

After detailing the patterns in population growth for the Town of Windermere from 1970-2010, the Team's next step is projecting the Town's population for 2020 and 2030. **Table 1.1** projects resident population for the Town of Windermere. The projections extrapolate 2010 U.S. Census population data in order to predict the Town's population for the years 2020 and 2030. Figures can be skewed if Windermere undertakes future annexations as occurred in 2011. This increase in Town population was not figured into 2010 Census data and is therefore not reflected in the population projections in **Table 1.1** and boundaries in GIS exhibits in **Appendix A**.

**Table 1.1  
Windermere Projected Population 2020 & 2030**

Age of Cohort	2010			Life Table*			2020			Life Table*			2030
	Cohort Number	Initial Population	Age From Life Table	Stationary Population	Stable Population	Survival Rate	Surviving Population	Initial Population	Age from Life Table	Stationary Population	Stable Population	Survival Rate	Surviving Population
Birth	0					0.0993						0.0993	
0-4 yrs	1	104	0-4 yrs	7,514,365	99,256	0.9992		104	0-4 yrs	7,514,365	99,256	0.9992	
5-9 yrs	2	157	5-9 yrs	7,018,252	99,181	0.9995	104	157	5-9 yrs	7,018,252	99,181	0.9995	104
10-14 yrs	3	237	10-14 yrs	6,522,440	99,128	0.9978	157	238	10-14 yrs	6,522,440	99,128	0.9978	157
15-19 yrs	4	223	15-19 yrs	6,027,139	98,911	0.9957	238	224	15-19 yrs	6,027,139	98,911	0.9957	239
20-24 yrs	5	87	20-24 yrs	5,533,362	98,487	0.9900	224	88	20-24 yrs	5,533,362	98,487	0.9900	225
25-34 yrs	6	110	25-34 yrs	4,552,839	97,499	0.9818	88	112	25-34 yrs	4,552,839	97,499	0.9818	89
35-44 yrs	7	287	35-44 yrs	3,487,873	95,726	0.9655	112	297	35-44 yrs	3,487,873	95,726	0.9655	114
45-54 yrs	8	523	45-54 yrs	2,637,804	92,425	0.9678	297	540	45-54 yrs	2,637,804	92,425	0.9678	308
55-59 yrs	9	193	55-59 yrs	2,181,242	89,453	0.9533	540	202	55-59 yrs	2,181,242	89,453	0.9533	558
60-64 yrs	10	197	60-64 yrs	1,741,757	85,272	0.8334	202	236	60-64 yrs	1,741,757	85,272	0.8334	212
65-74 yrs	11	201	65-74 yrs	945,126	71,067	0.6306	236	219	65-74 yrs	945,126	71,067	0.6306	283
75-84 yrs	12	100	75-84 yrs	341,413	44,815	0.8687	219	115	75-84 yrs	341,413	44,815	0.8687	506
85+ yrs	13	43	85+ yrs	296,598	41,487		115		85+ yrs	296,598	41,487		132
<b>TOTAL:</b>		2462					2633						2926

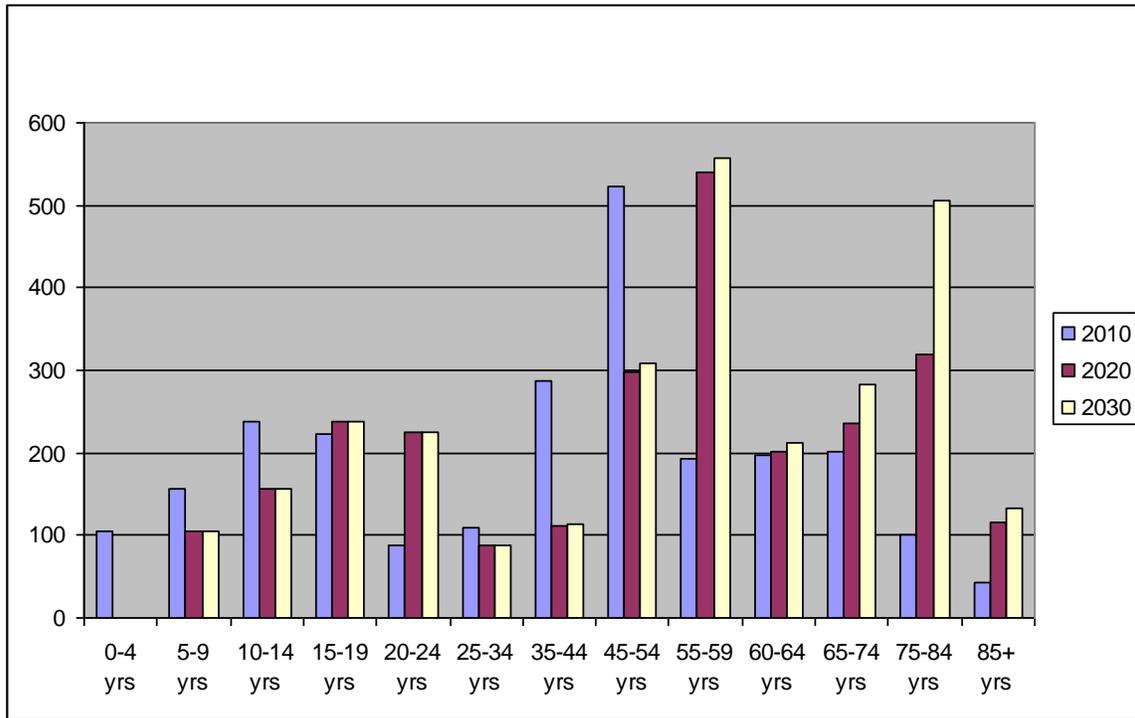
\*Source: CDC/NCHS, National Vital Statistics System

The Population Survival Rates (Refer to **Figure 1. 3**) depicts the projected population for various age cohorts in Windermere for the years beginning with 2010 Census, projected through 2020 and 2030. Redesign and redevelopment of Butler Bay should be at or near completion by the selected time reference point of 2020; this projection timeline allows for a clear picture of Town's population, when the facility is ready for use.

2010 Census lists Windermere population at 2,462. By 2020, Windermere total population is projected to be 2,633; by 2030, total population is projected to be 2,926. These numbers reflect a growth of 464 residents between the 2010 U.S. Census release and that of 2030. While, the projected population figure remains fairly constant between the three selected time periods; it does depict this data in terms of age cohorts, allowing for an examination of the future age demographic distribution. This information contributes to determining what potential future uses the park may be developed or redeveloped in the present day.



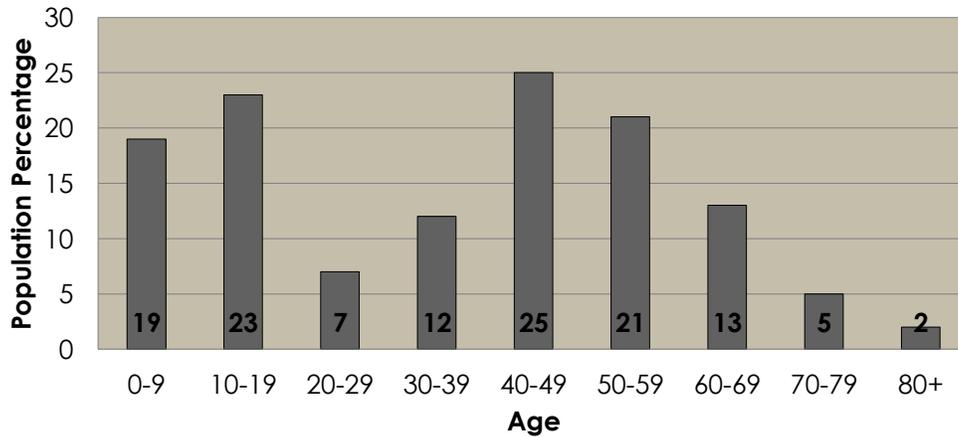
**Figure 1.3  
Population Survival Rates**



**Population within 0.25 Mile of Butler Bay Recreational Facility**

To this point in the research, the data used for conducting the demographic analysis was compiled for the entirety of the Town of Windermere. It is also important to detail the population age demographics for the land area in the immediate vicinity of Butler Bay Recreational Facility. A .25 mile buffer was created from the center point of the park parcel, and demographic data was collected for this area from ESRI Community Analyst software (See **Exhibit 1** in **Appendix A**).

**Figure 1.4  
Population by Age Cohort: Neighborhoods within .25 Miles of Butler Bay**



Source: ESRI Community Analyst; US 2010 Census



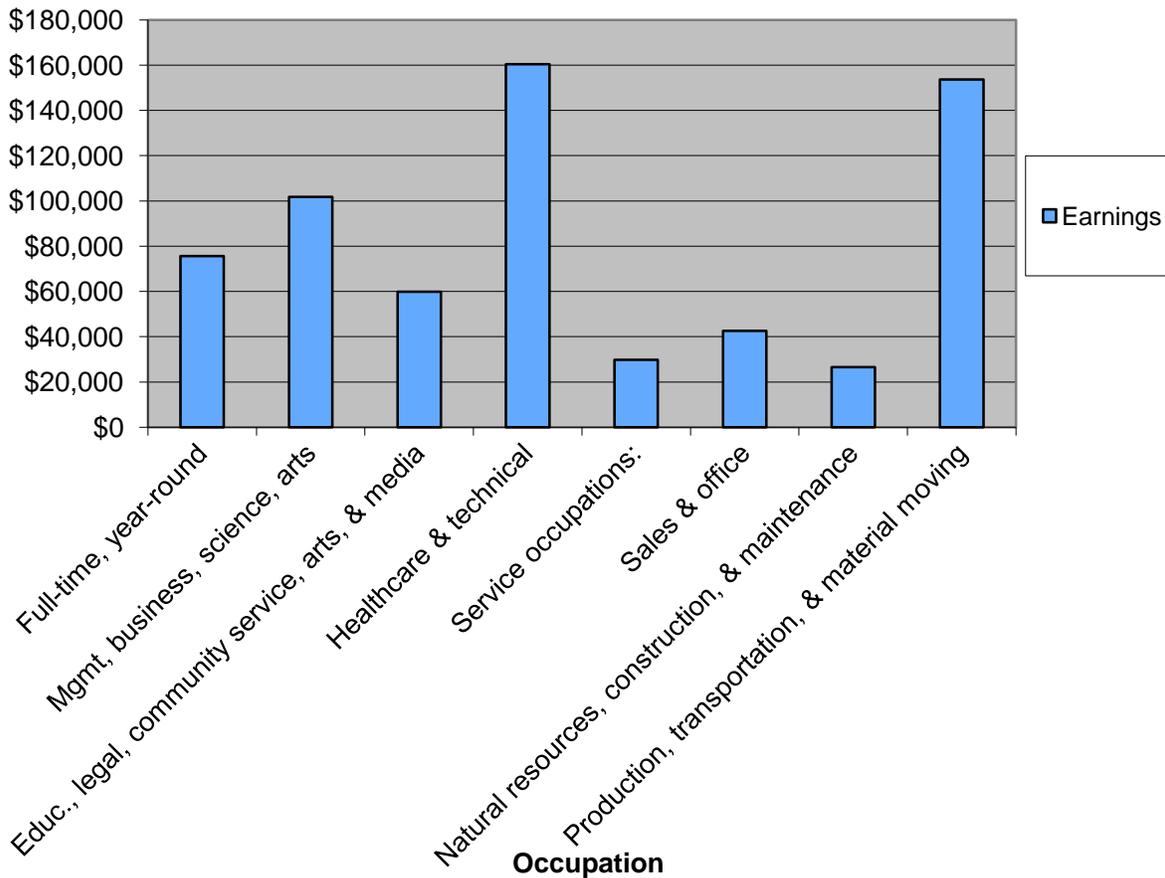
**Figure 1.4** shows the age distribution for a suburban area within .25 miles of Butler Bay. The data is broken down into ten-year age cohorts and shows the percentage each cohort comprises of the total Town population.

## Economic Profile

### Median Earnings

The median income of the town is depicted as "Full Time, Year Round", which is approximately \$78,000 (See **Figure 1.5**). The Median Earnings table for the period of 2006 through 2010 shows the dominance of white collared, professional workers, which demonstrate a high earning capacity within the Town.

**Figure 1.5**  
**2006-2010 Median Earnings per Household; Town of Windermere**



Source: U.S. Census 1970-2010

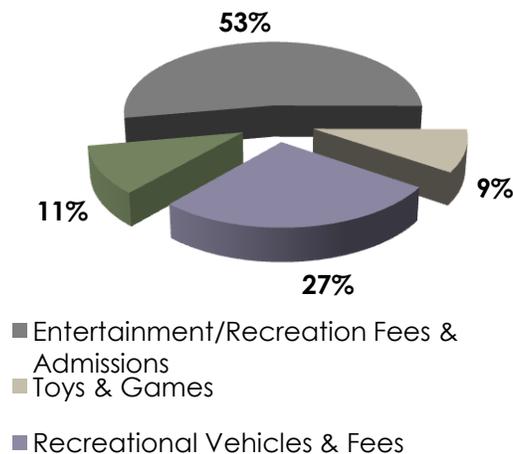
Location Quotient is a planning tool that allows planners to look at the relative density or specialty of a particular area as compared to other areas. In the case of this study Windermere was looked at compared to Orange County as well as the State of Florida.



Those occupations shown to dominate are: Management, business, science and arts occupations; Management, business and financial occupations and; Sales and office occupations. What importance this information has on the redesign or redevelopment of the Windermere Butler Bay Park is understanding the socio and economic make up of those individuals that would be utilizing the park and determining those individual' interests. This further supports the results in **Figure 1.5**, which indicate an overall higher socio economic level in the Town.

**Figure 1.6** depicts the percentage of income spent on various categories of recreational activities, by Windermere residents. Through stakeholder interviews, the Team was instructed that a large segment of the Town's population engages in recreational activities centered on Windermere's many lakes. Also, given the affluent status of many residents, the aforementioned recreation occurs or is initiated on private property through docks, boats, and other recreational water vehicles. This is depicted graphically in Figure 4, which shows 27% of recreation expenditures for the Town's residents are spent on recreational vehicles and fees. Granted, not all of these vehicles and fees are as described above, but it may be assumed this constitutes a large portion of the category.

**Figure 1.6**  
**Windermere Recreational Expenditures (2011)**



Source: ESRI Community Analyst; Recreational Expenditures 2011 Report

## Interpreting Neighborhood-Specific Data

It is important to examine this data with a clear sense of pedestrian walking characteristics and patterns, in relation to the Butler Bay recreational facility. A great number of cities and towns set maximum distances that a pedestrian should walk before reaching a park. As would be expected, these distances vary from place to place, based upon factors such as population density and available open space. For example, Atlanta has selected two miles as their desired walking benchmark, while Chicago has targeted an eighth of a mile (Donahue, 2011). Though the aforementioned substantially cities are larger in population and land area than



Windermere, the findings of the research may be generalized for the purpose of this report. Several variables are taken into consideration when selecting this standard. Donahue (2011) explains that willingness to walk, and at what length is inherently individual and varies depending on age, health, time availability, neighborhood quality and character, the perception of safety, and climate.

Research performed by Wolch, Wilson, and Fehrenbach (2002) on park equity suggests that a quarter-mile is the preferred distance of pedestrians traveling to a recreation facility. The study states that “for parents taking toddlers and small children to a park for everyday outings and playground opportunities” a quarter-mile is a reasonable distance to walk (as cited in Donahue, 2011).

Assuming that the residents of the neighborhoods depicted by the study-area map, within a quarter-mile of Butler Bay are the most likely to visit the site, based upon the research previously presented, this report was inclined to characterize the demographic composition of a suburban area, within the immediate vicinity (.25 miles) of Butler Bay. The population profile of this portion of Windermere is very similar to that of the Town itself. The conclusion to be drawn from this observation is redevelopment efforts which suit the recreation needs of those residents closest to Butler Bay will be similarly beneficial to the Town’s entire population.

## Town of Windermere Park Inventory

The purpose of this section is to detail the existing parks and recreation assets located in the Town of Windermere. Windermere currently has a variety of recreational amenities located throughout the Town’s park system. Visitors may select from waterfront walking trails, tennis, basketball, fishing, boating, and children’s playground equipment. The following inventory of current Town recreation assets highlights the unique attributes of each facility and provides a foundation for examining the inter-connectedness of recreations areas. Current Town recreational facilities are outlined in the following descriptions and maps.

### Park among the Lakes

The Park among the Lakes is one the Town’s facilities that cater towards those seeking active recreation opportunities. The site is located on Main Street, between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues. This park is also well suited for meeting the needs of a number of Windermere residents who participate in tennis. The Park among the Lakes has three tennis courts on-site. As is the case with other Town tennis facilities, the courts are for resident use only, and require an annual fee, paid to the Town. This park is set apart by its offering of a sand volleyball court, which may be used by all visitors. Located on-site are both, parking space and a bike rack (See **Exhibit 1** in **Appendix A**).



### Central Park

Central Park is one of the more diverse parks in the Windermere system. Located on Oakdale Street, between 4<sup>th</sup> and 5<sup>th</sup> Avenues, Central Park is within a short walk of the Town's downtown area. Similar to Palmer Park, Central Park offers children's playground equipment. There is also a Frisbee golf course and a jogging track for active recreation. Central Park is suited for gatherings and parties, with a pavilion covering several picnic tables. Parking is also available on site at Central Park (See **Exhibit 2** in **Appendix A**).



### Lake Down Park

Lake Down Park is situated on the southwestern coast of Windermere's Lake Down. The site is a stretch of Windermere's vast waterfront property; snaking down Lake Street, bordering on 5<sup>th</sup> Avenue. The highlighted green portion of the map illustrates the path of Lake Down Park. Visitors may engage in both active and passive recreation at Lake Down Park. There is a boat dock on-site, use of which requires residence in the Town and a nominal, annual fee. Benches and picnic tables are available for scenic enjoyment and relaxation. A key feature of the Lake Down facility is the park's walking path, which winds along the lakefront. Lake Down Park also has a designated swimming area and a swing for more active recreation (See **Exhibit 3** in **Appendix A**).



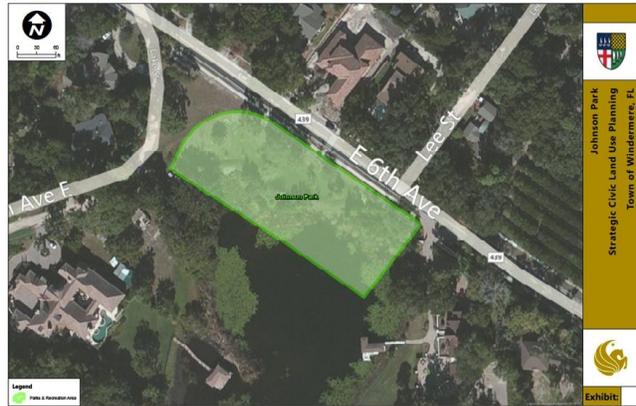
### Fernwood Park

Fernwood Park is another Windermere site that allows Town residents boat access to the area's lake system. This site sits on the shore of the popular Lake Butler. Fernwood Park is accessed at the intersection of 7<sup>th</sup> Avenue and Butler Street. Boat ramp facility use is restricted to Town residents, and does require an annual fee. Fernwood Park features a boat dock, boat ramp, and limited on-site parking. However, there is no boat trailer park allowed anywhere at the site (See **Exhibit 4** in **Appendix A**).



### Johnson Park

Johnson Park is a small, lakefront parcel; designated by the Town as recreational space. The park is located along 6<sup>th</sup> Avenue, on the Lake Bessie Lakefront. Visitors can access to the park between Lee and Lake Streets. There is a bench and a storm water retention basin on-site. There is no parking available at Johnson Park (See **Exhibit 5** in **Appendix A**).



### Palmer Park

Windermere's Palmer Park is located on Pine Street, between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues. The facility sits in residential setting and does have space for onsite parking. Palmer Park contains a variety of playground equipment for children; making Palmer Park one of two Windermere parks with this asset. Also on site, are picnic tables and benches; making this park perfect for spending the day with young children and families (See **Exhibit 6** in **Appendix A**).



### Town Square

Town Square sits in the heart of Windermere, between 5<sup>th</sup> and 6<sup>th</sup> Avenues, stretching from Main Street to Forest Street. The Town Square complex is home to several prominent Town buildings, such as: Town Hall; the Franklin W. Chase Memorial Library; and the Town Office. In addition to these local landmarks, Town Square is the edge to the Windermere downtown district. Restaurants, shops, and services are all within a short walking distance. Next to Town Hall are two basketball courts; one regulation size, and the other, designed for younger players. The Town Square hosts Town events like a weekly farmers market, food trucks, movie night, and the Windermere Fall Festival. Parking is available in several locations, providing convenient access to the space (See **Exhibit 7** in **Appendix A**).



### Butler Bay

The Town of Windermere acquired Butler Bay recreational facility in 2011. The 9+-acre site is located on the shore of Lake Crescent, with access via Park Avenue and is the team's main focus. The Butler Bay tennis facilities are frequently used by Windermere residents, and recently, underwent a resurfacing. The site contains a protected wetland area, swimming access, and a canal. A Pavilion sits on the site's northwest corner, close to the sea wall portion of the park. A dock extending out from the island is currently in disrepair, and closed to visitors. Butler Bay offers ample parking (See **Exhibit 8** in **Appendix A**).



### Lake Street Park

The Lake Street Park runs along Magnolia Avenue, between 3<sup>rd</sup> and 5<sup>th</sup> Avenues. This park follows the Lake Down shoreline. The Lake Street Park is unique in that it offers visitors a fishing pier. Another walking path, similar to the Lake Bessie Trail and Lake Down Park, is also located along the properties route. Lake Street Park offers benches for sitting along the path and is lined with "green" matting to distinguish the designated walking area. Lake Street Park does offer visitors limited on-site parking (See **Exhibit 9** in **Appendix A**).



### Lake Bessie Lakefront / Trail

The Lake Bessie Lakefront/Trail is a site which features a walking trail that is comparable to the Lake Down Park, but this property does offer a boat ramp. Again, this ramp is for Town resident use only and may only be accessed after paying a fee to the Town. The Lake Bessie Trail stretches along the Lake Bessie shoreline, from 8<sup>th</sup> to 11<sup>th</sup> Avenues. Park users should be advised that there is no on-site parking for motor vehicles or boat trailers (See **Exhibit 9** in **Appendix A**).



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## **Parramore Park**

Parramore Park is located between Main and Forrest Streets at 7<sup>th</sup> Avenue. Located on the site is the historic 1890's Schoolhouse building; which was added to the U.S. National Register of Historic Places in June of 2003. Parking is provided at the site.

## **Environmental Review**

Understanding native and invasive species, both plant and animal, which inhabit the land and water on or adjacent to Butler Bay should be catalogued and mapped. Any expansion of recreational space for the Town of Windermere should be done with every intention of limiting or preventing the inhabitable space of organic life already present. In cases of invasive species, none should be removed before their role in the ecosystem is considered. Currently no formal tree and plant surveys/listings are available for the Butler Bay Recreation Park. Observations from the Tree Board and Parks and Recreation are the only available listings currently. Efforts to make a formal mapping of the site using i-Tree, a software mapping system are under consideration.

### **Native Trees**

The large majority of tree canopy consists of Laurel Oaks. Also present are Live Oaks, Red Maple, Loblolly Bay, Pine, Sabal Palm, Willow, Winged Sumac, Wax Myrtle, and Cabbage Palm.

### **Native Plants**

Florida Fox Grape, Beautyberry, and Elderberry are currently present. Special attention has been given to the Elderberry in the retention pond area due to over 50 species of bird relying on this plant for food.

### **Invasive Trees**

Camphor, Brazilian Pepper, Chinese Tallow, Chinaberry, and Mistletoe. Efforts are under way to remove Mistletoe by volunteer arborist that have been sighted in the Oaks.

### **Invasive Plants**

Caesar Weed, Torpedo Grass, Dog Fennel, Cat's Claw Vine, Air Potato, Skunk Vine, Virginia Creeper. In the retention ponds, volunteers from the Tree Board have removed all invasive species and ongoing efforts are planned to prevent them from spreading.

### **Native Animal Species**

Fresh water Florida Cooter turtles and other turtles are nesting in the berms along the canals that border the parking lot and island. Great White Herons, Great Blue Herons, lesser herons, Ibises, Red Wing Blackbirds, Kingfishers, Ospreys and Eagles are observed fishing along the canal and Lake Crescent shore. The eagles and ospreys prefer to fish in Lake Crescent and nest in the Bald Cypress, Pond Cypress and Florida Long Leaf Pines. Additionally Sand Hill Cranes, Squirrels, Red Finches, Mockingbirds, Sparrows, Blue Jays, Yellow Finches, Painted Buntings, and other migratory birds are all spotted within Butler Bay Park.



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## Town of Windermere's Adopted 2025 Comprehensive Plan

The Town of Windermere, in accordance with Chapter 163 of the Florida Statutes, maintains a comprehensive plan that details a long-range vision for development within the Town. While the comprehensive plan serves as a road map for development and is created and adopted through a very formulaic process it is not a static document and is intended to be updated regularly to reflect changes in local conditions. In June of 2010, the Town adopted its 2025 Comprehensive Plan. Detailed in the following pages are highlights from various plan elements of the Town's 2025 Comprehensive Plan that may impact the Town's overall recreation and open space system. Each of the following elements touch on distinct and separate aspects to the development and provision of recreation; it is important to review these elements when considering any new development or redevelopment of recreational facilities for consistency with the comprehensive plan. Where there are divergent priorities or goals they may necessitate a possible update to the comprehensive plan.

### Existing and Future Land Use

Land use within the comprehensive plan is broken down by existing and future land uses. Existing land use provides a snapshot at the time of the plan's adoption of the amount of land dedicated to each particular use while the future land use provides a picture of where the Town sees itself in 2025. The Town of Windermere contains very little vacant or undeveloped land so it shows little to no change in the acreage of land devoted to each use over the course of the plan's implementation. The Town breaks down the land use into six main categories: Agriculture; Commercial; Conservation; Public Use; Recreation; and Residential. The Town also details vacant land separately, though vacant land comprises both Residential as well as Agricultural. Residential is the largest land use category, comprising approximately 67% of the land, followed by public use at 19%. Recreation is the third largest Land Use Category at 5%. The remaining three land uses, as well as vacant land, comprise the remaining 9% of the total (**Figure 1.7**). All Town parks and recreational areas (including, beaches, tennis courts, boat ramps) are counted in the recreational land use designation.

At the time of adoption of the Comprehensive Plan the Town had about 53 acres of recreational land. The Butler Bay recreational site was acquired by the Town after the plan was adopted and has increased the acreage of recreation by approximately 10 acres<sup>1</sup> or an additional 1% to the Recreation Land Use category to a total of about 63 acres.

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<sup>1</sup> Parcel Information – 07-23-28-1106-00-001 (Orange County Property Appraiser)

