

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

June 20, 2023

Present were Chair Frank Chase, Board Members Roger Heinz, Stephen Withers, Gregg Anderson, and Peter Fleck. Town Council Liaison Andy Williams, Town Planner Brad Cornelius, Town Manager Robert Smith, and Clerk Dorothy Burkhalter were present. Members Norma Sutton and Gregg Anderson were absent. *Jennifer Roper present*

Chair Chase called the meeting to order at 6:30pm. He then led everyone in the Pledge of Allegiance.

1. OPEN FORUM/PUBLIC COMMENTS:

Chair Chase opened the floor to the public. Ms. Debra Neill of 525 Oakdale Street introduced herself. She then commented on concerns with landscaping, the wall along Oakdale Street, and an outside contractor doing the work. Chair Chase explained that the “outside contractor” for the wall could be due engineering that will be needed.

2. OLD BUSINESS:

a. General Items for Consideration

- i. **Z19-12 – Windermere Downtown Properties, LLC – Approval of Final Development Plan/Major Development for Redevelopment to Retail/Office/Restaurant**

Chair Chase turned the floor over to Mr. Cornelius. Mr. Cornelius gave a presentation that outlined past meetings/workshops/discussions regarding the proposed plan. He explained the approval process and the Developer Agreement that will need to be done through the Town Council. Mr. Cornelius further explained that the proposed plan is compliant with the Master Plan. He then reviewed the Town Attorney’s direction regarding approval. After the presentation was complete, Mr. Trey Vick, of V3 Capital Group, introduced himself. He then commented on the evolution of the site and where it currently is. He then reviewed the tree mitigation, landscape plans, modification of renderings, and alternative paint schemes. Mr. Vick explained that the wall will be engineered by another firm which is why “outsourced” is noted. He then stated that the wall will be a “pour in place” wall. The presentation concluded. Chair Chase opened the floor to the Board. Chair Chase questioned irrigation to the right of way. Mr. Vick stated that they will be watering the right of way. Chair Chase stated that he applauds the Developer for how hard they have worked with the project and that he appreciated their work. Member Withers commented that the area and height is where it needs to be. He also agreed with the corner being turned. Member Roper commented on the scale and concerns regarding the building height. Member Withers stated that a definition of “events” was needed. Mr. Cornelius explained that an event is a Town approved/sponsored event. He then commented on parking and the limiting of times of tractor trailer deliveries. Member Roper questioned the width of the parking spots. Mr. Vick stated the parking spots would be nine feet. Member Roper then questioned the material of the parking lot. Mr. Vick stated that it would be a pave drain system. Member Roper then questioned the turn in/turn outs. Mr. Vick explained the process. Member Roper questioned the dumpster location and proliferation of smells etc. to residents. Discussion followed regarding landscaping, dumpster location, maintenance of the pave drain system (include in Developers Agreement),

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traffic mitigation, potable water, and color palettes. Chair Chase opened the floor over to the public. First to speak was Mr. Tormey of 5th Avenue. Mr. Tormey commented on concerns regarding traffic, cars running the stop signs, and children's safety. Manager Smith stated that all the above would be an enforcement issue. He also explained that no traffic from the proposed development would be exiting out onto 5th Avenue and Oakdale Street as Pocket Park would not be removed. Ms. Renee Cingolani of 412 Forest Street introduced herself. She then commented on the Police running stop signs on the back roads and increasing traffic from the development. Member Heinz commented on the stop signs and enforcement. He explained that the signs must be DOT registered, approved, and located at the correct height for enforcement. Mr. Daniel Floyd of 515 Oakdale Street introduced himself. He then commented concerns with the dumpster, wall designs, and verbiage. He also stated he and preferred the brick options. Mr. Floyd thanked the applicant for working with the Oakdale Street owners. After some discussion was made, Member Withers made a motion to recommend approval of the plans as presented with the request/recommendation that the Developer follows through with the comments for improving the plan regarding height, color, and texture of the facade/buildings and the wall. Member Heinz seconded the motion. Some discussion followed. Roll call vote was as follows: Heinz – aye, Withers – aye, Chase – aye, Roper – aye and Fleck – aye. Motion carried 6-0.

3. NEW BUSINESS:

a. MINUTES:

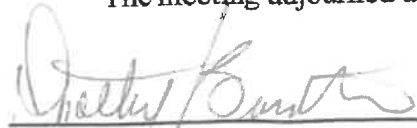
i. May 16, 2023, Meeting Minutes

Member Fleck made a motion to approve the minutes. Member Roper seconded the motion. All were in favor.

4. ADJOURN:

Chair Chase made a motion to adjourn. Member Roper seconded the motion. All were in favor.

The meeting adjourned at 7:54pm.



Dorothy Burchalter, Town Clerk



Frank Chase, Chair

Dorothy Burkhalter

From: Jennifer Roper <jennifer.ropers@yahoo.com>
Sent: Tuesday, September 19, 2023 4:58 PM
To: Dorothy Burkhalter
Subject: Drb tonight...

Hi Dorothy, I am on a long job in Kissimmee right now don't know if I make the drb tonight.

Jennifer Roper

Photographer
Legal Videographer
Florida Mobile Notary Public

Windermere, FL

Sent from Yahoo Mail on Android

Dorothy Burkhalter

From: Gregg Anderson
Sent: Wednesday, September 13, 2023 12:43 PM
To: Diane Edwards
Cc: Frank Chase; Peter Fleck; Jennifer Roper; Norma Sutton; Stephen Withers; Roger Heinz; Robert Smith; Dorothy Burkhalter; Brad Cornelius - Wade Trim (bcornelius@wadetrim.com); Lilian Colli
Subject: Re: September DRB Meeting

Hi Diane,

Just a reminder that I will be out of town and not able to attend the meeting,

Gregg Anderson

> On Sep 13, 2023, at 12:23 PM, Diane Edwards <dedwards@town.windermere.fl.us> wrote:
>
> <9.19.23 DRB COMPLETE.pdf>