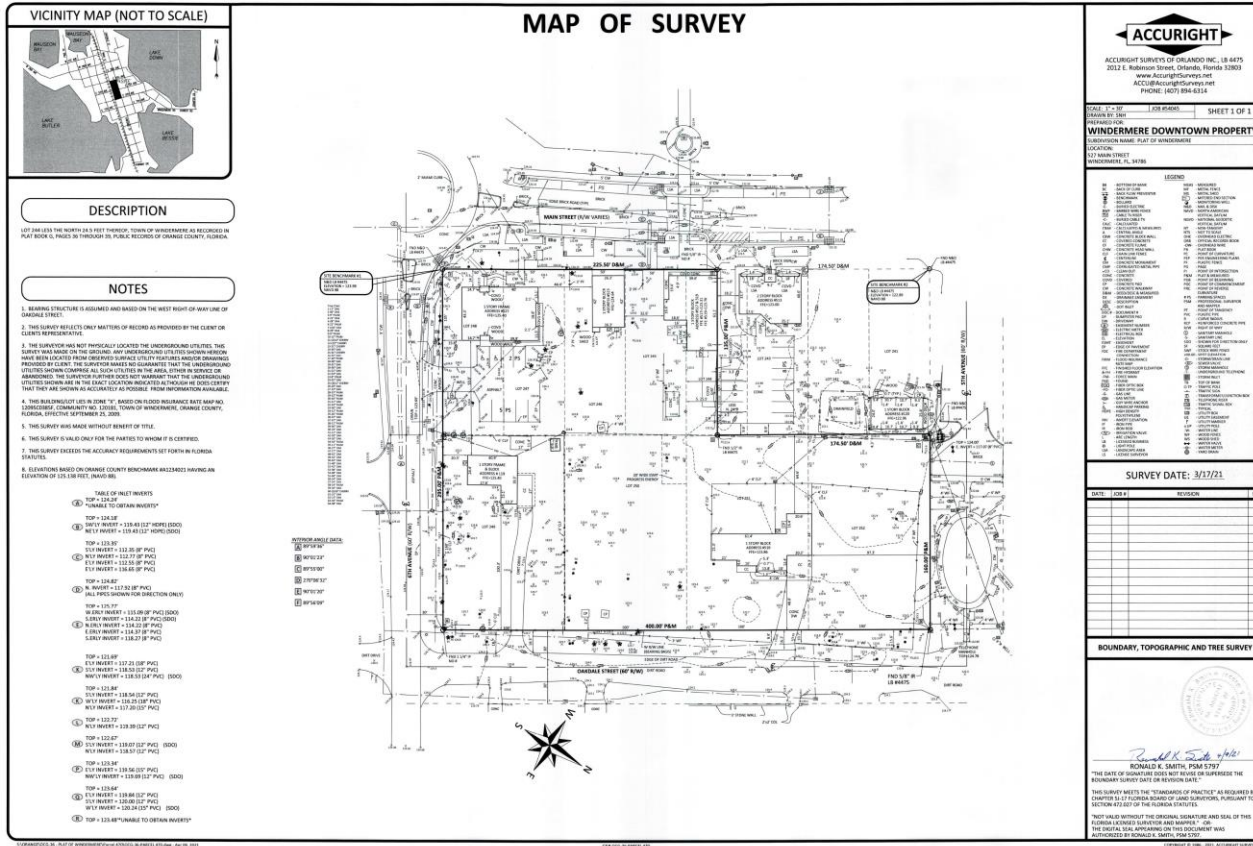
February 28, 2023

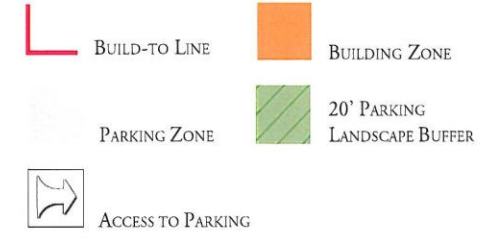
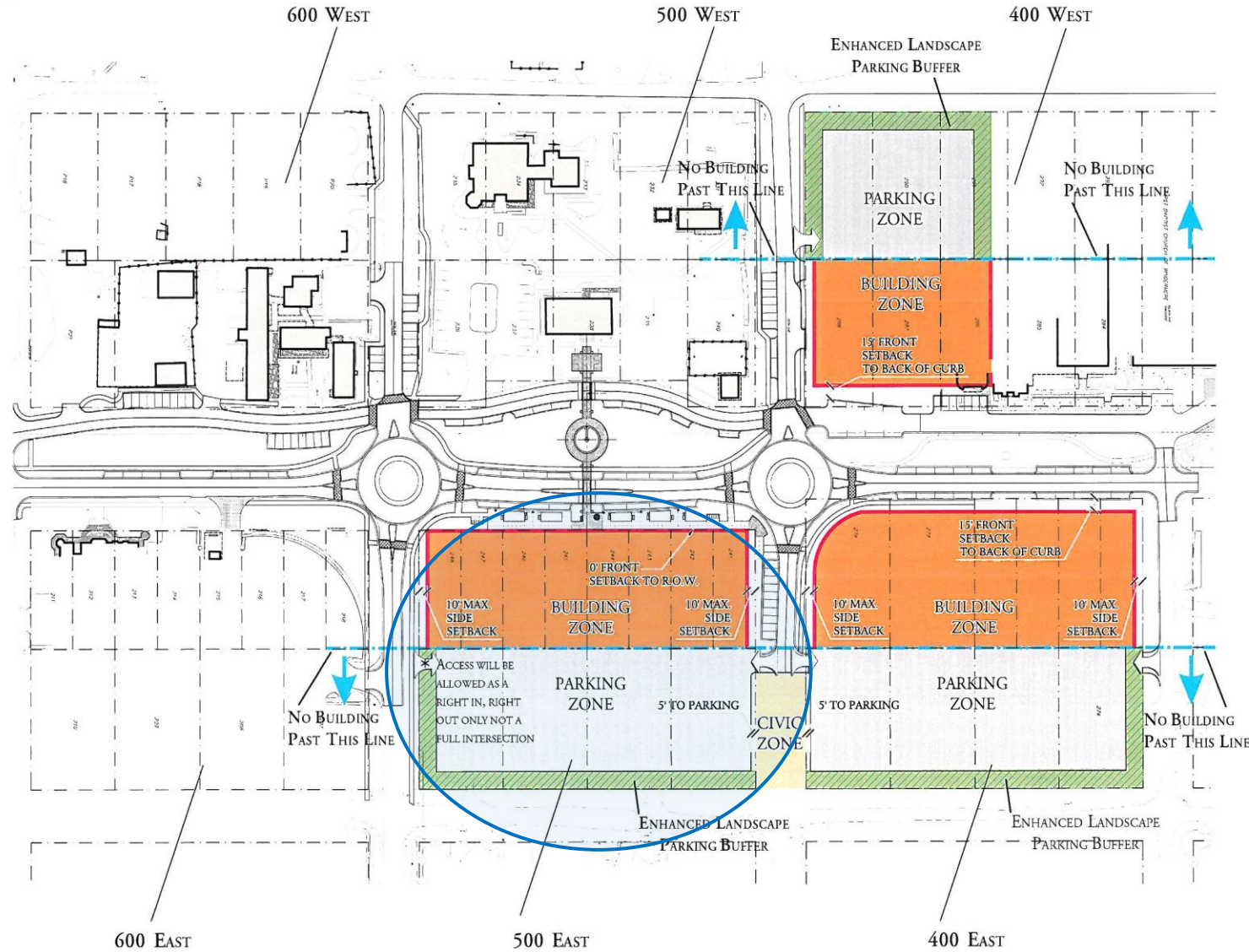
Project Location

Northeast Corner of Main Street and E 6th Avenue

2.17 acres +/-

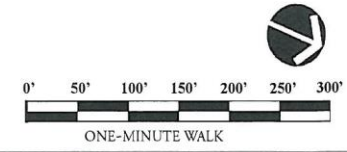
Property Owner is
Downtown Windermere
Properties, LLC.





- NOTES:**
1. PARKING MAY ENCRUCH INTO BUILDING ZONE.
 2. BUFFER ZONES MAY ENCRUCH INTO BUILDING ZONE.
 3. SEE LANDSCAPE SECTION FOR DETAILED PARKING LOT DESIGN, AND LANDSCAPE PARKING BUFFERS.

- Building:**
- Rear Setback: 120' Min. from Buffer Zone
 - Building Frontage: 80% Min. on Main Street
- Parking Spaces:**
- Required off-street Parking Spaces:
- A. Req. Off-Street: 4 parking spaces per 1,000 SF
 - B. Mitigation Measures: 3.5 parking spaces per 1,000 SF



Submitted by CV3 and Kimley Horn

1. Civil Engineering Plans
2. Drainage Report
3. Potable Water Report
4. Geotechnical Report
5. Tree Mitigation Plan and Arborist Letter
6. Building Renderings and Elevations
7. 3D Rendering of Project
8. Rendering of Oakdale Buffer Wall/Landscape (Same 1/24/2023 Workshop)

Civil Engineer Plan Review

1. Technical review in process

1. No significant technical design issues identified - review is continuing
2. Fire Chief Shawn Sorenson one comment that the applicant must coordinate the relocation of a fire hydrant with him

Civil Engineer Plan Review

Update from Applicant (Marcus Geiger, PE, Kimley Horn) Received on February 28, 2013, at 11:00 a.m.

1. Exempt from FDEP/SFWMD permitting based on the project size less than 10 acres (2.7 acres) and impervious area less than 2 acres (1.03 acres) - Still subject to Town permitting
2. Exit to E 5th Avenue revised per John Fitzgibbon's recommendation increased radius of curb and includes a cross walk

Figure 1: Original Design

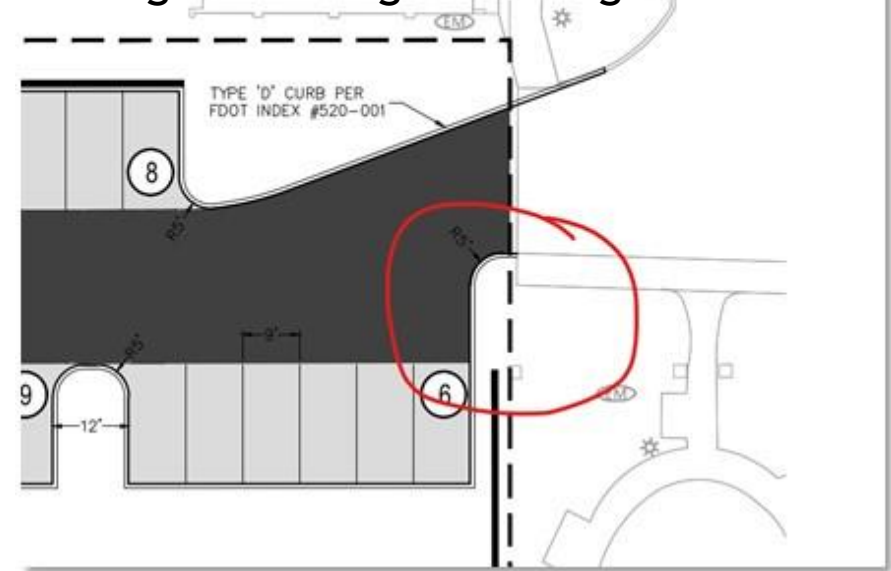
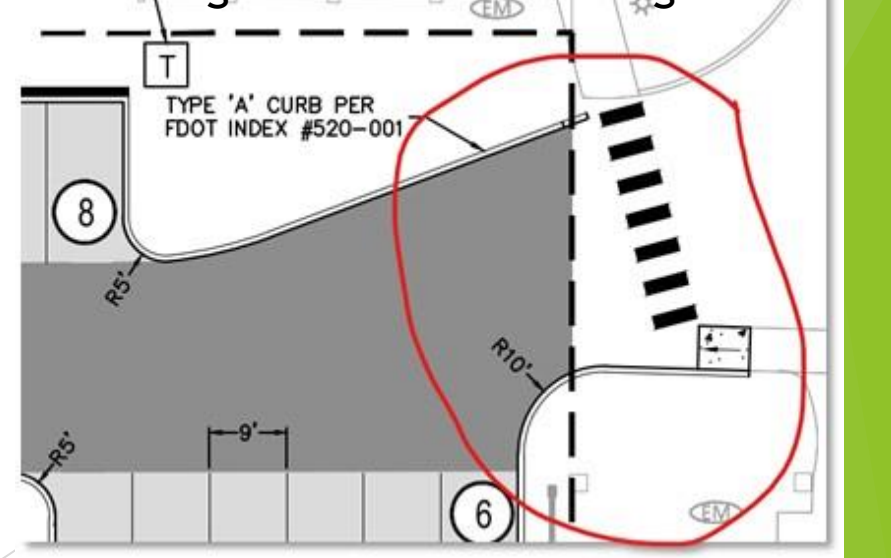


Figure 2: Revised Design



Parking Town Requirements

1. Town Land Development Code/Town Center District Requirements for 19,575 Gross Square Feet:
 - a. Section 3.04.03(2)f.3, LDC - 4 spaces per 1,000 gross square feet for all land uses = **79 parking spaces**
 - b. Section 3.04.03(2)f.4, LDC - 3.5 spaces per 1,000 gross square feet for all land uses based on protection of existing mature trees and approval of Development Review Board and Town Council = **69 spaces**
 - c. Section 6.03.02.l, LDC - Town Council may allow a payment in lieu of required parking with Development Review Board and Town Council approval

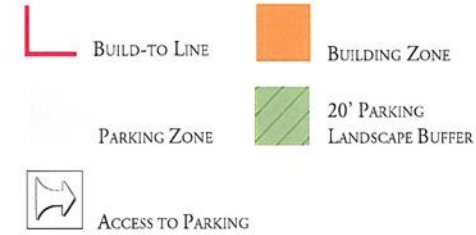
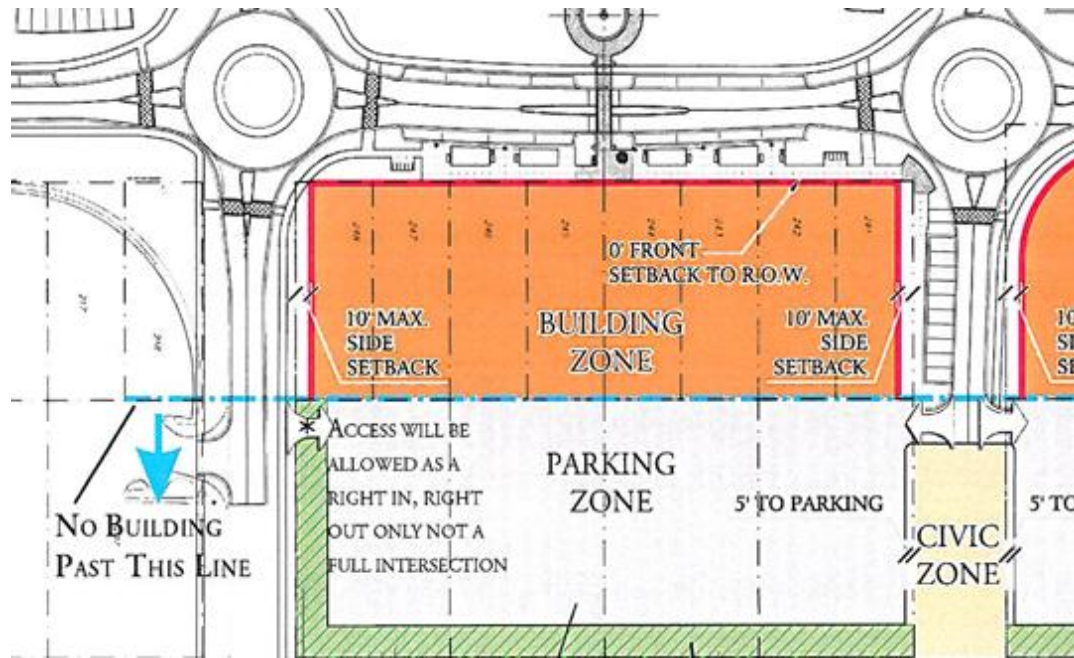
Parking Proposed by Applicant

1. Proposed Site Plan - 69 parking spaces - 3.5 spaces per 1,000 square feet
2. 4 spaces per 1,000 square feet and keeping 69 parking spaces results in a maximum gross flood area of 17,250 square feet - reduction of 2,325 square feet from proposed 19,575 square feet

Tree Mitigation

1. Submitted letter from Eric Hoyer, Certified Arborist dated February 13, 2023
 - a. 25 Native Trees Removed
 - b. 27 Invasive Trees Removed
 - c. 38 Trees Remain - 17 Remain within property or on property line
 - d. Additional information and clarification on other tree issues (Applicant to address)

Buffering Town Center Requirement



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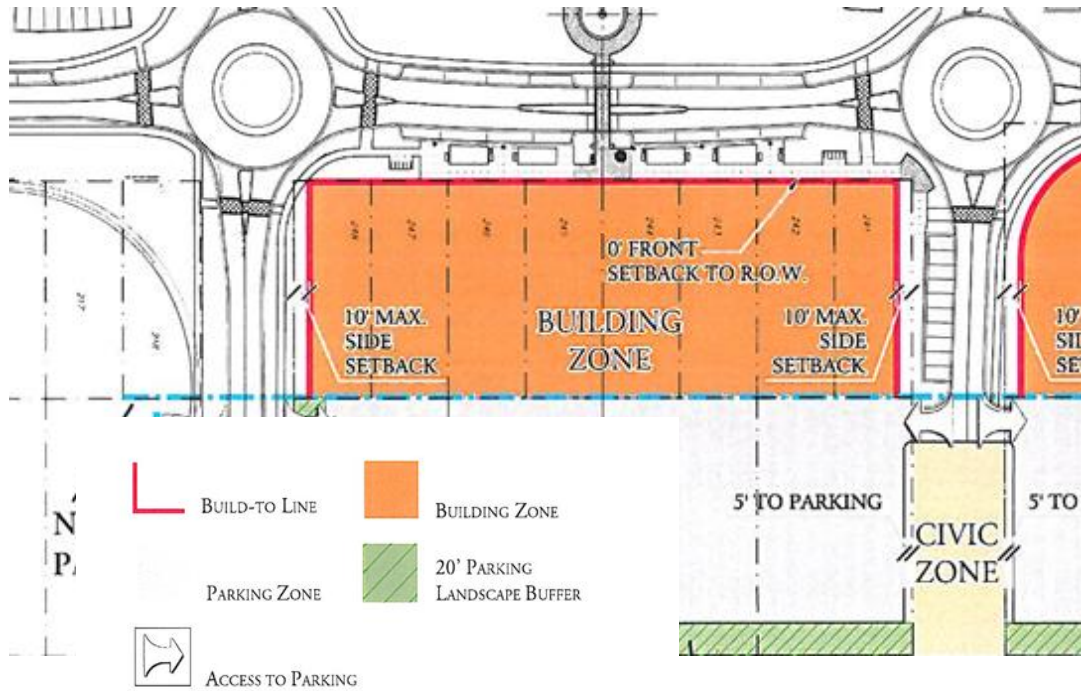
Building:

Rear Setback: 120' Min. from Buffer Zone
Building Frontage: 80% Min. on Main Street

Along Oakdale Street and E 6th Street

20-foot landscape buffer with 6-foot-high screen-wall with landscaping on outside of wall

Building Location Main Street and E 6th Ave



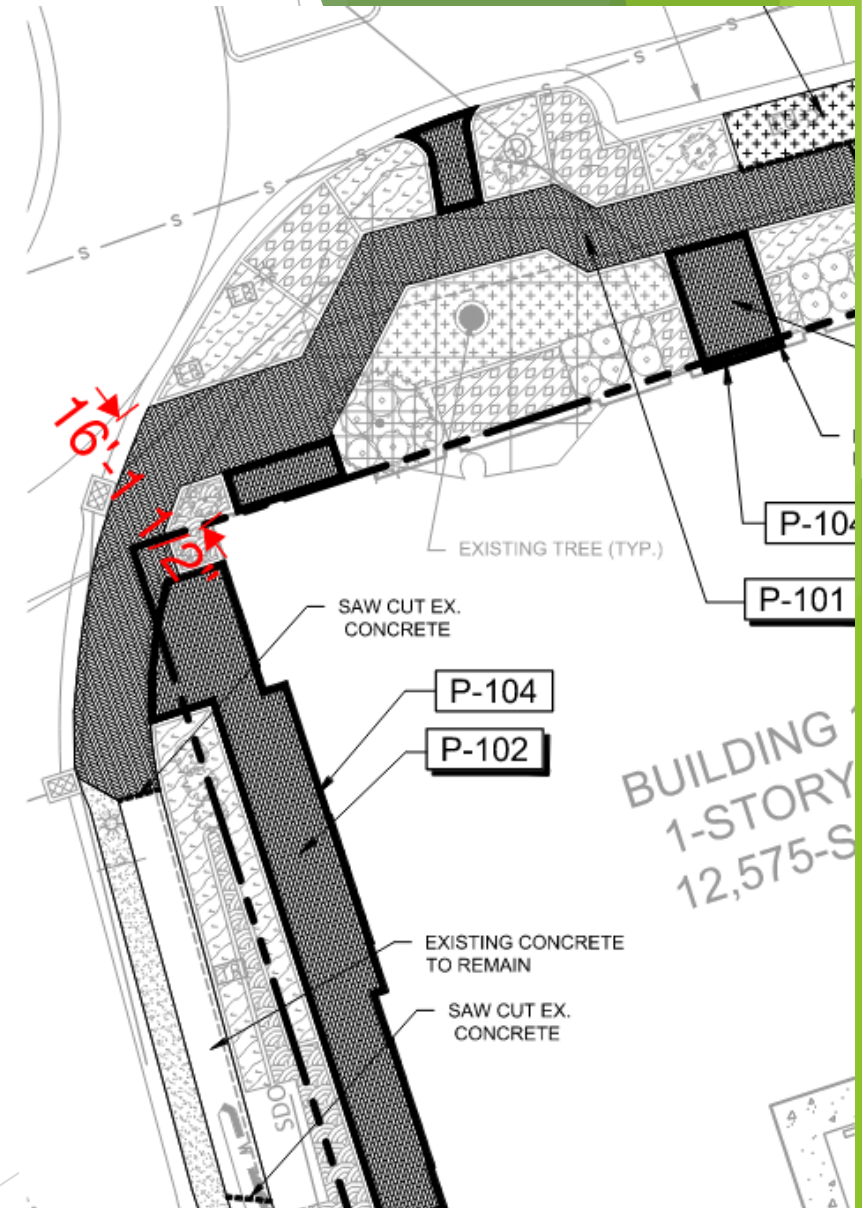
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Building:

Rear Setback: 120' Min. from Buffer Zone
Building Frontage: 80% Min. on Main Street

Build-to-line requires location of building frontage



Next Steps After Town Council Workshops

Town staff completes full technical review of 100% civil engineer plans for construction and prepares required development agreement

Noticing for public hearings with Development Review Board and Town Council - letters, sign, Town's website, and newspaper

Tree Board recommendation to Development Review Board and Town Council

Development Review Board public hearing for recommendation to Town Council

Town Council two public hearings
Approval - Permits issued for development

Questions