



**DEVELOPMENT REVIEW BOARD**

**Chair: Frank Chase**

**Peter Fleck**

**Jennifer Roper**

**Stephen Withers**

**Molly Rose**

**Council Liaison: Andy Williams**

***Agenda***

***Agenda***

**June 18, 2024**

**6:30 PM**

**TOWN HALL**

**520 MAIN STREET**

**WINDERMERE, FL 34786**

**PLEASE TURN OFF ALL CELL PHONES AND PAGERS**

PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.26: Person with disabilities needing assistance to participate in any such proceedings should contact the Office of the Clerk at least 48 hours beforehand at (407) 876-2563.

Pursuant to Resolution No. 2005-12 adopted on December 13, 2005, the following Civility Code shall govern all proceedings before the Town of Windermere Development Review Board:

1. All electronic devices, including cell phones and pagers, shall be either turned off or otherwise silenced.
2. Prolonged conversation shall be conducted outside Council meeting hall.
3. Whistling, heckling, gesturing, loud conversations, or other disruptive behavior is prohibited.
4. Only those individuals who have signed the speaker list and/or/who have been recognized by the Mayor (or Chair) may address comments to the Council.
5. Comments at public hearings shall be limited to the subject being considered by the Council
6. Comments at Open Forums shall be directed to Town issues.
7. All public comments shall avoid personal attacks and abusive language
8. No person attending a Development Review Board meeting is to harass, annoy, or otherwise disturb any other person in the room.

Any member of the public whose behavior is disruptive and violates the Town of Windermere Civility Code is subject to removal from the Development Review Board meeting by an officer and such other actions as may be appropriate. PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.0105: Any person who desires to appeal any decision at this meeting will need a record of this proceeding. For this, such person may need to ensure that a verbatim record of such proceeding is made which includes the

## AGENDA

**THE MEETING IS CALLED TO ORDER BY THE CHAIRMAN**

**1. OPEN FORUM / PUBLIC COMMENT (3-Minute Limit)**

**2. NEW BUSINESS**

**a. MINUTES**

**i. Development Review Board Meeting Minutes April 16, 2024 (Attachments - Board Option)**

**b. GENERAL ITEMS FOR CONSIDERATION**

**i. Z22-10-637 Ridgewood Drive - Suzi Karr Life Estate/Thomas J. Karr, Jr. - Variance request to expand an existing non-conforming home in a manner to expand the non-conformity (less than 50 feet from the normal high-water elevation of the lake), allow the construction of a new swimming pool and deck at less than 50 feet from the normal high-water elevation of the lake, and to allow the expansion of the existing non-conforming accessory structure located in the front yard.**

**4. ADJOURN**

**TOWN OF WINDERMERE**

**Development Review Board  
Meeting Minutes**

**April 16, 2024**

Present were Acting Chair Stephen Withers, Board Members Molly Rose, and Jennifer Roper. Town Manager Robert Smith, Town Council Liaison Andy Williams, Town Planner Brad Cornelius, and Town Clerk Dorothy Burkhalter were also present. Chair Frank Chase and Member Peter Fleck were absent.

Acting Chair Withers called the meeting to order at 6:31pm. He then led everyone in the Pledge of Allegiance.

**1. OPEN FORUM/PUBLIC COMMENTS:**

Acting Chair Withers opened the floor to the public. The first to speak was Ms. CT Allen. Ms. Allen spoke in opposition to the Conditional Use application.

**2. NEW BUSINESS:**

**a. Minutes**

**i. February 20, 2024, DRB Meeting Minutes**

Member Rose made a motion to approve the February 20, 2024, minutes as presented. Member Roper seconded the motion. All were in favor.

**b. General Items for Consideration**

**i. Z24-07 – 527 Main Street, Windermere Downtown Property, LLC/Sun Wine Inc., /Kara Ann Groves, Esq. – Conditional Use to allow on-site consumption of Beer or Wine**

Acting Chair Withers introduced this item and turned the floor over Mr. Brad Corenlus. Mr. Cornelius introduced and reviewed the request. He explained that the Conditional Use request is to allow on-site sale and consumption of wine. Mr. Cornelius further explained that approval is needed because it is located less than 1,000 feet from the Family Church, and three other locations with approval to sell and/or consume beer and wine: Tim’s Wine, Windermere Brewery, and Paloma Coffee. He then stated that per the Code of Ordinances, the Town Council may waive the 1,000-foot separation requirement through the approval of a Conditional Use. Mr. Cornelius explained the seven standards of review for Conditional Use. He then commented on proposed hours of operation (consistent with Developers Agreement), outdoor seating (only if approved by Town Council) and compliance with the Windermere Downtown Property PUD Ordinance 2023-02 (it will be within the unit that is part of the Windermere Downtown Property PUD). Mr. Cornelius explained that notices were sent out with three in support and seven in objection received back. Ms. Kara Ann Groves, Attorney and representative for the applicants introduced herself. She commented on her practice, location, and that she resides in Mount Dora (like Windermere). Ms. Groves explained that the proposed business is retail of high-end wines in which customers may sample prior to purchasing and receive education on wine. She then commented on the seven objections. Ms. Groves clarified a few of the objections for the record. She explained that three out of the seven received were from the Williams family, which seems to have a relation to Tim’s Wine Market and would be a conflict of interest. Ms. Groves also commented on a possible family member that sits on the Town Council

# TOWN OF WINDERMERE

## Development Review Board Meeting Minutes

April 16, 2024

which there would be a voting conflict on this item. She then addressed comments that have been received. One, that there is currently a wine store in town, and two, do not need noisy late-night spots and the welfare for the community. Ms. Groves explained that there is not a standard for review and anti-competition. She explained that the wine will be international high end and geared towards collectors. Ms. Groves commented that the price points on Tim's Wine Markets website is below fifty dollars. She also commented that Tim's Wine is originally based out of Orlando basically making it a small franchise with the Windermere location. Her clients would only have this one location, be good stewards and respectful of the community. She then stated she would answer any questions anyone might have. Acting Chair Withers commented on a concern of serving alcohol and not serving food. Ms. Groves stated that peanuts, olives and/or charcuterie boards have been thought of by her clients. She also stated that her clients would like to utilize local businesses for food. Acting Chair Withers questioned if parking requirements are met. Mr. Cornelius stated "yes" as long as additional seating is not added outside. Acting Chair Withers commented on item number seven "Welfare", protection of the residents. Ms. Groves commented on businesses working together and members of the community regarding welfare. Acting Chair Withers questioned if there would be special events, coupons, sales, etc. Ms. Groves stated no. Member Roper commented on concerns with closing at 10:00pm. She would rather have an earlier closing time. Mr. Cornelius explained that per the Developers Agreement, all businesses must be closed by 10:00pm. Member Rose questioned if this business is sold, goes out of business, etc, does the alcohol license stay with the building/owner. Mr. Cornelius explained that there would be an administrative process for approval for another business to operate. Member Rose commented on concerns with the small town and more alcohol businesses in such close proximity to each other. Member Roper commented on concerns of hours of operation and not having food with the alcohol. Ms. Groves stated that conditions could be placed on the applicant. After some discussion was made, Member Rose made a motion to deny the request. Member Roper seconded the motion for discussion. After some discussion was made, roll call vote was as follows: Rose – aye, Withers – nay, and Roper – nay. Motin failed 1-2. Member Roper made a motion to recommend approval with the conditions that the business is closed at 7:00pm and not opened before 10:00am. Motion died for lack of a second. Acting Chair Withers made a motion to recommend approval as submitted. Member Roper seconded the motion. Roll call vote was as follows: Rose – nay, Withers – aye, and Roper – nay. Motion failed 1-2. Acting Chair Withers made the statement of, "pass the packet onto the Council with the indecisive series of motions made by the Development Review Board which could not come to an agreement on conditions or approval". Manager Smith stated that due to the impasse this item will be forwarded to the Town Council. He stated that the Town Council meeting will be on May 14<sup>th</sup> at 6:00pm.

### ADJOURN:

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

The meeting adjourned at 7:27pm.

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Dorothy Burkhalter, Town Clerk

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Frank Chase, Chair

# Town of Windermere

614 Main Street Windermere, FL 34786  
Office: (407) 876-2563 Fax: (407) 876-0103



Mayor

JIM O'BRIEN

Town Manager  
ROBERT SMITH

Clerk

DOROTHY BURKHALTER

## Development Review Board June 18, 2024

## Town Council July 9, 2024

- Case No.:** Z22-10
- Property Owner/Applicant:** Suzi Karr Life Estate/Thomas J. Karr, Jr.
- Applicant Representative:** Dawn Michele Evans-Hall, The Evans Group
- Requested Action:** Three (3) Variances:
1. To allow a new pool and deck to be constructed less than 50 feet from the normal high-water elevation (42 feet);
  2. To allow an increase in the non-conformity of the existing single-family home to allow additions at less than 50 feet from the normal high-water elevation; and
  3. To allow an increase in the non-conforming of the existing accessory structure in the front yard with the addition of new front porch and enclosed car port.
- Property Address:** 637 Ridgewood Drive, Windermere, FL 34786
- Legal Description:** REPLAT OF TOWN OF WINDERMERE Q/39, LOT E AND THE NORTHERLY 20 FEET OF LOT 9E AND THE LAND EXTENDING INTO THE LAKE.
- Future Land Use/Zoning:** Residential/Residential
- Existing Use:** Residential (Single Family with Accessory Structure)

**Surrounding Future Land Use/Zoning**

**North:** Residential/Residential  
**East:** Lake  
**South:** Residential/Residential  
**West:** Residential/Residential

**CASE SUMMARY:**

Suzi Karr Life Estate/Thomas J. Karr, Jr., owner of a single-family home at 637 Ridgewood Drive submitted a request for approval of three (3) variances, pursuant to Division 10.02.00 of the Town of Windermere Land Development Code. The purpose of the variance requests is to allow for significant renovation of the existing home and property. The variance requests include (1) reduce the required 50-foot setback from the normal high-water elevation of the lake to allow a 42-foot setback for the proposed new swimming pool and deck, (2) expansion of an existing non-conforming structure (single-family home) that increases its non-conformity by increasing the size of the existing home with additions with a setback less than the required 50-foot setback from the normal high-water elevation of the lake, and (3) expansion of an existing non-conforming accessory structure with the enclosure of an existing carport and addition of a front porch.

Section 5.05.03, LDC, requires that structures must be setback at least 50 feet from the normal high-water elevation of the adjacent lake. According to Orange County Property Appraiser records, the existing single-family home was constructed in 1943 and more than half of the existing single-family home is located less than 50 feet from the normal high-water elevation. In addition, a portion of the back wall of the existing single-family home extends into the lake. The applicant is requesting to construction additions to the home that would be on the north and west side of the home that would also be less than 50 feet from the normal high-water elevation of the lake. The back wall of the existing single-family home will remain in its existing location and is not changed as a result of the proposed addition. Ordinance 2023-01, adopted by the Town Council in June 2023, requires that any expansion or construction on an existing non-conforming structure must be done in compliance with current LDC requirements (i.e., 50-foot setback from the normal high-water elevation) and does not result in expanding the non-conforming condition.

Section 7.02.02(b), LDC, requires all accessory buildings to be placed in the side or rear yard. The existing accessory structure is located in the front yard of the subject property and is non-compliant. The applicant is proposing the addition of a front porch and enclosure of a carport, which expands the non-conformity, which is not consistent with the requirements of Ordinance 2023-01.

Section 7.02.3(c), LDC, requires that swimming pools and decks must be setback at least 50 feet from the normal high-water elevation of the adjacent lake. The applicant is proposed to construct a new swimming pool and deck in the side yard of the existing home with a setback of 42 feet, which is not compliant.

The proposed addition to the home, swimming pool and deck, and accessory structure changes are compliant with all other zoning requirements (i.e., front and side setbacks, maximum allowed gross floor area and impervious area), and height. The applicant is also aware that if the variance is approved, then they will also have to provide a fully engineering stormwater retention plan to

maintain the first inch of stormwater runoff from the subject property.

Below is an aerial of the subject property.



*Aerial Picture of 637 Ridgewood Drive (Blue Outline) Source: Orange County Property Appraiser 2024*

Division 10.02.00 of the LDC empowers the Development Review Board to review and make recommendations for approval, approval with conditions or denial to the Town Council on variance requests.

Division 10.02.00 of the LDC requires the Town Council to consider the recommendation of the Development Review Board and to take final action to either approve or deny the variance request.

**CASE ANALYSIS:**

Section 10.02.02 of the LDC provides the specific standards by which the Development Review Board and Town Council are to review to consider the approval or denial of a variance application. In addition, this Section requires a positive finding, based on substantial competent evidence, for each of the standards. These standards are summarized as follows:

1. The need for the variance arises out of the physical surroundings, shape, topographical condition or other physical or environmental conditions that are unique to the subject property. Variances should be granted for conditions peculiar to the property and not the result of actions of the property owner.

2. There are practical or economic difficulties in carrying out the strict letter of the regulation.
3. The variance request is not based exclusively upon a desire to reduce the cost of developing the site.
4. The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire or another hazard to the public.
5. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.
6. The effect of the proposed variance is in harmony with the general intent of this Land Development Code and the specific intent of the relevant subject areas of this Land Development Code; and
7. The variance will not encourage further requests for changes where such a land use would not be deemed appropriate.

It is also important to note that this Section also provides specific standards that are not to be considered in the review of a variance application. These standards are:

1. That the implementation of these regulations would impose an economic hardship on the cost of the building or redevelopment project.
2. That these regulations impose a hardship by decreasing the maximum density of a property in terms of the number of units, square footage of buildings, etc.; and
3. That other adjacent lands, structures, or buildings not in conformance with these regulations provide a rationale for a lessening of their application in this specific case.

Section 10.02.02(c) of the LDC allows the imposition of conditions and restrictions as may be necessary to allow a positive finding to be made on any of the variance standards to minimize the negative effect of the variance. The conditions and restrictions should further the interest of the LDC.

The applicant submitted a site plan, and other materials in support of the variance request. Please see information provided with the agenda item for the applicant's submittal.

**PUBLIC NOTICE:**

Public notices were mailed to property owners within 500 feet of the subject property. As of June 10, four (4) responses were received in support and none in opposition. An update will be provided to the DRB at the meeting.





# The Evans Group

Karr Residence  
637 Ridgewood Drive, Windermere, Florida

To Whom it May Concern:

The owner respectfully request a Variance for the home/property located at 637 Ridgewood Drive.

In 1943, the existing 2 bedroom/2 bath home was built on the 1.28 acre (55,633 square foot) lot on Lake Down. According to the Orange County tax rolls, the base area of the main home is 2,170 square feet with an unfinished basement of 532 square feet. There is also a detached carport and guest house on the property. The base area of the guest house is 360 square feet. When the home was constructed a 2,170 square foot home was sufficient and it has been sufficient for the single homeowner. As times change, a young growing family simply cannot make the two bedroom home work for their needs.

We have worked with the young family, the grandson of the current owner, who loves the home and the area to design solutions that would work for their family. We have designed a remodel of the current home respecting, as much as possible, the existing home, property, trees and neighbors. We have also designed a brand new home within the parameters of the City of Windermere. Their hope is to be allowed to remodel the existing home to fit their family's needs.

Remodeled Home – Per Ordinance No. 2023-01, the proposed remodel as designed is 3,257 sq.ft. in the main house plus a 717 sq.ft. auxiliary structure is acceptable without a variance. We are requesting three variances. One, we would request a 42' rear setback for the pool vs. the required 50'. Two, allow for the expansion of a non-conforming structure (main home) that increases its non-conformity due to the addition also being less than 50 feet from the normal high-water elevation. Three, allow for the expansion of a non-conforming structure (accessory structure) with the enclosure of the carport and the addition of a front porch to the street. The footprint of the accessory structure is not changing other than the addition of the front porch which is for aesthetics toward the street.

Architecture Planning

986 Douglas Avenue, #100, Altamonte Springs, Florida 32714 p 407.650.8770

[www.theevansgroup.com](http://www.theevansgroup.com)

With the remodel as designed, we are leaving all the large existing trees untouched with an acceptable distance from the construction. We are proposing to leave the rear wall along the lake untouched. Same window openings, same bearing height, etc. The goal is to not cause any disruption to the lake. The rear footprint remains unchanged, which does not alter the view window of the houses to either side or the view of the home from the rest of the homes on the lake. The garage doors do not face the street. The auxiliary structure stays as-is (slab and footprints) with the addition of walls on the carport and the addition of a front porch element to better the street façade. The home will remain one-story staying with the understated scale of the existing home. Almost all of the addition/renovation of the home is toward the street – not towards either neighbor or the rear of the home. There is a small addition on the left side of the home to square up the envelope.

The owner and grandson would much prefer to remodel the existing home respecting the home, site, trees, lake and neighbors. They would respectfully request careful consideration of the proposed design. We all feel that we have proposed the best possible solution to renovate the existing home for today's families. If you should have any questions or concerns, please do not hesitate to contact me at the office by phone 407-650-8770 or email [dmichele@theevansgroup.com](mailto:dmichele@theevansgroup.com)

Sincerely,

Dawn Michele Evans, AIA, NCARB  
President

Variance Requests for Remodel:

1. 42' vs. 50' rear pool setback
2. Allow for the expansion of a non-conforming structure (main home) that increases its non-conformity due to the addition also being less than 50 feet from the normal high-water elevation.
3. Allow for the expansion of a non-conforming structure (accessory structure) with the enclosure of the car port and the addition of a front porch to the street.

Reasons to Grant Variance Request:

1. Large existing trees remain untouched.
2. Rear wall along the lake remains untouched. Same window openings, same bearing height, etc. Goal is to not cause any disruption to the lake.
3. Rear footprint remains unchanged – not altering the view window of the houses to either side. Also not changing the view of the home from other homes around the lake.
4. Garage doors do not face the street.
5. Auxiliary structure stays as-is (slab and footprint) with the addition of walls on the carport and the addition of a front porch element.
6. One-story home staying with the scale of the existing home.
7. Almost all of the addition/renovation is toward the street – not towards either neighbor. Small edition on left side to square up the home.

# AGENT AUTHORIZATION FORM

I/WE, (PRINT PROPERTY OWNER NAME) Suzi Karr, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 637 Ridgewood Drive, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), DAWN MICHELE (VANS-HALL), TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, \_\_\_\_\_, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

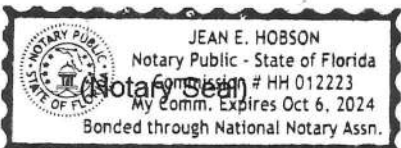
Date: 7/15/22 Suzi Karr Signature of Property Owner SUZIE KARR Print Name Property Owner

Date: \_\_\_\_\_ Signature of Property Owner \_\_\_\_\_ Print Name Property Owner

STATE OF FLORIDA :  
 COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2022 by Suzi Karr. He/she is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 15<sup>th</sup> day of July, in the year 2022.



Jean E. Hobson Signature of Notary Public  
 Notary Public for the State of Florida  
 My Commission Expires: 10/6/2024

<b>Legal Description(s) or Parcel Identification Number(s) are required:</b>	
PARCEL ID #:	<u>07-23-28-9332-080</u>
LEGAL DESCRIPTION:	<u>Replat of Town of WINDERMERE 0/39 LOT E 8 &amp; NW 20 FT @ LOT E 9 &amp; ADJACENT LAND INTO LAKE</u>

# LAKE DOWN

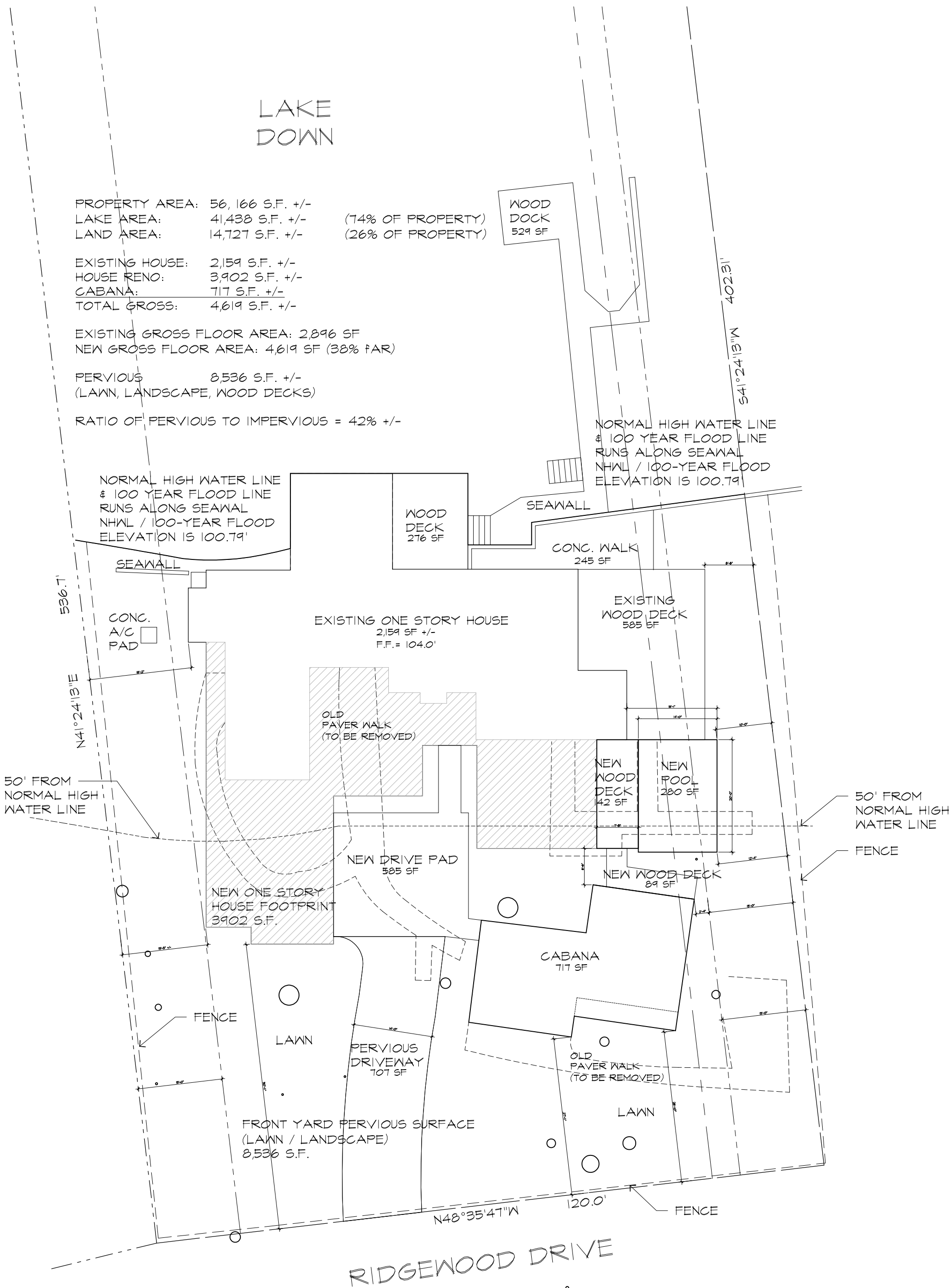
PROPERTY AREA: 56,166 S.F. +/-  
 LAKE AREA: 41,438 S.F. +/- (74% OF PROPERTY)  
 LAND AREA: 14,727 S.F. +/- (26% OF PROPERTY)

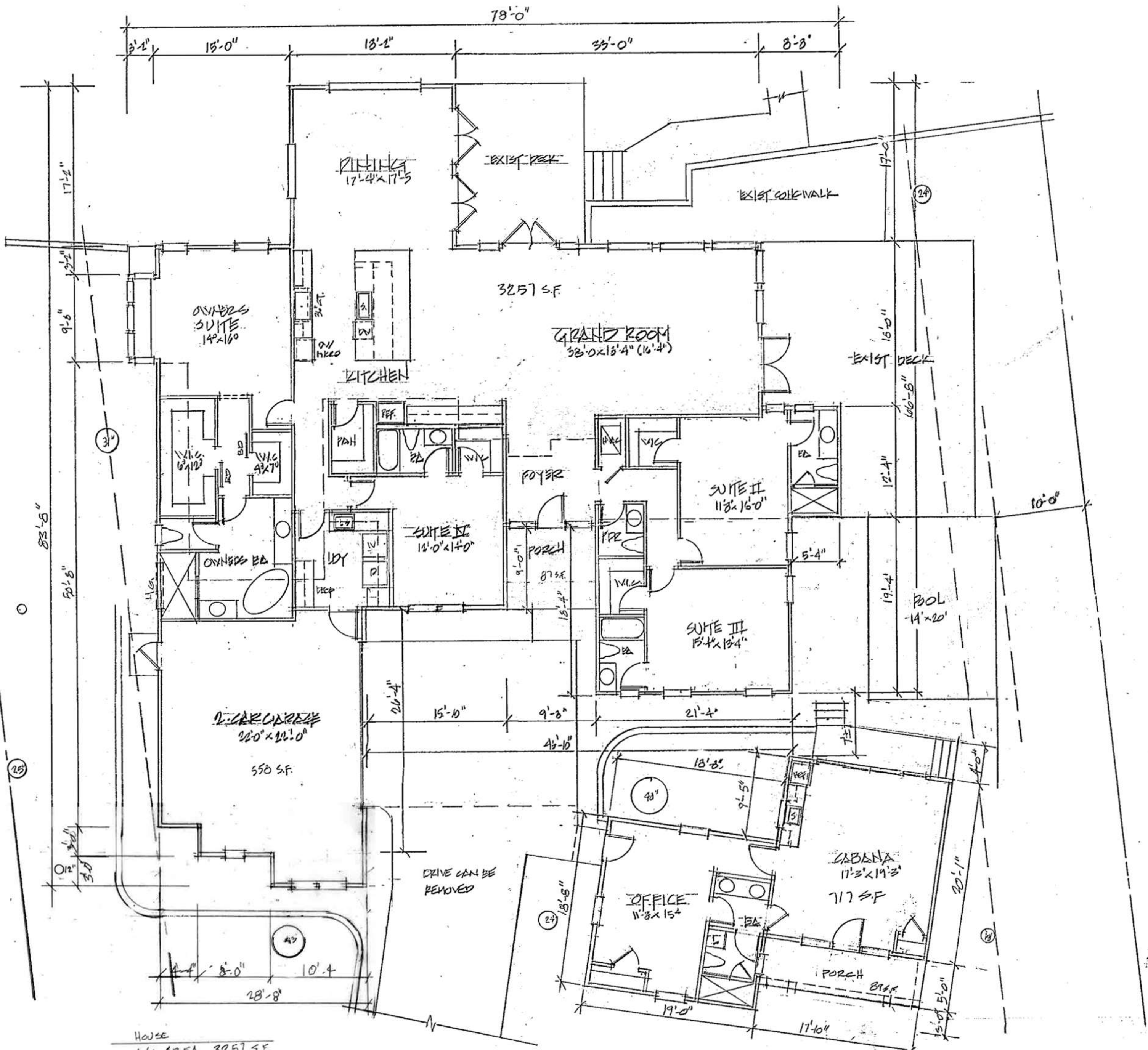
EXISTING HOUSE: 2,159 S.F. +/-  
 HOUSE RENO: 3,902 S.F. +/-  
 CABANA: 717 S.F. +/-  
 TOTAL GROSS: 4,619 S.F. +/-

EXISTING GROSS FLOOR AREA: 2,896 SF  
 NEW GROSS FLOOR AREA: 4,619 SF (38% FAR)

PERVIOUS 8,536 S.F. +/-  
 (LAWN, LANDSCAPE, WOOD DECKS)

RATIO OF PERVIOUS TO IMPERVIOUS = 42% +/-



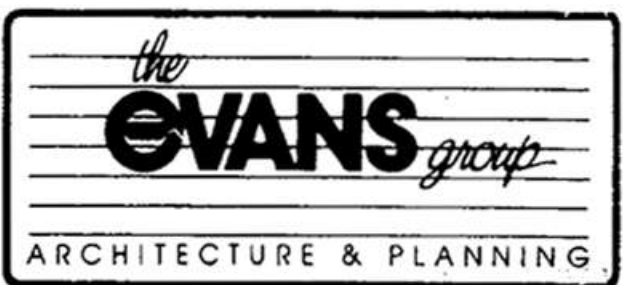


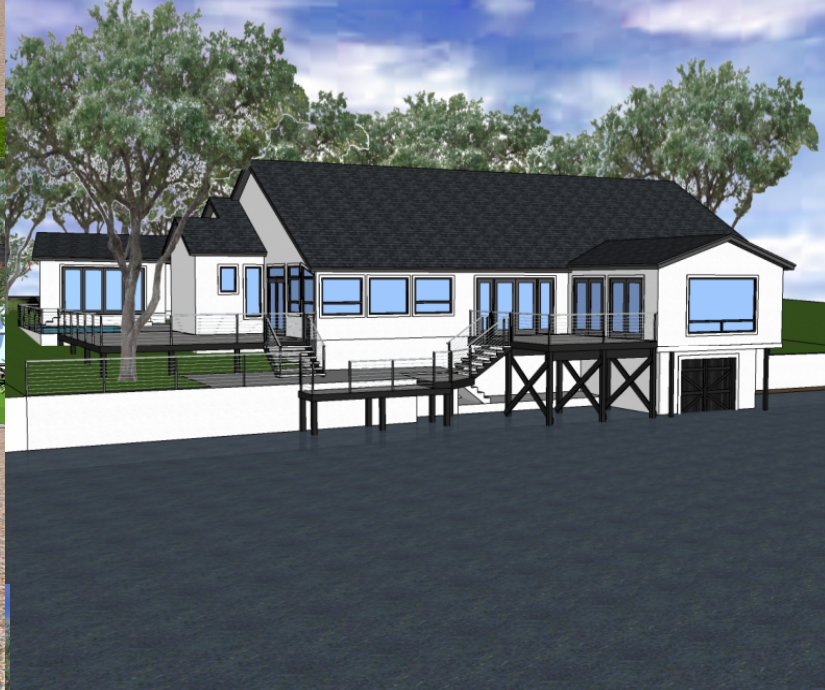
HOUSE	
A/C AREA	3257 S.F.
NON A/C	
CAR GARAGE	705 S.F.
PORCH	87 S.F.
TOTAL	4,047 S.F.
CABANA	
A/C AREA	717 S.F.
NON A/C	
PORCH	89 S.F.
TOTAL	806 S.F.
TOTAL A/C	3974 S.F.
TOTAL UNDER PAIP	5213 S.F.

KARR REMODEL 1/2"=1'-2"  
3974 S.F. L.A.

Note:  
All room sizes and dimensions need to be  
Field Verified.

3-14-2022  
3-23-2022  
8-2-2022  
9-22-2022





# Town of Windermere

614 Main Street Windermere, FL 34786  
Office: (407) 876-2563 Fax: (407) 876-0103



Mayor  
JIM O'BRIEN

Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

May 30, 2024

**MURTHA WILLIAM B**  
105 LEE ST  
WINDERMERE, FL 34786

**RE: Public Notice of Variance Public Hearing 637 Ridgewood Drive**

Suzi Karr Life Estate/Thomas J. Karr, Jr., owner of a single-family home at 637 Ridgewood Drive submitted a request for approval of three (3) variances, pursuant to Division 10.02.00 of the Town of Windermere Land Development Code. The purpose of the variance requests is to allow for significant renovation of the existing home and property. The variance requests include (1) reduced the required 50-foot setback from the normal high-water elevation of the lake to allow a 42-foot setback for the proposed new swimming pool and deck, (2) expansion of an existing non-conforming structure (single-family home) that increases its non-conformity by increasing the size of the existing home with additions with a setback less than the required 50-foot setback from the normal high-water elevation of the lake, and (3) expansion of an existing non-conforming accessory structure with the enclosure of an existing carport and addition of a front porch. Please see the enclosed plans for more information.

Pursuant to the Town of Windermere Code of Ordinances, you as a surrounding property owner are entitled to comment on this matter. If you wish to comment, this form must be received by the Town of Windermere by **June 14, 2024**. You may use the enclosed stamped envelope or email [bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com) to return your comment.

This matter will be presented to the Development Review Board (DRB) on **Tuesday, June 18, 2024, at 6:30 p.m.** Their recommendation will be heard by the Town Council on **Tuesday, July 9, 2024, at 6:00 p.m.** The DRB and Town Council meetings will be at Town Hall, located at 520 Main Street, Windermere. Feel free to contact me if you have any questions.

Sincerely,  
Brad Cornelius, AICP, Contracted Town Planner  
Wade Trim, Inc.  
813.882.4373  
[bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com)  
Encl.

---

**RECOMMEND – VARIANCE (637 RIDGEWOOD DRIVE) KARR SUZI LIFE ESTATE**

SUPPORT:  **SUPPORT**  **OPPOSE**

COMMENTS: LOOKS GREAT, BEST WISHES FOR YOUR HOME

SIGNATURE: *William Murtha* *Cynthia Murtha*

DATE: 6-1-2024

# Town of Windermere

614 Main Street Windermere, FL 34786  
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

May 30, 2024

**G & J FAMILY TRUST**  
**C/O GEORGE POELKER TRUSTEE | 405 W 3RD AVE**  
**WINDERMERE, FL 34786**

**RE: Public Notice of Variance Public Hearing 637 Ridgewood Drive**

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Sincerely,  
Brad Cornelius, AICP, Contracted Town Planner  
Wade Trim, Inc.  
813.882.4373  
[bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com)  
Encl.

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**RECOMMEND - VARIANCE (637 RIDGEWOOD DRIVE) KARR SUZI LIFE ESTATE**

SUPPORT:  OPPOSE

COMMENTS:

*It makes sense to preserve this home for the benefit of 3rd generation of the Karr family. All changes are toward the road not affecting lake or side neighbors.*

SIGNATURE: *Judy Black*

DATE: *6/3/24*



# Town of Windermere

614 Main Street Windermere, FL 34786  
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

May 30, 2024

**BONNETT TRAVIS SEAN LIFE ESTATE  
620 RIDGEWOOD DR  
WINDERMERE, FL 34786**

**RE: Public Notice of Variance Public Hearing 637 Ridgewood Drive**

Suzi Karr Life Estate/Thomas J. Karr, Jr., owner of a single-family home at 637 Ridgewood Drive submitted a request for approval of three (3) variances, pursuant to Division 10.02.00 of the Town of Windermere Land Development Code. The purpose of the variance requests is to allow for significant renovation of the existing home and property. The variance requests include (1) reduced the required 50-foot setback from the normal high-water elevation of the lake to allow a 42-foot setback for the proposed new swimming pool and deck, (2) expansion of an existing non-conforming structure (single-family home) that increases its non-conformity by increasing the size of the existing home with additions with a setback less than the required 50-foot setback from the normal high-water elevation of the lake, and (3) expansion of an existing non-conforming accessory structure with the enclosure of an existing carport and addition of a front porch. Please see the enclosed plans for more information.

Pursuant to the Town of Windermere Code of Ordinances, you as a surrounding property owner are entitled to comment on this matter. If you wish to comment, this form must be received by the Town of Windermere by **June 14, 2024**. You may use the enclosed stamped envelope or email [bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com) to return your comment.

This matter will be presented to the Development Review Board (DRB) on **Tuesday, June 18, 2024, at 6:30 p.m.** Their recommendation will be heard by the Town Council on **Tuesday, July 9, 2024, at 6:00 p.m.** The DRB and Town Council meetings will be at Town Hall, located at 520 Main Street, Windermere. Feel free to contact me if you have any questions.

Sincerely,  
Brad Cornelius, AICP, Contracted Town Planner  
Wade Trim, Inc.  
813.882.4373  
[bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com)  
Encl.

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**RECOMMEND - VARIANCE (637 RIDGEWOOD DRIVE) KARR SUZI LIFE ESTATE**

SUPPORT:   X   OPPOSE           

COMMENTS:   Looking forward to seeing this completed  

SIGNATURE:   *[Signature]*  

DATE:   6-2-24

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RECOMMEND - VARIANCE (637 RIDGEWOOD DRIVE) KARR SUZI LIFE ESTATE

SUPPORT:  OPPOSE

COMMENTS:

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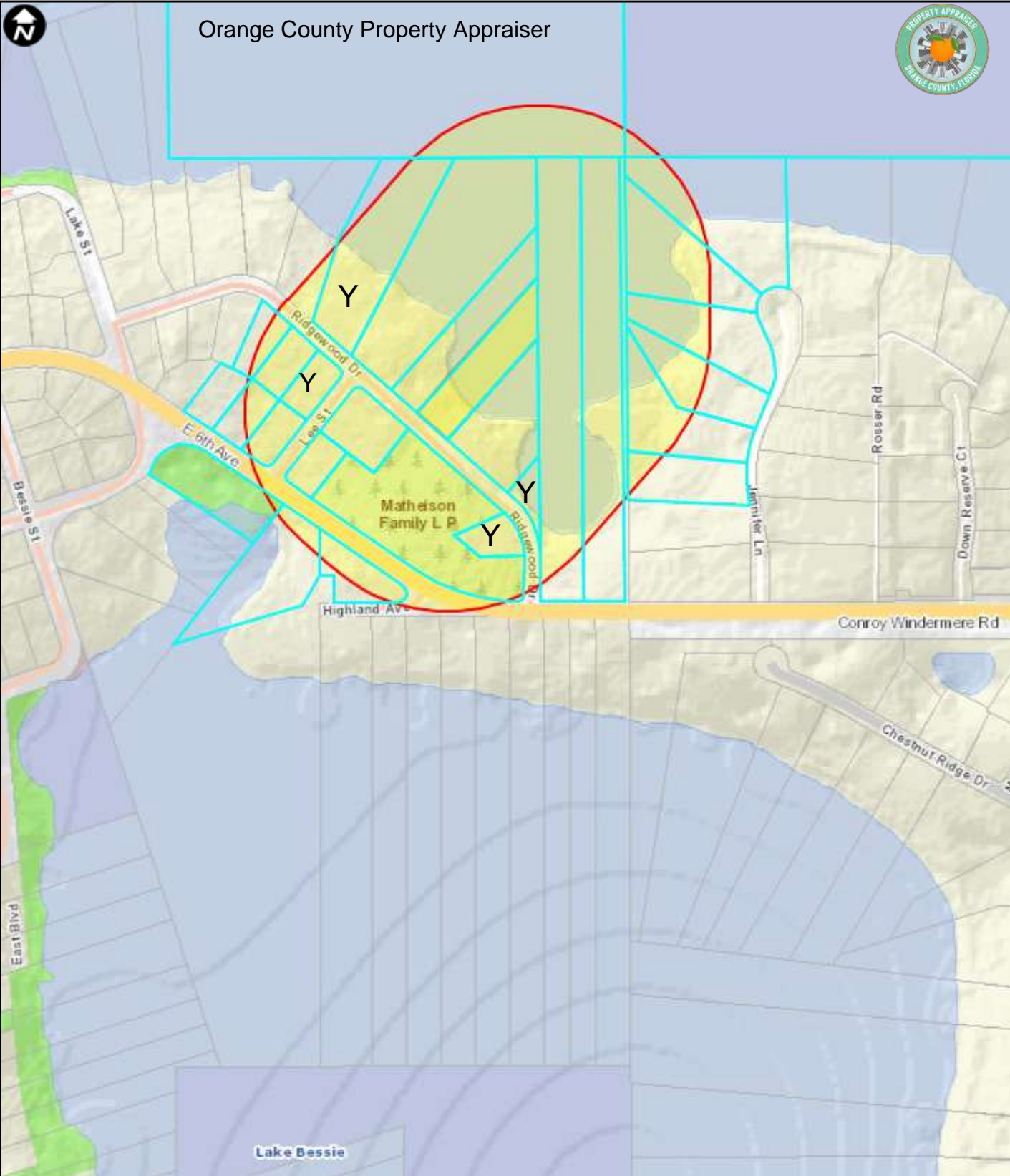
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SIGNATURE: George M East

DATE: 6-2-24

**OCA Web Map**

Florida Turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
	Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks	Hospital



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This map is for reference only and is not a survey