



DEVELOPMENT REVIEW BOARD

Chair: Frank Chase

Peter Fleck

Stephen Withers

Molly Rose

Chris Rucki

Mike Swatkowski

Council Liaison: Tom Stroup

Agenda

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September 15, 2026

5:00 PM

TOWN HALL

520 MAIN STREET

WINDERMERE, FL 34786

PLEASE TURN OFF ALL CELL PHONES

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, 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 proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

AGENDA

- **THE MEETING IS CALLED TO ORDER BY THE CHAIR**

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

2. NEW BUSINESS

a. MINUTES (Attachments)

- i. DRB Regular Meeting Minutes August 4, 2026**

b. VARIANCE REQUESTS (Attachments)

i. Case Z26-09: 11154 Park Avenue – Brittney Pronesti (Property Owner) – Variance to reduce the rear yard setback for a swimming pool screen enclosure to 6 feet, where Section 7.02.03 of the Land Development Code states that screen enclosures for pools may be located no closer than 10 feet to a rear property line

ii. Case Z26-11: 3348 S Lake Butler Boulevard – Peter Fleck (Authorized Representative) - Variance to reduce the minimum side-setback for a boat dock, which is measured from the projected property line, from 16 feet as required by the LDC to up to negative 7 feet (i.e., -7 feet, extends 7 feet past extended property line) as proposed

3. OTHER ITEMS FOR CONSIDERATION

4. ADJOURN