From: Cornelius, Brad
To: Diane Edwards; John Fitzgibbon; Tonya Elliott-Moore
Cc: Robert Smith
Subject: Re: Windermere Downtown Property - April 25th DRB Request
Date: Wednesday, April 19, 2023 1:37:56 AM
Attachments: Outlook-csj1biu5.png
Outlook-linkedin i.png
Outlook-twitter ic.png
Outlook-facebook i.png
Outlook-c2ebq0ss.png
Outlook-youtube ic.png
Outlook-h1dkhhue.png
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A few notes on the revised plans in this link related to the major items:

1. They added parking to the loading zone, as suggested during the last Town Council workshop. With these additional spaces, they state they are at 4 spaces per 1,000 sf. My accounting of the parking is slightly different. I have it at 3.93 spaces per 1,0000 sf (77/19.575). Their calculation is 78/19.575, which is 3.98, but they show as 4. It requires 79 parking spaces to meet the 4 spaces/1,000 sf requirement. Using the lower number of the provided parking spaces results in a deficit of 2 parking spaces. However, the calculation is slightly below 4 spaces per 1,000 sf, and they are not removing any additional trees for the additional parking. In the comments I sent them last week, I asked them to confirm their parking calculations (I provided them my calculations) and to describe how they will manage the parking in the loading zone to avoid conflict with the use of the loading zone for deliveries.

2. They provided more information related to tree impacts. They include a table that shows the trees to be removed and whether they are nuisance and will not be replaced nor mitigated, trees that will be replaced with new trees, and trees that will not be replaced but mitigated. The total inches to be mitigated is 151 inches. The options are to require them to make a payment to the Town for the 151 inches not being replaced, request the developer to donate to the Town the 151 inches of replacement trees that can be planted in other parts of the town, or other option to be determined by TC.

3. The developer is meeting with residents that live on the other side of Oakdale and 6th Ave across from the project on Wednesday, 4/19, at 5:30 p.m. to discuss the perimeter buffer landscaping and screen wall.

4. They have changed the facade of the buildings to brick to be more in line with the intent of the design requirements (my opinion that others may not share). The "tower", which is lower than the allowed maximum height of 35 feet, is still shown at the corner of

th

Main and 6 Ave.

I will let you know when I receive any revised plans from our comments.

Take care,
Brad

Brad Cornelius, AICP, CFM, CPM, Vice President
201 N. Franklin Street, Suite 1350, Tampa, FL 33602
813.882.4373 office
813.415.4952 cell

From: Cornelius, Brad <bcornelius@wadetrim.com>
Sent: Wednesday, April 19, 2023 12:52 AM
To: Diane Edwards <dedwards@town.windermere.fl.us>; John Fitzgibbon <jfitzgibbon@town.windermere.fl.us>; Tonya Elliott-Moore <tmoore@town.windermere.fl.us>
Cc: Robert Smith <rsmith@town.windermere.fl.us>
Subject: Fw: Windermere Downtown Property - April 25th DRB Request

Diane, Tonya, John,

It may be easier to download the re-submittal for the 500 Block redevelopment plans from the link from Kimley-Horn below.

I will be forwarding you a second email with the link to the revised building elevations.

Please note, these files do not include our comments that I sent to Marcus last week.

Let me know if you have any trouble downloading.

Take care,
Brad

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From: Geiger, Marcus <Marcus.Geiger@kimley-horn.com>
Sent: Tuesday, April 11, 2023 8:07 AM
To: Cornelius, Brad <bcornelius@wadetrim.com>
Cc: Trey Vick <trey@v3capital.com>; brett <brett@v3capital.com>; keith <keith@v3capital.com>; Raheem Bishop <RBishop@scottcormia.com>
Subject: RE: Windermere Downtown Property - April 25th DRB Request

This message originated from outside of Wade Trim

Brad,
My apologies. Please use this link, forgot a civil file in the last one.

https://link.edgepilot.com/s/e68e2750/n-xIZHymA0GV4ASvmtXx4g?u=https://kimley-horn.securevdr.com/d-se0ce096595434632a6b771c4df7792be

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

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