



May 03, 2023

Brad Cornelius
Contracted Town Planner (Town of Windermere)
614 Main Street
Windermere, FL 34786

Re: **Responses to DRB Comments
Windermere Downtown Property**

Brad:

We are in receipt of your recent comments dated April 14, 2023, regarding the above referenced project and offer the following in response:

1. In the drainage report, the maps EX1 and EX4 still show the wrong area. Please show the correct project site. EX1 appears to be shifted, and EX4 appears to be one block to the south of the actual project site.

Response: The revised drainage report included with this submittal includes revised EX1 and EX4 exhibits fixing the items addressed above.

2. Two quick questions on water and septic. Have you coordinated with Orange County Utilities regarding your potable water needs and connections? Have they reviewed your potable water analysis? Also, have you coordinated with the Orange County Health Department on your septic system?

Response: The application and submittal process with Orange County utilities and Orange County DOH is underway.

3. We used the civil plans you submitted to place our comments on the plan sheets. Nothing too significant. The parking calculation was a bit off. From my count of the parking spaces, there are 77 parking spaces (74 regular and 3 handicapped). This calculates at 3.93 parking spaces/1,000 sf. To get to 4 parking spaces per 1,000 sf is 79 parking spaces, which is 2 more than what you are showing. You can see my summary of the parking space count on the plan sheet.

Response: The revised civil plans included within this submittal include a site configuration with 79 parking spaces to meet the parking ratio discussed above.

4. Now that this project is heading into the final plan public hearings, attached are an application for the Final PUD and Major Development process (public hearings), agent authorization form, and PUD Final/Major Plan requirements. Please submit the completed and signed application. Also, please be sure your plans and submittals meet the attached submission requirements. I think other than the building and signage plans, the submitted plans contain pretty much all of the items. The revised building plans only show the front facade along Main Street and side along E 6th Ave. The submittal requirements are that the rear building facade must be shown as well. The rear building design is important. For the signage, the submittal requirements require a sign plan that shows the locations on the buildings, sizes, and colors of the proposed signs. Please remember that these civil plans, if approved by Town Council, will be the site construction plans for the issuance of the site development permit.

**Response: The MDP application has been included with this resubmittal package.
Architectural features will be submitted under separate cover.**

Please feel free to contact me at 407 – 427 – 1679 or marcus.geiger@kimley-horn.com with any comments and/or questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Marcus I. Geiger, P.E.
FL PE No. 89199

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