

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

June 18, 2024

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

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

1. OPEN FORUM/PUBLIC COMMENTS:

There were no public speakers/comments.

2. NEW BUSINESS:

a. Minutes

i. April 16, 2024, DRB Meeting Minutes

Member Withers made a motion to approve the April 16, 2024, minutes as presented. Member Rose seconded the motion. All were in favor.

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 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.**

Chair Chase introduced this item. He then commented on the revised response from Mr. Bill Martini. Mr. Cornelius also commented on the response. He then introduced variance request Z22-10. Mr. Cornelius explained the older variance request which was put on hold. He reviewed this request, which is to renovate with additions, expand the accessory structure which is located in the front yard, and a swimming pool with deck which is less than fifty feet from the normal high-water elevation. Mr. Cornelius then commented on the current code regarding non-conforming structures. He stated that are three variance requests. One, to allow expansion of non-conforming home, two, allow the expansion of the accessory structure in the front yard, and three, allow the pool and deck to be less than the fifty-foot rear set-back requirement. Mr. Cornelius completed his presentation and turned the floor to the Board members. Member Rose questioned if the accessory structure meets the front setback. Mr. Cornelius stated yes. Member Withers questioned the accessory structure size reduction. Mr. Cornelius explained the sizing and setback requirements. Member Rose questioned if the cabana is included in the living space. Mr. Cornelius stated no. Ms. Dawn Michelle with The Evans Group, architect, introduced herself. Chair Chase questioned the accessory structure. Ms. Michelle commented on the cabana/accessory structure and the enclosure. She stated that trees are being protected, and septic and stormwater will be determined at a later time. Member Withers questioned the size and setback of the pool. Mr. Cornelius stated forty-two feet from the normal

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

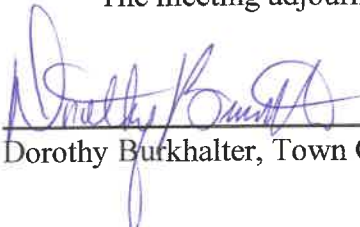
June 18, 2024

high elevation. Some discussion followed. Member Withers commented on stormwater, roof structure, gutters, and run-off not towards the lake. He then questioned the hardship. Ms. Michelle stated that the house has been handed down in the family for the past 81 years. She further stated that they would like to renovate the existing home to keep the original integrity and charm. If the variances are not allowed, the home would be demolished and a two-story could be built. They would like to keep in like of the existing homes. Ms. Michelle commented that there are no connection points for the addition, and this is not self-created. Member Withers stated that there is not a hardship. Ms. Michelle stated that a hardship is not the only benchmark to grant a variance, there are others. Member Roper commented on the unusual lot, less disruptive to keep old house, and the history. She also questioned if each variance request could have its own motion. Member Rose commented on the rules regarding the 50' setback. She then stated that she would be in favor of the two other variance requests, but not the pool. Mr. TJ Karr, the owner, introduced himself. He stated that the pool location is to save trees. Mr. Karr explained that if the pool is denied, a redesign can be done but the trees will be removed. Member Withers made a motion to address each request separately. Member Rose seconded the motion. All were in favor. Member Rose made a motion to recommend approval for the additional 1800 square feet but no worse setback than what's there now and meet the current code for septic and stormwater. Roll call vote was as follows: Rose- aye, Withers – nay, Chase – aye, and Roper – aye. Motion carried 3-1. Member Roper made a motion to recommend approval to allow an increase in the non-conforming of the existing accessory structure in the front yard with the addition of a new front porch and enclosed car port. Member Rose seconded the motion. All were in favor. Member Rose made a motion to recommend denial of the new pool and deck to be constructed less than 50 feet from the normal high-water elevation (42 feet). Member Withers seconded the motion. All were in favor. Member Roper made a motion to recommend approval for the pool and deck to be constructed in the front yard outside of the 50-foot NHWE setback. Member Rose seconded the motion. All were in favor.

ADJOURN:

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

The meeting adjourned at 7:09pm.



Dorothy Burkhalter, Town Clerk



Frank Chase, Chair

Dorothy Burkhalter

To: Dorothy Burkhalter
Subject: RE: Variance Public Hearing - 637 Ridgewood Drive

From: William Martini <bmartini@cfl.rr.com>
Sent: Tuesday, June 18, 2024 8:07 AM
To: Brad Cornelius <bcornelius@wadetrim.com>
Cc: Dorothy Burkhalter <dburkhalter@town.windermere.fl.us>; Gregg Anderson <ganderson@town.windermere.fl.us>; Frank Chase <fchase@town.windermere.fl.us>; Molly Rose <mrose@town.windermere.fl.us>; Stephen Withers <swithers@town.windermere.fl.us>; Jennifer Roper <jroper@town.windermere.fl.us>; Peter Fleck <pfleck@town.windermere.fl.us>; Andy Williams <awilliams@town.windermere.fl.us>
Subject: Variance Public Hearing - 637 Ridgewood Drive

Good morning, all.

Sorry for the delay in responding but please see our attached support for this variance request.

This approval is **CONDITIONAL** upon proper stormwater retention and upgraded septic systems being installed (neither was mentioned in the letter).

Thanks for your service and dedication to our Town!

Bill and Pam Martini
627 Ridgewood Drive
407-493-3505

To: Bill email <Bmartini@cfl.rr.com>

Sent from my iPhone

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

**MARTINI WILLIAM
627 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 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
Encl.

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

SUPPORT: OPPOSE

COMMENTS:

Approve: on the condition that proper stormwater retention and upgraded septic system are installed.

SIGNATURE: *William Martini*

DATE: 6-17-24