



WINDERMERE PARKS & RECREATION COMMITTEE

Special Meeting – Fernwood Park

Chair Nora Brophy

Vice Chair Lesha Miller

Secretary/Treasurer Doug Bowman

Donna Steele

Sherry Cassidy

Frank Krens

Tracy Mitchell

Council Liaison Robert McKinley

June 1, 2020

Time: Jun 1, 2020 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/95224922614?pwd=eWY0eVFWZFVTSU8wUDJ2cmxHdUtJUT09>

Meeting ID: 952 2492 2614

Password: 362463

One tap mobile

+16465588656,,95224922614# US (New York)

+13017158592,,95224922614# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 952 2492 2614

Find your local number: <https://zoom.us/u/aeLLhB5rL>

AGENDA

In order to maintain a 1 hour time schedule, the committee will address the monthly agenda items only unless time remains for New Business discussion at the end. Agenda items should always be submitted in advance for committee consideration.

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

Residents are asked to submit their questions to Diane Edwards prior to 5pm on Sunday May 31st to be read for the record. dedwards@town.windermere.fl.us

2. Fernwood Park

a. General Discussion

- i. History
- ii. Plan Development
- iii. FRDAP

b. Conceptual Layout Discussion

- i. Concept Design
- ii. Resident Concerns
- iii. FRDAP Impacts

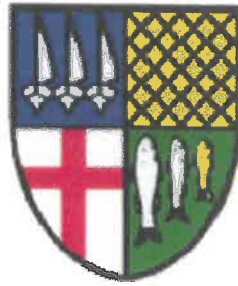
c. Conceptual Layout Amendments (if any)

d. Liaison Reports

- i. Councilman McKinley
- ii. Robert Smith
- iii. Scott Brown

3. **NEXT MEETING DATE – Thursday June 11, 2020**

5. **ADJOURNMENT**



**TOWN OF WINDERMERE
EXECUTIVE SUMMARY**

SUBJECT: IDG Parks Landscape Architectural Services – Final Design Plans for Central Park & Fernwood Park

REQUESTED ACTION: Staff Recommends Approval

- Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: 08/14/2018
 Special Meeting

CONTRACT: N/A

Vendor/Entity: Innovations Design Group Inc

Effective Date: 08/14/2018
Managing Division / Dept:

Termination Date: Ongoing
Public Works

BUDGET IMPACT: TBD

Annual

FUNDING SOURCE:

FRDAP/Parks & Recreation/Tree Mitigation Trust Fund

Capital

EXPENDITURE ACCOUNT:

001 5193 000 8460 – FRDAP
001 9150 454 5692 – Parks & Recreation
001 5191 000 7543 - Tree Mitigation Fund

N/A

HISTORY/BACKGROUND/RECOMMENDATIONS:

History

Mayor & Council,

On January 10, 2017, the Town Council approved awarding RFP 2016-03 Landscape Architectural Services to Innovations Design Group. These services encompassed the landscape design of 7 parks:

Palmer Park
Windermere Recreation Center
Fernwood Park
Lake Down Park
Central Park
Park Among the Lakes (aka Main Street Park)
Lake Bessie

Background

As the overall project of developing plans for these 7 Parks is time consuming and needs time to focus on details, the Parks & Recreation Committee decided to review the parks plans in groups in lieu of the entire package. With this, it was decided that pending FRDAP funds available the initial focus would be on Central Park & Fernwood Park.

Recommendation

Both the Parks and Recreation Committee and Tree Board have reviewed these plans and recommend approval with the following conditions:

Central Park:

- No concrete Slabs
- Add irrigation or watering program until trees/vegetation survive
- Definitions or what defines a butterfly garden or alternatives for FRDAP matrix/points
- Pre-plant 5/6 Longleaf Pines
- Hickory Tree Replacement

Fernwood:

- Remove Ear Trees
- Replace with Wet Tolerant Trees

FERNWOOD PARK

PLAT OF WINDERMERE G/36

PARK DESC IN PLAT LYING W OF LOT 125

TOWN OF WINDERMERE, FLORIDA

PARK IMPROVEMENT PACKAGE IN ACCORDANCE WITH RFP #2016-03

JUNE 29, 2018



LOCATION MAP

LANDSCAPE ARCHITECTURE AND AREA DEVELOPMENT PACKAGE

INDEX OF DRAWINGS

- L-0.01 KEY SHEET
- L-1.01 HARDSCAPE PLAN
- L-1.05 MATERIALS SCHEDULE
- L-3.01 HARDSCAPE LAYOUT PLAN
- L-7.01 HARDSCAPE DETAILS
- L-7.02 SITE FURNISHING DETAILS
- L-7.10 SITE FURNISHING & HARDSCAPE SPECIFICATIONS

Designed By:



INNOVATIONS
PLANNING & DESIGN
ARCHITECTURE & INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

Consultants:



Town of Windermere, Florida

COVER SHEET

Rev	Date	Description	By
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Date: 06/29/18	Scale: See Plan
Drawn By: VH	Designed By: VH
Approved By: JH	Project No: 17006
Innovation Design Group, Inc.	

Sheet Number:
Bidding Documents
L-0.00

FINISH SCHEDULE LEGEND

NOTE: REFER TO SHEET L103 FOR COMPLETE MATERIAL SCHEDULE

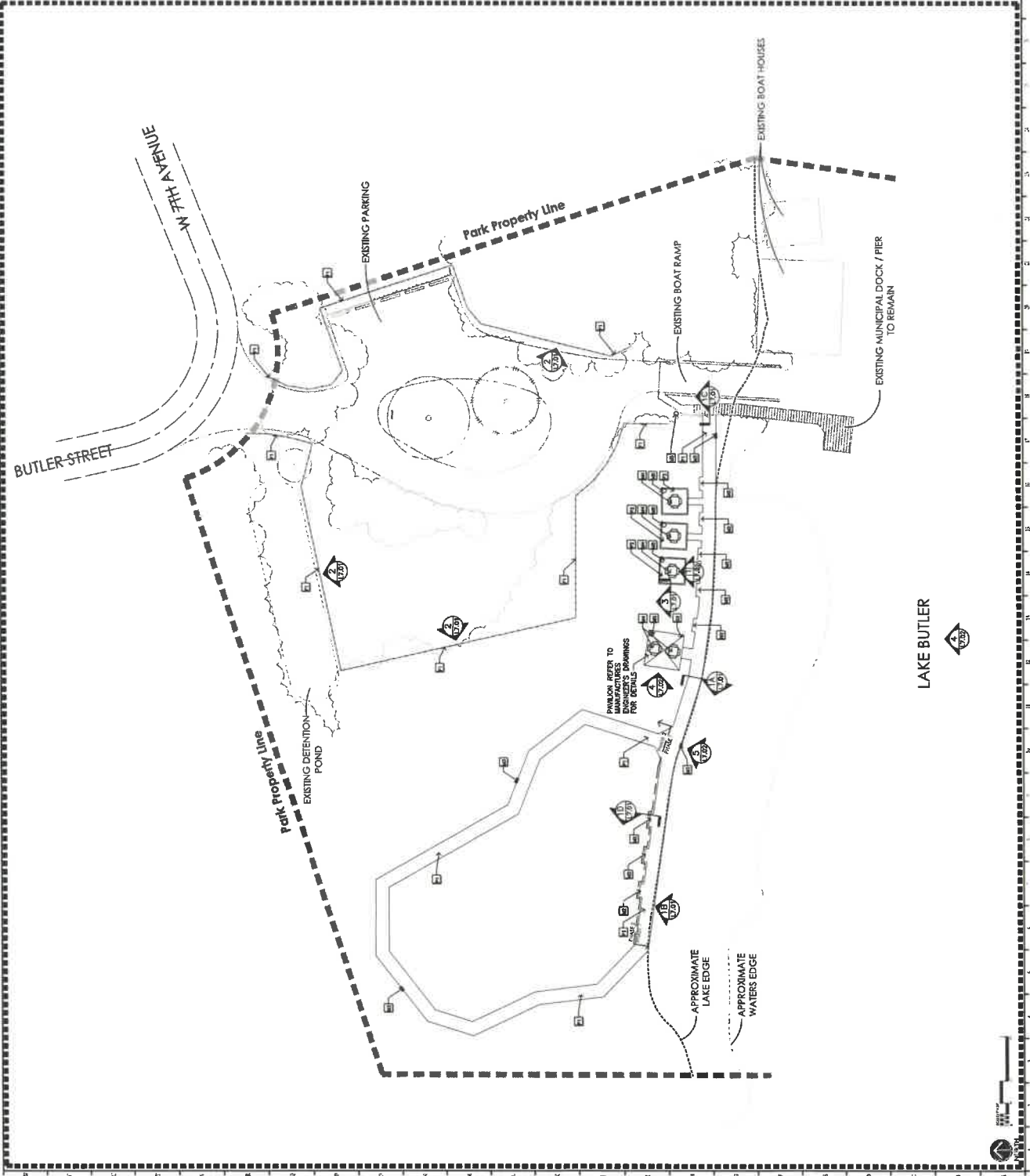
- PAVING / FLAT-WDRK
- Boardwalk
- Decomposed Granite
- FENCE
 - Split Rail Fencing
- STRUCTURES
 - Not Used
 - Pavilion
- MISCELLANEOUS ITEMS
 - Not Used
 - Bench Seating - Boardwalk
 - Signage
 - Picnic Table
 - Waste Receptacle

SHEET NOTES

1. EXPANSION JOINTS TO BE PROVIDED AT 30'-0" ON CENTER. ALL DIMENSIONS TAKEN FROM FACE UNLESS OTHERWISE NOTED.
2. OTHER JOINTS TO BE PROVIDED AS SHOWN ON PLAN. TO BE ADJACENT CONCRETE.

SHEET SYMBOLS

- SYMBOL
- EXPANSION JOINT LOCATION
- PLANTING
- PLANTING AREA



Designed By:

INNOVATIONS CONSULTANTS, INC.
 1100 S. WINDERMERE AVENUE, SUITE 100
 WINDERMERE, FLORIDA 34786
 (813) 871-1100
 WWW.INNOVATIONSCONSULTANTS.COM



Fernwood Park
 Town of Windermere, Florida
 HARDSCAPE PLAN

Rev.	Date	Description	By

Scale: See Plan
 Drawn By: YH
 Checked By: YH
 Approved By: SB
 Project No: 17006
 Innovations Design Group, Inc.

Sheet Number:
L-1.01
 Bidding Documents

SHEET SYMBOLS
 NOTE: REFER TO SHEET L0.01 FOR COMPLETE ADDITIONAL NOTES

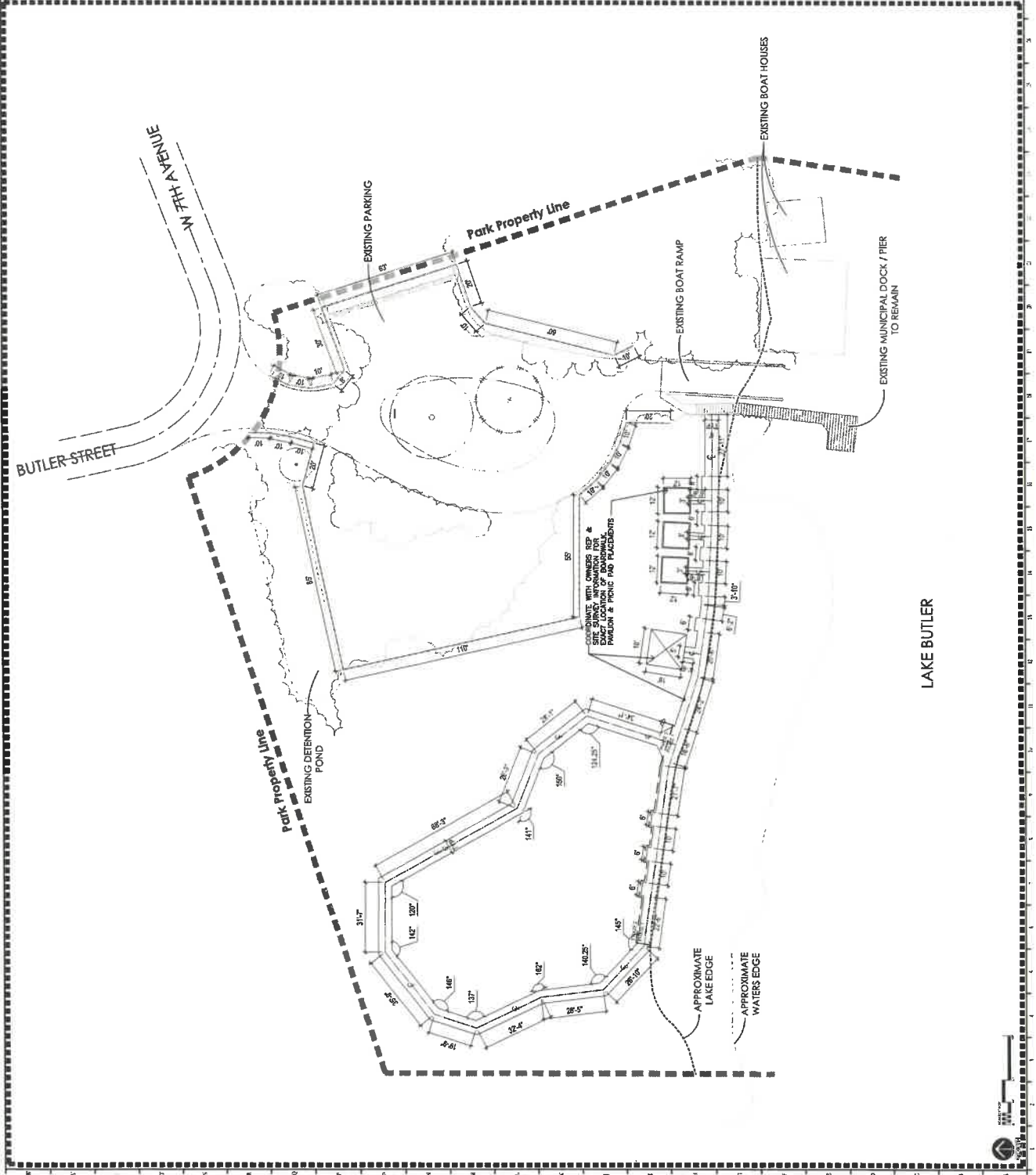
CENTRELINE
 DIMENSION
 RADIAL DIMENSION

0'-0"

90°

SHEET NOTES

1. ALL DIMENSIONS TAKEN FROM CENTERLINE UNLESS NOTED OTHERWISE ON PLAN.
2. BOARDWALK, PAVILION, PICNIC TO BE FIELD VERIFIED ALL DIMENSIONS PRIOR TO FABRICATION / INSTALLATION.



Designed By:

CONSULTANTS:



Town of Windmere, Florida
 Fernwood Park
 HARDSCAPE LAYOUT PLAN

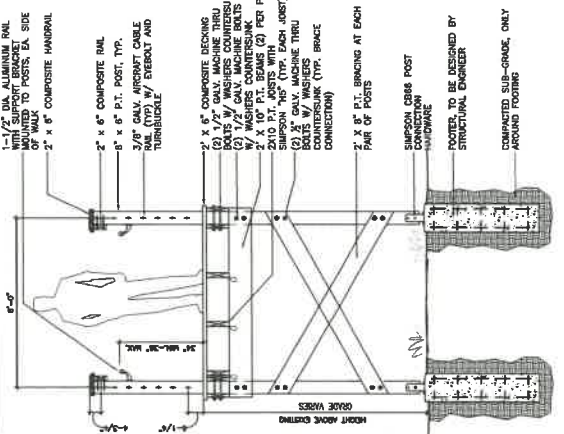
Sheet:	Date:	Drawn By:	Checked By:

Scale: See Plan
 Drawn By: VH
 Checked By: VH
 Approved By: SB
 Project No: 17006
 Innovations Landscape Group, Inc.

Sheet Number:
 L-3.01
 Bidding Documents

COMPOSITE BEADING AND RAIL:
 1/2" COMPOSITE BEADING
 2" x 6" COMPOSITE RAIL
 3/8" GALV. ARCHWELD CABLE
 2" x 6" P.T. POST, TYP.
 1/2" W/ WISHERS COUNTERSINK

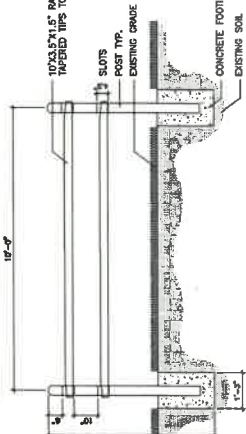
GENERAL NOTES:
 1. ALL JOISTS BETWEEN ROCK BOARDS ARE TO BE MINIMIZED TO 1/4" OR LESS IN ALIGNMENT OF BOARDWALK PRIOR TO CONSTRUCTION. FINAL ALIGNMENT TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE.
 2. ALL JOISTS BETWEEN ROCK BOARDS ARE TO BE MINIMIZED TO 1/4" OR LESS IN ALIGNMENT OF BOARDWALK PRIOR TO CONSTRUCTION. FINAL ALIGNMENT TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE.
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(A) BOARDWALK SECTION / ELEVATION

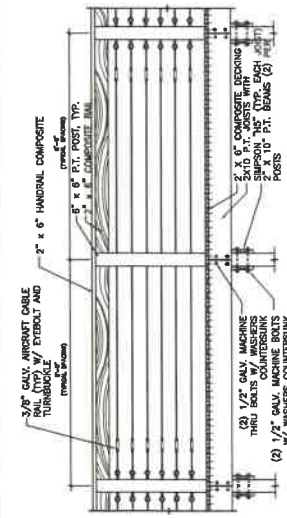
SCALE: 1/2" = 1'-0"

GENERAL NOTES:
 1. ALL WOOD TO BE WEST VIRGINIA 2 RAIL POPULAR FENCING.
 2. ALL WOOD TO BE WEST VIRGINIA 2 RAIL POPULAR FENCING.
 3. ALL WOOD TO BE WEST VIRGINIA 2 RAIL POPULAR FENCING.
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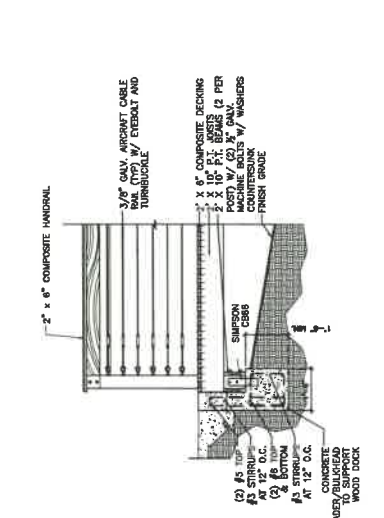
(B) SPLIT RAIL FENCE SECTION / ELEVATION

SCALE: 1/2" = 1'-0"



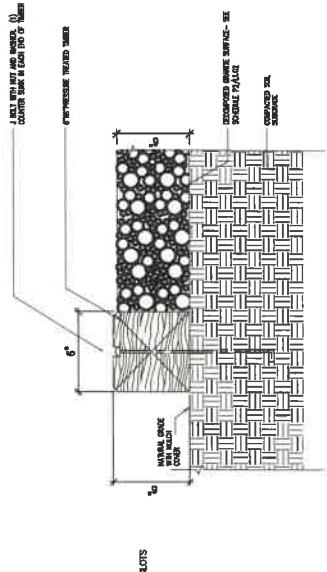
(C) BOARDWALK RAILING SECTION / ELEVATION

NEEDS: NEEDS TO HARDSCAPE LAYOUT PLANS SHEET
 1. ALL JOISTS BETWEEN ROCK BOARDS ARE TO BE MINIMIZED TO 1/4" OR LESS IN ALIGNMENT OF BOARDWALK PRIOR TO CONSTRUCTION. FINAL ALIGNMENT TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE.
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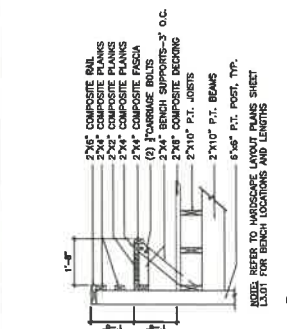
(D) BOARDWALK RAILING SECTION / ELEVATION

SCALE: 1/2" = 1'-0"



(E) CONCRETE CURB SECTION / ELEVATION

SCALE: 1/2" = 1'-0"



(F) BOARDWALK RAILING SECTION / ELEVATION

NEEDS: NEEDS TO HARDSCAPE LAYOUT PLANS SHEET
 1. ALL JOISTS BETWEEN ROCK BOARDS ARE TO BE MINIMIZED TO 1/4" OR LESS IN ALIGNMENT OF BOARDWALK PRIOR TO CONSTRUCTION. FINAL ALIGNMENT TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE.
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(G) BOARDWALK RAILING SECTION / ELEVATION

SCALE: 1/2" = 1'-0"

Designed By:
 INNOVATIONS
 8111 S. 11th St.
 Suite 100
 Fort Lauderdale, FL 33304
 Phone: (954) 571-1111
 Fax: (954) 571-1112
 Email: info@innovationsdesign.com

Consultant:
 TOWN OF WINDERMERE
 1100 WINDERMERE BLVD
 WINDERMERE, FL 33486
 Phone: (407) 591-1111
 Fax: (407) 591-1112
 Email: info@townofwindermere.com

HARDSCAPE DETAILS
 Town of Windermere, Florida
 Fernwood Park

Rev.	Drawn	Directed/Issued	Date
1			
2			
3			
4			
5			
6			
7			
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Scale: See Plan
 Drawn By: VH
 Designated By: VH
 Approved By: SB
 Project No: 17006
 Innovations Design Group, Inc.
 Sheet Number:
 L-7.01
 Bidding Documents



PICNIC TABLE
SCALE: 1/2" = 1'-0"



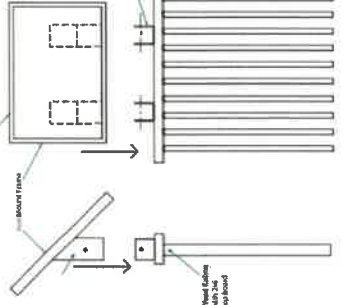
WASTE RECEPTACLE
SCALE: 1/2" = 1'-0"

NOT USED
SCALE: 1/2" = 1'-0"



NOTE:
ALL ENGINEERING DETAILS FOR PERMITTING PAVILION SHALL BE PROVIDED BY MANUFACTURER.

COLOR AND STONE WRAP ON COLUMNS TO MATCH EXISTING PAVILIONS - APPROVE PRIOR TO INSTALL



SIGNAGE
SCALE: 1/2" = 1'-0"



NOTE:
RETAIL PER MANUFACTURER'S SPECIFICATIONS

SCALE: 1/2" = 1'-0"

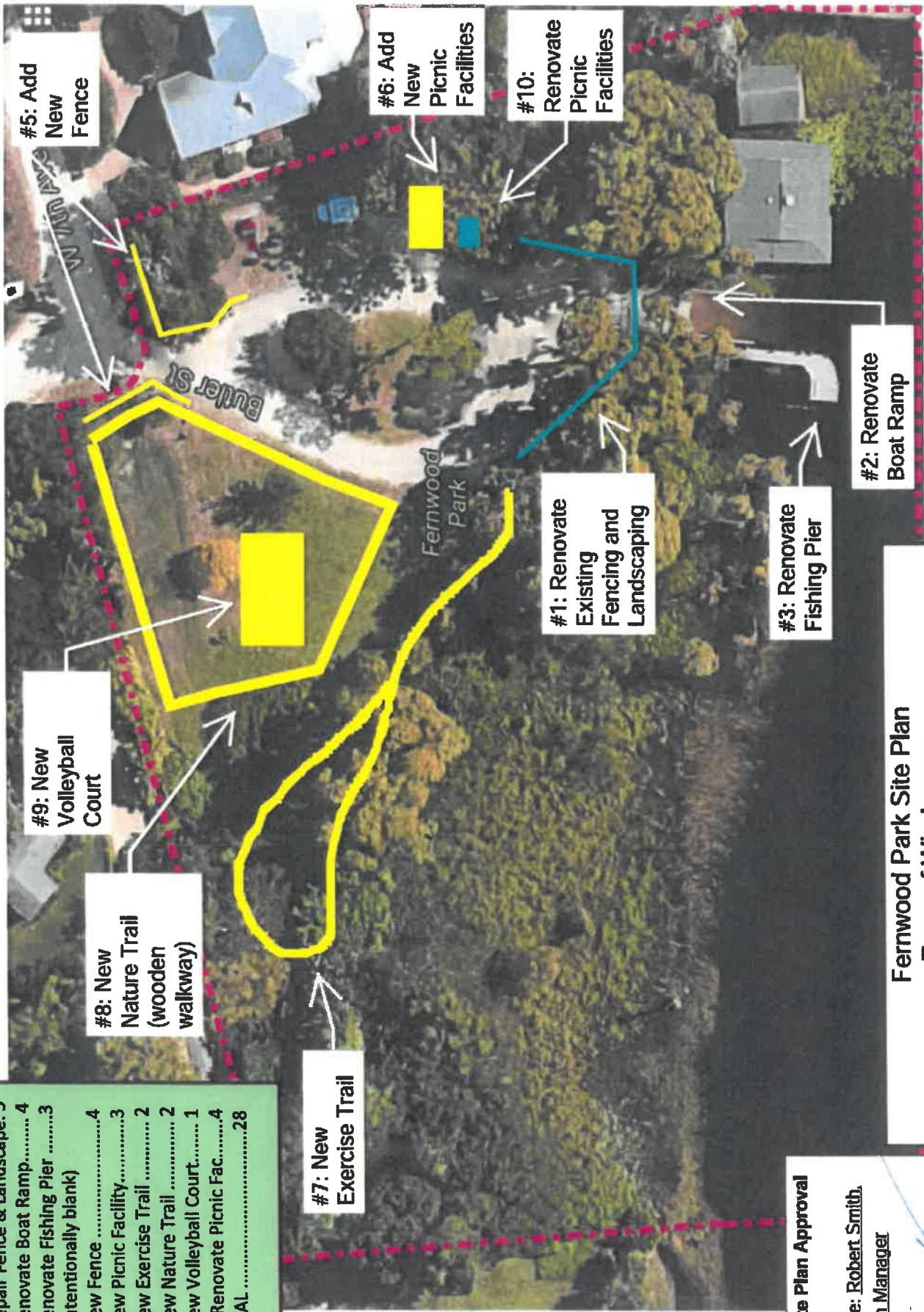


No.	Date	Description	By:

Date: 04/27/18	Scale: See Plan
Drawn By: VH	Designed By: VH
Approved By: SB	Project No: 17006
Innovations Design Group, Inc.	

Sheet	Sheet Number
Bidding Documents	L-7.02

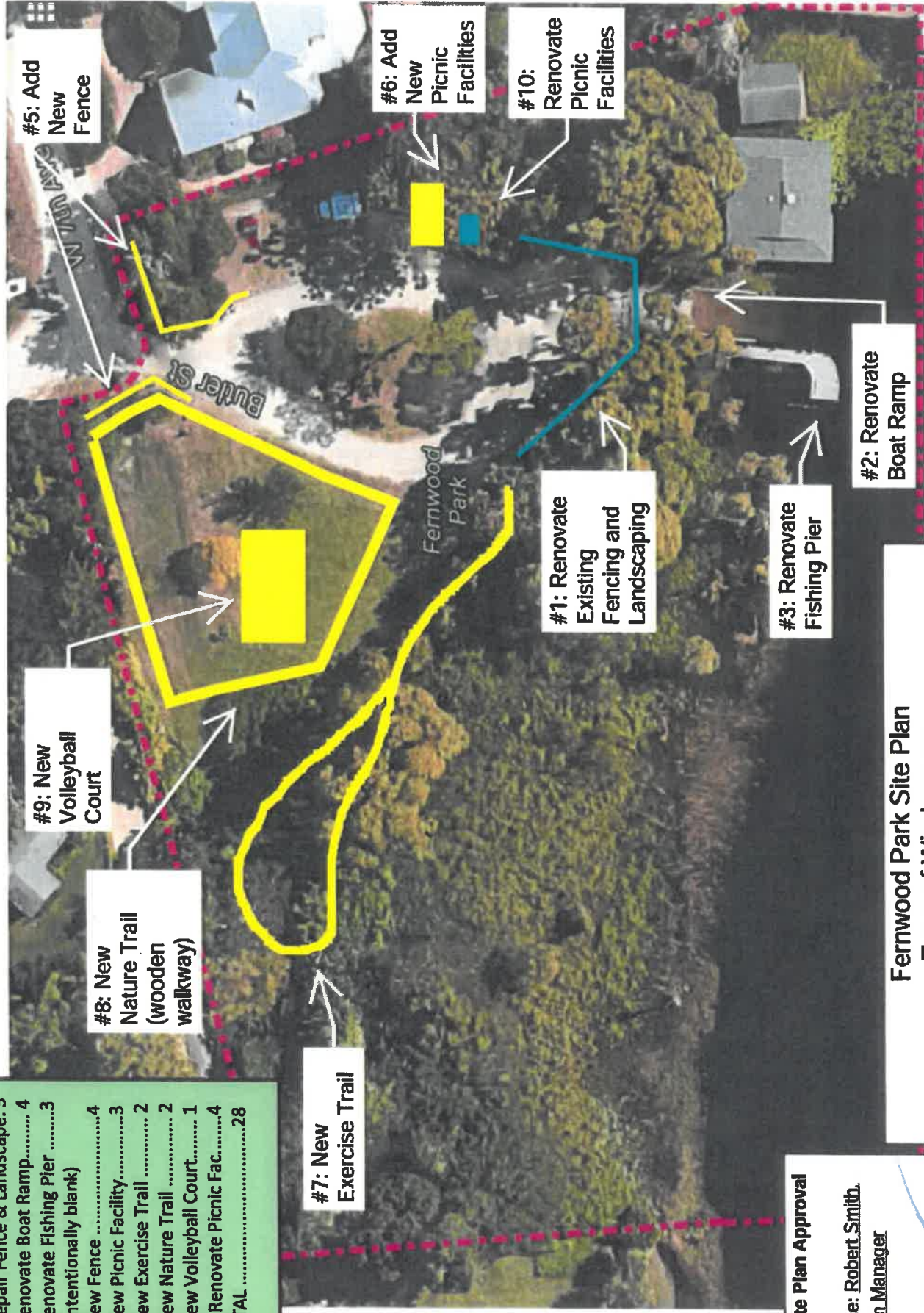
#	Item	Pts
1	Repair Fence & Landscape.	5
2	Renovate Boat Ramp.....	4
3	Renovate Fishing Pier	3
4	(intentionally blank)	
5	New Fence	4
6	New Picnic Facility.....	3
7	New Exercise Trail	2
8	New Nature Trail	2
9	New Volleyball Court.....	1
10.	Renovate Picnic Fac.....	4
	TOTAL	28



Fernwood Park Site Plan
 Town of Windermere
Florida Recreation Development Assistance Program
 Grant Application Deadline: October 28, 2016

Site Plan Approval
 Name: Robert Smith,
 Town Manager
 Signature: _____
 Date: 11/14/16

#	Item	Pts
1	Repair Fence & Landscape.	5
2	Renovate Boat Ramp.....	4
3	Renovate Fishing Pier	3
4	(intentionally blank)	
5	New Fence	4
6	New Picnic Facility.....	3
7	New Exercise Trail	2
8	New Nature Trail	2
9	New Volleyball Court.....	1
10	Renovate Picnic Fac.....	4
	TOTAL	28



#7: New Exercise Trail

#5: Add New Fence

#6: Add New Picnic Facilities

#10: Renovate Picnic Facilities

#2: Renovate Boat Ramp

#1: Renovate Existing Fencing and Landscaping

#3: Renovate Fishing Pier

#9: New Volleyball Court

#8: New Nature Trail (wooden walkway)

Fernwood Park Site Plan
 Town of Windermere
 Florida Recreation Development Assistance Program
 Grant Application Deadline: October 28, 2016

Site Plan Approval
 Name: Robert Smith
 Town Manager
 Signature: _____
 Date: 11/14/14



Florida Department of Environmental Protection
Florida Recreation Development Assistance Program
Commencement Certification

Required Signatures: **Adobe Signature**

Grantee: Town of Windermere

Project Number: A19069

Project Name: 2017-2018 Fernwood Park FRDAP Improvement Project

A list identifying the quantity and type of primary outdoor recreation areas and facilities and support facilities to be constructed, and cost estimate for each item. **(50% of total costs must be in primary facilities)**

Primary Facilities/Areas:	Estimated Cost:
Renovate picnic facilities	2,353.00
New exercise trail	4,706.00
New picnic facilities	9,412.00
New nature trail	17,647.00
Renovate fishing pier	2,353.00
Renovate boat ramp	3,529.00
New volleyball court	2,941.00

Support Facilities/Areas:	Estimated Cost:
Renovate fence	2,353.00
New fence	4,706.00

Total Project Cost **\$ 50,000.00**

The GRANTEE certifies that all final plans and specifications (i.e.; site, architectural, engineering) to be used in conjunction with the above referenced project will be prepared and certified by an insured, registered architect, engineer, or landscape architect (as appropriate) and will meet all applicable federal, state and local codes, and current engineering practices; that health, safety, durability and economy will be considered and incorporated in these plans consistent with the scope and objectives of the project; that equal access pursuant to the requirements of Federal law and Chapter 553 Florida Statutes, is incorporated in the design of all facilities for individuals with disabilities; that the proposed development is compatible with its surrounding environment; and that provisions have been made to insure adequate supervision of construction by competent personnel.

11/14/18
 Date

[Signature]
 Project Liaison Agent



Florida Department of Environmental Protection

CERTIFICATION OF INSURANCE FORM

Required Signatures: Adobe Signature

PROOF OF INSURANCE PROVIDED

Grantee: Town of Windermere

Project Title: 2017-2018 Fernwood Park FRDAP Improvement Project

Project Number: A19069

I Robert Smith REPRESENTATIVE FOR (city/county district) Town of Windermere

HEREBY CERTIFY THAT I HAVE ATTACHED PROOF OF GENERAL LIABILITY INSURANCE THAT IS CURRENT, IN GOOD STANDING AND SHALL REMAIN IN EFFECT THROUGH THE DURATION OF THIS FLORIDA RECREATION DEVELOPMENT ASSISTANCE (FRDAP) GRANT PERIOD.

Signature: [Handwritten Signature] Date: 11/14/18

- OR -

SELF-CERTIFIED ACKNOWLEDGEMENT

Grantee: na

Project Title: na

Project Number: na

I na REPRESENTATIVE FOR (city/county district) na

HEREBY CERTIFY THAT THE (city/county district) na IS SELF INSURED AND THIS COVERAGE SHALL LAST THROUGH THE DURATION OF THIS FLORIDA RECREATION DEVELOPMENT ASSISTANCE (FRDAP) GRANT PERIOD.

Signature: _____ Date: _____

4

GRAY | ROBINSON
ATTORNEYS AT LAW

Truong M. Nguyen
Attorney At Law
407-843-8880

TRUONG.NGUYEN@GRAY-ROBINSON.COM

November 8, 2018

Town of Windermere
614 Main Street
Windermere, FL 34786

Re: Fernwood Park Title Opinion Letter

Ladies and Gentlemen:

We have reviewed that certain Title Search Report issued by Old Republic National Title Insurance Company (File Number: 18118969) attached hereto as Exhibit "A" (the "TSR") regarding the real property located in Orange County, Florida.

Based solely upon the TSR, we are of the opinion that as October 30, 2018 at 5:00 PM, fee simple property is vested in The Town of Windermere, Orange County, Florida, by virtue of Quit-Claim Deed recorded in Official Records Book 2080, Page 26, Public Records of Orange County, Florida.

Also, the property is free and clear of all encumbrances, except the following:

- a. Taxes for the year 2018 are due and payable in the gross amount of \$85.68 under Tax Parcel Number 17-23-28-9336-10000.
- b. Restrictions, Easements, Agreements, Options, and other matters affecting said property are:
 1. Matters shown on Plat of Windermere, a subdivision recorded in Plat Book G, Pages 36 through 39, Public Records of Orange County, Florida.
 2. Rights of public in and to the use of the park.
 3. Riparian and littoral rights.
 4. Those portion of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government control over navigable waters in the interest of navigation and commerce.
 5. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.

301 EAST PINE STREET
SUITE 1400 BOCA RATON
POST OFFICE BOX 3068 (32802-3068) FORT LAUDERDALE
ORLANDO, FLORIDA 32801 FORT MYERS
TEL 407-843-8880 GAINESVILLE
FAX 407-244-5690 JACKSONVILLE
KEY WEST
LAKELAND
MELBOURNE
MIAMI
NAPLES
ORLANDO
TALLAHASSEE
TAMPA
WEST PALM BEACH

**Town of Windermere
November 8, 2018
Page 2**

- 6. Any portion of the parcel lying waterward of the ordinary high water mark of Lake Butler.**
- 7. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.**
- 8. Rights of others to use that portion of the insured land lying within the waters of Lake Butler.**

Please let me know if you have any questions regarding the enclosed.

Sincerely,

GrayRobinson, P.A.



Trung M. Nguyen

TMN/pv

Exhibit "A"

Land shown as Park on the Plat the Plat of Windermere, recorded in Plat Book G, Pages 36 through 39, Public Records of Orange County, Florida, Less right-of-way for road.

Old Republic National Title Insurance Company
2300 Maitland Center Parkway #140
Maitland, FL 32751

TITLE SEARCH REPORT

This title search has been compiled at the request of:

GRAYROBINSON P.A.
Gregg Lehrer, Esq.
301 EAST PINE STREET STE 1400
ORLANDO, FL 32801

and is provided for review and examination by you or your staff for the sole purpose of preparing and issuing an Old Republic National Title Insurance Company commitment or policy. Only the results of a search of the record title are reflected herein.

After an examination and review of this search you must:

- A. Request written authorization from Old Republic National Title Insurance Company to issue the Commitment if the amount exceeds your Agency limits.
- B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of surveys, prior title evidence or other relevant aspects of the transaction.
- C. Verify the status of corporation and limited partnerships with the appropriate governmental agency or authorities.
- D. Determine whether legal access exists.
- E. Determine if any unpaid municipal taxes or assessments exists, which do not appear in the public records.
- F. Determine whether any portion of the property is submerged, or a body of water, and whether riparian or littoral rights exist.
- G. Determine that the transaction to be closed is bona fide and arms-length and does not violate any lender's instructions, underwriting guidelines or advice of this Company.

This Title Search is issued to the above name Agent in conjunction with an application for an Old Republic National Title Insurance Company title insurance commitment and/or title insurance policy.

Date: November 07, 2018


Authorized Signatory

**TITLE SEARCH REPORT
Schedule A**

The following title search has been compiled from the Public Records of Orange County, Florida through an effective date of October 30, 2018 at 5:00 P.M..

1. Policy or Policies to be Issued:

(a) ALTA OWNER'S POLICY (06/17/06) Amount: NA
(amended 10/17/92 with Florida Modifications)
Proposed Insured:

NA

(b) ALTA LOAN POLICY (06/17/06) Amount: NA
(amended 10/17/92 with Florida Modifications)
Proposed Insured:

NA

2. The estate or interest in the land described or referred to in this Report is Fee Simple.

3. Last grantee of record for the period searched:

The Town of Windermere, Orange County, Florida, subject to the rights of the public

4. Requested legal descriptions searched:

Land shown as Park on the Plat of Windermere, recorded in Plat Book G, Pages 36 through 39, Public Records of Orange County, Florida, LESS right-of-way for road.

TITLE SEARCH REPORT**Schedule B - Section 1**

1. Deeds and Conveyances:

Quit-Claim Deed from J. C. Palmer and Kate Palmer, husband and wife, and J. H. Johnson and Christine Johnson, husband and wife, to The Windermere Improvement Company, a corporation, recorded June 24th, 1911, in Deed Book 147, Page 267, Public Records of Orange County, Florida.

Indenture between W. E. McCaw, sole surviving Executor of the Last Will and Testament of R. H. Plant deceased, party of the first part, and The Windermere Improvement Company, an Ohio corporation, party of the second part, recorded March 16th, 1925, in Deed Book 268, Page 393, Public Records of Orange County, Florida.

Quit-Claim Deed by Bert T. Foster, a single man, to Town of Windermere, a Municipal corporation, recorded in March 22nd, 1971, in Official Records Book 2080, Page 26, Public Records of Orange County, Florida.

2. Unsatisfied Encumbrances:

None

A judgment search has been run on all parties in the chain of title covered by this report.

3. Unsatisfied Judgments/Liens:

None

4. Taxes and Assessments:

Taxes for the year 2018 are DUE and PAYABLE in the gross amount of \$85.68 Tax ID Number 17-23-28-9336-10000

5. Miscellaneous Matters:

Resolution dissolving The Windermere Improvement Company recorded July 31st, 1937, in Deed Book 501, Page 549, Public Records of Orange County, Florida.

Resolution dissolving The Windermere Improvement Company recorded July 31st, 1937, in Deed Book 501, Page 552, Public Records of Orange County, Florida.

6. The following abstractor notes should also be reviewed before a commitment or policy is issued

Provide the Company with a proper legal description and survey prepared by a licensed Florida registered land surveyor and certified to the Company for its review. The Company reserves the right to make additional requirements and/or exceptions, and to amend the legal description of the land described in Schedule A, upon review of the description furnished by said surveyor.

SCHEDULE B - SECTION II**Schedule B- Section 2**

The following standard exceptions should be made a part of any Commitment, unless evidence is presented which would eliminate the need for same:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights or claims of parties in possession.
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
5. Easements or claims of easements not shown by the public records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
7. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.
Easements, restrictions and other matters affecting title searched:
8. Matters show on the Plat of Windermere, a subdivision recorded in Plat Book G, Pages 36 through 39, Public Records of Orange County, Florida.
9. Rights of the public in and to the use of the park.
10. Riparian and littoral rights are not insured.
11. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
12. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.
13. This policy does not insure any portion of the insured parcel lying waterward of the ordinary high water mark of Lake Butler.
14. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.
15. Rights of others to use that portion of the insured land lying within the waters of Lake Butler

ORT FILE NO. 18118969

AGENT FILE #: 73-16

REAL PROPERTY TAX INFORMATION

TAXES PAID THRU THE YEAR (S) 2017

TAX INFORMATION FOR THE YEAR 2018 AS FOLLOWS:

R.E.#	17-23-28-9336-10000
TOTAL ASSESSED VALUE:	1,142,378.88
GROSS TAX AMOUNT:	\$85.68
DUE OR PAID?:	Due
BACK TAXES?:	No

QUIT-CLAIM DEED.

This indenture, made ~~XXX~~ this 20th day of JUNE in the year of our Lord, one thousand nine hundred and Eleven BETWEEN J.C. Palmer and Kate Palmer, husband and wife, and J.H. Johnson and Christine Johnson, husband and wife, all of Wauveon and State of Ohio

parties of the first part, and The Windshere Improvement Company, a corporation, of the City of Toledo, State of Ohio,

party of the second part, WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations

lawful money of the United States of America, to them in hand paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold, aliened, remised, released, conveyed

and quieted, and by these presents do grant, bargain, sell, alien, remise, release, convey and quitclaim unto the said party of the second part, and to its successors these pieces lying and being situate in the

County of Orange, State of Florida, described as follows XXXX

South half of northwest quarter, north half of southwest quarter, southwest quarter of southwest quarter, of section twenty-six (26); northwest quarter, north half of southwest quarter,

southeast quarter of southwest quarter, east quarter of south west quarter of southeast quarter, east half of southeast quarter of section twenty-seven (27); southeast quarter of

northwest quarter, less ten acres in northwest quarter, northeast quarter of southwest quarter, north half of southeast quarter, southeast quarter of southeast quarter of section

twenty-eight (28); in Township twenty-two (22) South of Range Twenty-eight (28) East. Southeast quarter of northwest quarter of section one (1); South half of northeast quarter,

northeast quarter of southwest quarter, northwest quarter of southeast quarter of section Four (4); west half of southwest quarter northwest quarter of southeast quarter of Section

Eight (8); northwest quarter of southeast quarter of northeast quarter, west half of north- east quarter, northeast quarter of northwest quarter, northeast quarter of southeast quarter

of Section Nine (9); south quarter of southwest quarter of northwest quarter, northwest quarter of southwest quarter of section Ten (10); southwest quarter of northwest quarter of

section fourteen (14)-southeast quarter of northeast quarter, west half of northeast quarter of section fifteen (15); west half of northeast quarter, northeast quarter of northwest

quarter of section seventeen (17); in Township Twenty three (23) South of Range Twenty- eight (28) East. An undivided two thirds interest in the east half of southwest quarter,

southwest quarter of southeast quarter of Section eight (8) in Township Twenty three (23) South of Range Twenty-eight (28) East.

South of Range Twenty-eight (28) East.

TOGETHER with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. AND ALSO, all the estate, right, title, interest, dower and right of

dower, separate estate, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in and to the same

XXXXXX and every part and parcel thereof, with the appurtenances: TO HAVE AND TO HOLD unto the above XXXXXX and described premises, unto the said party of the second part, its successors and its own

use, benefit and behoof forever, subject to B.B. Griffin mortgage for \$14,000.00 and interest

granted XXXXXX the first part hereby covenants to their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of us:

R. B. Darby.
F. L. S. Darby.

J C Palmer [SEAL]
Kate Palmer [SEAL]
J H Johnson [SEAL]
Christine Johnson [SEAL]

Cou
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Ohio
STATE OF OHIO

COUNTY OF Fulton.

KNOW ALL MEN BY THESE PRESENTS, That we, Kate Palmer, wife of the above named J.C. Palmer, and Christine Johnson, J.H. Johnson do by these presents, made and executed

us our separate and apart from our said husband, and in the presence of R. B. Darby & F. L. S. Darby of Fulton County, and the State of Ohio severally each of us makes herself known acknowledge and declare that we a party to and executed the foregoing deed for the purpose of relinquishing our dower and right of dower and any and all other rights in

each of us in and to the lands therein described and granted, and that we did the same freely and voluntarily, and without any fear, apprehension or compulsion of or from our said husband the said J.C. Palmer and J.H. Johnson respectively.

IN WITNESS WHEREOF, I hereunto subscribe my name and affix my seal, this 20th day of June, 1911.

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Signed, sealed and acknowledged in presence of

R.B. Darby.

Kate Palmer

(SEAL)

F. L. S. Darby.

Christine Johnson.

(SEAL)

Ohio

STATE OF ~~FLORIDA~~

COUNTY OF Fulton.

TO ALL WHOM IT MAY CONCERN: Be it known that on this 20th day of June, A. D. 1911, personally appeared before me, a Notary Public, in and for the County of Fulton, State of Ohio, the above named Kate Palmer, wife of J.C. Palmer, and Christine Johnson, wife of J.H. Johnson wives of the well known as the said parties respectively, and as the name persons, described in and who executed the foregoing each of whom Kate Palmer and Christine Johnson did then separately and severally make and execute the foregoing acknowledgment, her name being with her own hand subscribed, and her seal affixed in my presence.

WITNESS my hand and seal at Wauson, Fulton County, Ohio, the day and year above written.

Ohio.

Notary Public, Fulton County, Ohio.

STATE OF ~~FLORIDA~~

R. B. Darby. (SEAL)
My commission expires April 18-1914. (notarial seal)

COUNTY OF Fulton.

20th day of June, 1911

On this day personally appeared before me J. C. Palmer and J. H. Johnson them severally and jointly and each of them to me well known as the persons described in, and who executed the foregoing deed, and acknowledged that they expressed; whereupon it is prayed that the same may be recorded.

IN WITNESS WHEREOF, I have hereunto affixed my and signature 20th day of June, 1911. ~~XXXX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

R. B. Darby.

(SEAL)

Notary Public, Fulton County, Ohio.

(notarial seal)

My commission expires April 18-1914.

STATE OF FLORIDA,
COUNTY OF ORANGE } ss.

BE IT REMEMBERED, That on this 24th day of June, A. D. 1911, I, B. M. ROBINSON, Clerk of

the Circuit Court in and for said County, have duly recorded the foregoing deed in the Public Records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand this day and year above written.

B. M. Robinson [L. S.]
Clerk Circuit Court.
By M. J. Hart Deputy Clerk.

R.P.

THIS INDENTURE, Made the 2d day of October, A. D. 1924 BETWEEN W. E. McCaw, sole surviving Executor of the Last Will and Testament of R. H. Plant deceased, party of the first part, and The Windermere Improvement Company, a corporation existing under the laws of the State of Ohio, party of the second part.

WITNESSETH, That the party of the first part, under and by virtue of the power and authority granted to him in and by the Last Will and Testament aforesaid, and in consideration of the sum of One Dollar and other valuable considerations, lawful money of the United States, to him in hand well and truly paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed, released, and confirmed, and by these presents does grant, bargain, sell, convey, release and confirm unto the said party of the second part and its successors and assigns forever all those certain lots, tracts or pieces of land situate in the County of Orange and State of Florida, described as

The West Half of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter, Section 17, Township 25 South, Range 28 East.

TOGETHER with all and singular the improvements, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, property, claim and demand whatsoever of the said R. H. Plant at and immediately before the time of his decease in law or in equity or otherwise of, in, to or out of the same.

TO HAVE AND TO HOLD the said granted premises, with the appurtenances, to the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF the said party of the first part to these presents has hereunto set his hand and seal the day and year above written.

Signed, sealed and delivered in the presence of:

Guy B. Taylor

W. E. McCaw (Seal)

G. Castelli

Sole Surviving Executor of the Last Will and Testament of R. H. Plant, deceased.

(50¢ I. R. S.)

STATE OF OHIO,
COUNTY OF HAMILTON.

BE IT REMEMBERED That on the 2d day of March A. D. 1925, before me the subscriber, a Notary Public, personally appeared W. E. McCaw, who I am satisfied is the individual described in, and who executed the foregoing deed as sole surviving Executor of the Last Will and Testament of R. H. Plant, deceased, and acknowledged that he executed the same as Executor as aforesaid, for the uses and purposes therein expressed.

WITNESS my hand and official seal at Cincinnati in said County and State, the day and year aforesaid.

(Notarial Seal)

Guy B. Taylor

Notary Public.

Hamilton County, Ohio.
.....

Filed in office and recorded this 16th day of March A. D. 1925 at 11:20 A. M.

BY *B. M. Robinson*
L. E. Bennett

CIJFK
D. C.
EM

423811

JUN 13 3 22 PM '71

2080 26

This Quit-Claim Deed, Executed this 22nd day of March, A. D. 19 71, by

BERT T. FOSTER, a single man,
first party, to TOWN OF WINDERMERE, a Municipal corporation,

whose postoffice address is Windermere, Florida 32786

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 1.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Orange State of Florida to-wit:

All of the lands located within the Town of Windermere, Florida, which lie in a park Southerly and Easterly of the following lines: Commence at the Southeast corner of Lot 9, Block A, of the MARSH SUBDIVISION as recorded in Plat Book H, Page 51, Public Records of Orange County, Florida, run thence Westerly along the South line of said Lot 9 and the Westerly prolongation or extension thereof a distance of 287.18 feet to its intersection with the East line of Government Lot 1, Section 17, Township 23 South, Range 28 East; run thence South along the East line of said Government Lot 1 to a point 220 yards South of the Northeast corner of said Government Lot 1.

It is not the intention of First Party hereto to convey or quit claim any lands in this vicinity which lie to the West of the East line of said Government Lot 1.

STATE OF FLORIDA
COUNTY OF ORANGE
MAY 15 1971

To Have and to hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, unto the said second party, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Cecil H. Brown

Bert T. Foster

Bert T. Foster

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared BERT T. FOSTER, a single man,

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of March A. D. 19 71.

Cecil H. Brown

This Instrument prepared by: Cecil H. Brown of Sutton & Brown
Attorneys at Law
Address P. O. Box 337
Orlando, Florida 32802

30
55
see attached to deed
1/23/71

WHEREAS The Windermere Improvement Company, an corporation organized under the laws of the State of Ohio, and duly qualified to transact business in the State of Florida; and

WHEREAS the Secretary of the State of Ohio did cancel the articles of incorporation of said corporation on February 15, 1927, because of its failure to file annual franchise reports, and said cancellation is still in full force and effect and unrevoked, and said corporation has thereby been dissolved; and

WHEREAS said corporation is still possessed of considerable property and effects, and its principal assets consist of lots in the town of Windermere, Orange County, Florida, and other parcels of real estate in said County; and

WHEREAS it is the judgment and opinion of this Board of Directors of said corporation that said corporation should be completely and fully dissolved and wound up, and that its real estate and all other assets, effects, business and affairs of said corporation should be liquidated, disposed of, distributed, and sold; and

WHEREAS the President of said corporation is deceased, and the Vice-President is a resident of the State of Michigan and is not readily available for the purpose of transacting business; and Harry Levinson, of Toledo, Ohio, is the Secretary and J. C. Palmer, of Windermere, Florida, is the General Manager of said corporation, and both of them are familiar with its history and affairs; and

WHEREAS Section 6623-60 of the General Code of the State of Ohio now provides, in part, as follows:

"Any corporation which shall be dissolved and any corporation whose articles have been cancelled shall cease to carry on its business and shall be without authority so to do, but it shall continue for the sole purpose of paying, satisfying, and discharging any existing liabilities and obligations, collecting and distributing its assets and doing all other acts required to adjust, settle and wind up its business and affairs, and it may do all such acts and may sue and be sued in its corporate name," and

WHEREAS Section 6623-63 of the General Code of the State of Ohio now provides as follows:

"The board of directors may, in its discretion, appoint or employ one or more persons or corporations to liquidate or wind up its affairs with all the power and authority of the board or such as the board may see fit to grant, and the title to all or any of the property and assets of such corporation may be conveyed and transferred to such liquidator or liquidators for that purpose;"

RESOLVED, THEREFORE, that said The Windermere Improvement Company, an Ohio corporation, be completely and finally dissolved, wound up and liquidated, and that all of its real estate, assets, property, business and affairs be sold, disposed of, and/or divided and distributed among its shareholders;

RESOLUTION No. 4

WHEREAS a special meeting of the Board of Directors of Windermer Improvement Company was duly held in the City of Tel on June 21, 1937, and, at said meeting, a certain resolution was by the unanimous vote of said directors, which resolution is do as "Resolution No. 4", and is referred to as "Resolution of the Directors of The Windermer Improvement Company adopted June 21 authorizing the General Manager and the Secretary to liquidate Corporation"; which resolution provides for the final dissolution liquidation of said Corporation, and appoints J. C. Palmer, as G Manager, and Harry Levison, as Secretary, to be the liquidators of Corporation and its assets, and authorizes said General Manager Secretary to convey any and all real estate of said Corporation

RESOLVED, THEREFORE, that said resolution and the act the Board of Directors of said Corporation in adopting the same the same hereby are, approved, ratified, confirmed and adopted by shareholders of The Windermer Improvement Company.



Harry Levison
Secretary of The Windermer Imp
Company.

Property Record - 17-23-28-9336-10-000 Orange County Property Appraiser • <http://www.ocpafl.org>

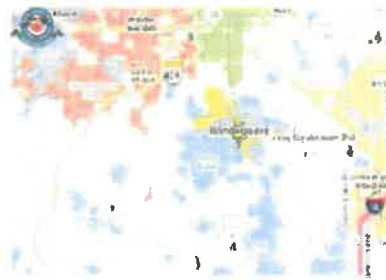
Property Summary as of 11/06/2018

Property Name
Park
Names
Town Of Windermere
Municipality
WND - Windermere
Property Use
8970 - Recreation Tracts

Mailing Address
614 Main St Ste A
Windermere, FL 34786-3503
Physical Address
232 W 7Th Ave
Windermere, FL 34786



QR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value	Other Exemptions	Tax Savings
2018	\$1,117,378	+ \$0	+ \$25,000 =	\$1,142,378 (0%)	\$1,142,378 (0%)	\$1,142,378	\$18,732
2017	\$1,117,378	+ \$0	+ \$25,000 =	\$1,142,378 (.85%)	\$1,142,378 (.85%)	\$1,142,378	\$18,383
2016	\$1,107,755	+ \$0	+ \$25,000 =	\$1,132,755 (0%)	\$1,132,755 (0%)	\$1,132,755	\$18,638
2015	\$1,107,755	+ \$0	+ \$25,000 =	\$1,132,755	\$1,132,755	\$1,132,755	\$19,127

2018 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$1,142,378	\$1,142,378	\$0	4.0510 (-4.05%)	\$0.00	0 %
Public Schools: By Local Board	\$1,142,378	\$1,142,378	\$0	3.2480 (0.00%)	\$0.00	0 %
Orange County (General)	\$1,142,378	\$1,142,378	\$0	4.4347 (0.00%)	\$0.00	0 %
Town Of Windermere	\$1,142,378	\$1,142,378	\$0	3.7425 (15.15%)	\$0.00	0 %
Library - Operating Budget	\$1,142,378	\$1,142,378	\$0	0.3748 (0.00%)	\$0.00	0 %
South Florida Water Management District	\$1,142,378	\$1,142,378	\$0	0.1209 (-5.18%)	\$0.00	0 %
South Florida Wmd Okeechobee Basin	\$1,142,378	\$1,142,378	\$0	0.1310 (-5.35%)	\$0.00	0 %
South Florida Wmd Everglades Const	\$1,142,378	\$1,142,378	\$0	0.0417 (-5.44%)	\$0.00	0 %
Wind Wtr & Nav Cntrl Dist	\$1,142,378	\$1,142,378	\$0	0.2528 (0.00%)	\$0.00	0 %
				16.3974	\$0.00	

2018 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
-------------------	------------------------	-------	------	------------

TOWN OF WINDERMERE WND STORM - DRAINAGE - (407)876-2563 85.68 \$1.00 **\$85.68**
\$85.68

Tax Savings

2019 Estimated Gross Tax Total: \$85.68
 Your property taxes without exemptions would be \$18,732.03
 Your ad-valorem property tax with exemptions is - \$0.00
 Providing You A Savings Of = \$18,732.03

Property Features

Property Description

PLAT OF WINDERMERE G/36 THAT CERTAIN PARK DESC IN PLAT LYING W OF LOT 125

Total Land Area

354,294 sqft (+/-) | 8.13 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
8970 - Recreation Tracts	R	1.71 ACRE(S)	\$653,400.00	\$1,117,314	\$0.00	\$1,117,314
9520 - Lake	R	6.42 ACRE(S)	\$10.00	\$64	\$0.00	\$64

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
BD3 - Boat Dock 3	12/01/2005	1 Unit(s)	\$10,000.00	\$10,000
BH3 - Boat House 3	01/01/1992	1 Unit(s)	\$15,000.00	\$15,000

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
There are no sales for the selected parcel							



**Florida Department of Environmental Protection
DEP BUDGET-COST ANALYSIS FORM**

Required Signatures: _____

[Original Ink](#)

PROJECT TITLE: FERNWOOD PARK FRDAP IMPROVEMENT PROJECT (TOWN OF WINDERBERE) (DEP PROJECT #A190693)

	BUDGET DETAIL	COST ANALYSIS
Budget items below to be provided by the Contractor. See attached instructions.		
1. PERSONNEL EXPENSES		
A. Salaries - (Name/Title/Position)		
None	Hourly Cost (\$) * Hours = Totals (\$)	% Allocation Allowable Reasonable Necessary COMMENTS (Basis for Decision)
	Total Salaries	
	Total Sal. App. 0	
B. Fringe Benefits (Rate% * Total salaries applicable)		
	Rate % 0.00%	
	Total Personnel Expenses (A+B) 0	
2. Contractual Services		
Description	Fee/Rate \$ Quantity = Totals \$	% Allocation Allowable Reasonable Necessary COMMENTS (Basis for Decision)
Remove picnic tables	\$2,000.00 * 1 = \$2,000.00	4.00% yes yes yes Costs were determined to be allowable because they are authorized in the FRDAP grant agreement.
New exercise trail	\$4,000.00 * 1 = \$4,000.00	8.00% yes yes yes
New picnic facilities	\$8,000.00 * 1 = \$8,000.00	16.00% yes yes yes
New picnic trail	\$15,000.00 * 1 = \$15,000.00	30.00% yes yes yes
Remove fishing pier	\$2,000.00 * 1 = \$2,000.00	4.00% yes yes yes
Remove boat ramp	\$3,000.00 * 1 = \$3,000.00	6.00% yes yes yes
New volleyball court	\$2,500.00 * 1 = \$2,500.00	5.00% yes yes yes
Remove fence	\$2,000.00 * 1 = \$2,000.00	4.00% yes yes yes
New fence	\$4,000.00 * 1 = \$4,000.00	8.00% yes yes yes
Project admin.	\$7,500.00 * 1 = \$7,500.00	15.00% yes yes yes
	Total Supplies \$50,000.00	100.00%
3. Travel		
Purpose/Destination	Days Per Diem \$ Fare/Mileage = Totals \$	% Allocation Allowable Reasonable Necessary COMMENTS (Basis for Decision)
None	Total Travel	
4. Equipment		
Description	Unit Cost \$ Quantity = Totals \$	% Allocation Allowable Reasonable Necessary COMMENTS (Basis for Decision)
None	Total Equipment	

					COMMENTS (Basis for Decision)				
					% Allocation	Allowable	Reasonable	Necessary	
5. Rental/Lease of Equipment									
Description	Fee/Rate \$	Quantity	Totals \$						
None	*	*	=	0					
	*	*	=	0					
	*	*	=	0					
	Total Contractual			=	0				
6. Miscellaneous/Other Expenses									
Description	Unit Cost \$	Quantity	Totals \$						
None	*	*	=	0					
	*	*	=	0					
	*	*	=	0					
	*	*	=	0					
	*	*	=	0					
	Total Miscellaneous			=	0				
SUBTOTAL (1 thru 6)				=	\$50,000.00				
7. Overhead/Indirect - Base:				None					
Rate %				0.00%	*	Base \$	0	=	Total \$
									0
8. Total Budget									\$ 150,000.00

CERTIFICATION

I certify that the cost for each line item budget category has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.34(7), Florida Statutes. Documentation is on file extending the methodology used and the conclusions reached.

Name: KAROL SANTI

Signature: [Signature]

Title: Finance Manager

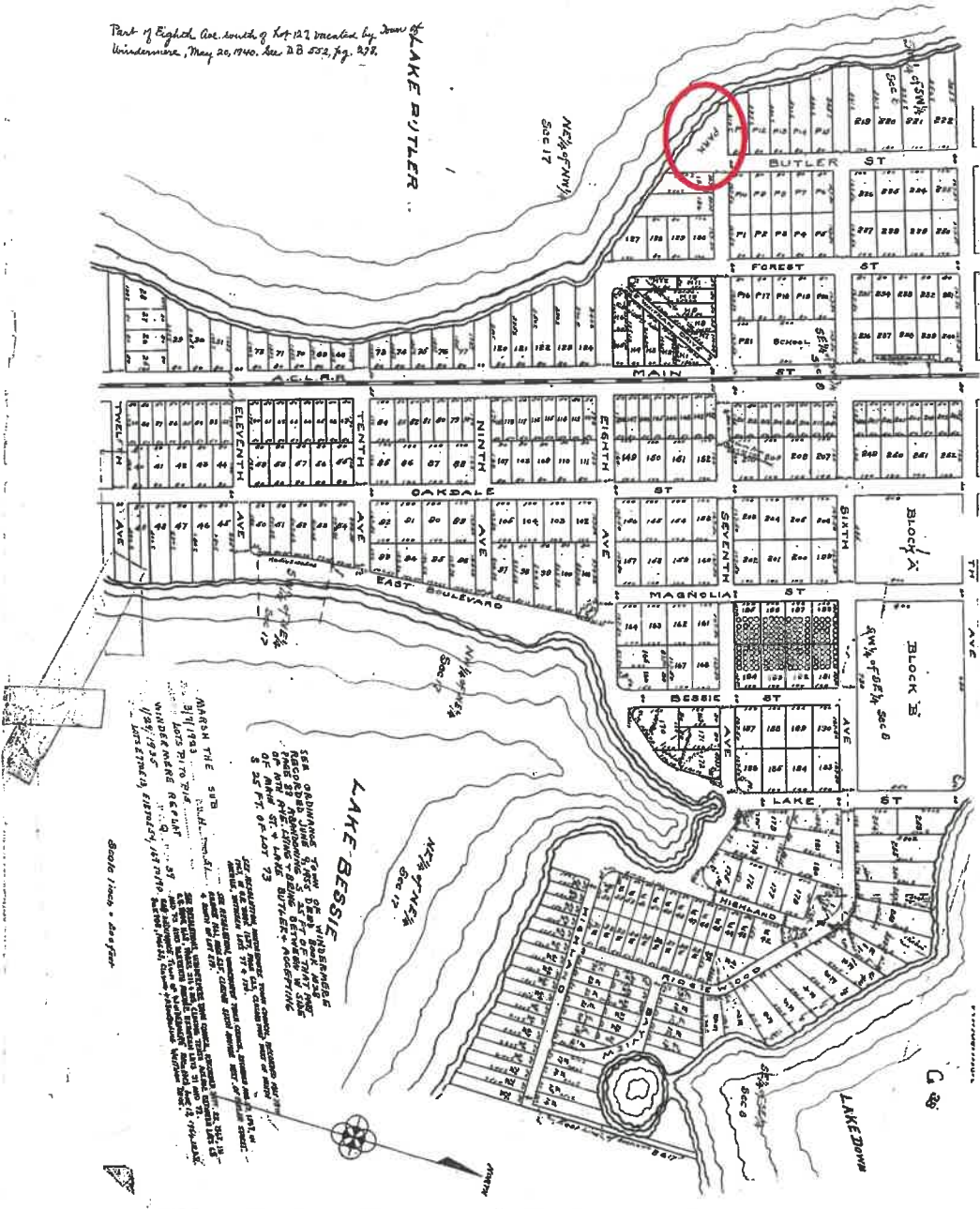
Date: 11/19/15

BGS DEP SS-229 Effective 8-30-2016

Part of Eighth Cor. South of Lot 127 located by Town of
Windsor, May 20, 1940. See 2B 502, Pg. 237.

LAKE BUTLER

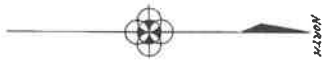
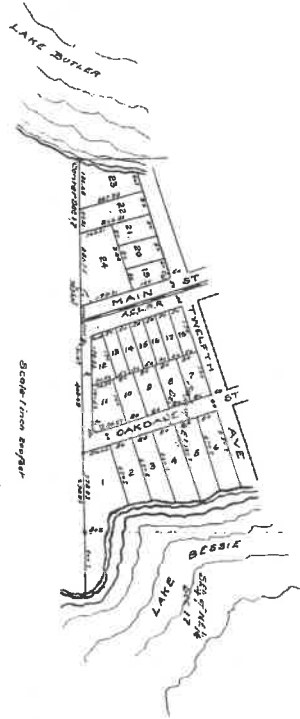
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Sec 17



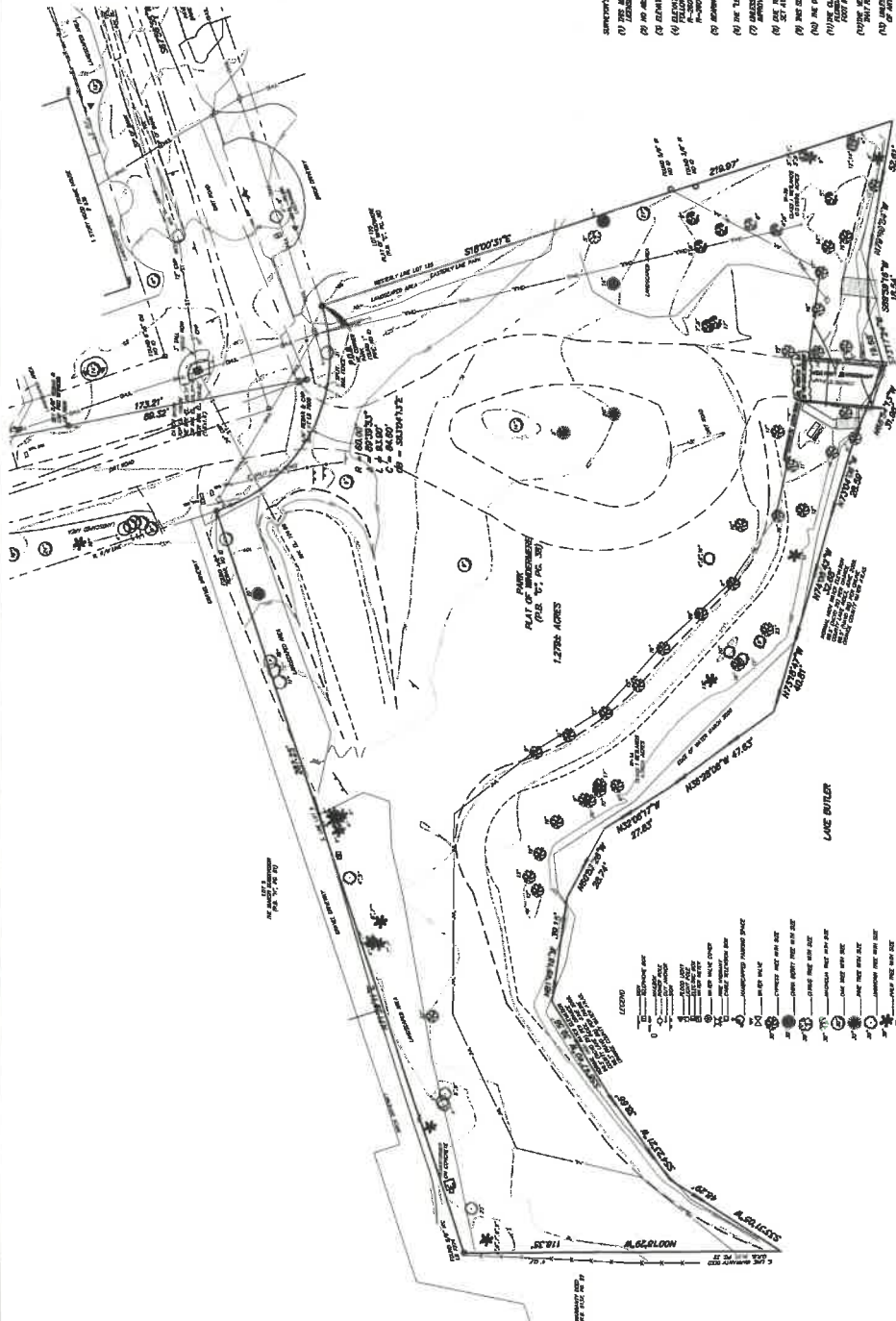
SEE ORDINANCE 1000 OF 1938, WINDSOR, ILL. CONCERNING THE REGULATION OF THE LAKE BUTLER AND LAKE BESSIE AND LAKE DOWNS. THE LAKE BUTLER AND LAKE BESSIE AND LAKE DOWNS ARE TO BE KEPT OPEN AND UNOCCUPIED BY ANY BUILDING OR STRUCTURE OF ANY KIND OR CHARACTER. THE LAKE BUTLER AND LAKE BESSIE AND LAKE DOWNS ARE TO BE KEPT OPEN AND UNOCCUPIED BY ANY BUILDING OR STRUCTURE OF ANY KIND OR CHARACTER. THE LAKE BUTLER AND LAKE BESSIE AND LAKE DOWNS ARE TO BE KEPT OPEN AND UNOCCUPIED BY ANY BUILDING OR STRUCTURE OF ANY KIND OR CHARACTER.

MARCH THE 30TH 1938
WINDSOR, ILL.
WINDSOR CITY ENGINEER

Scale 1 inch = 200 feet



WisdomOne Consulting
C 89



LEGAL DESCRIPTION
 A PORTION OF THE PUBLIC PLAT OF IMPROVEMENT ACCORDING TO THE PLAT NUMBER AS RECORDED IN PLAT BOOK 11, PAGE 38, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE ABOVE DESCRIBED PROPERTY LIES IN THE TOWN OF IMPROVEMENT, ORANGE COUNTY, FLORIDA, AND CONTAINS THE FOLLOWING DESCRIBED PARCELS:

- (1) THE MAP OF IMPROVEMENT AND PROVISIONS HEREOF IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE SURVEYOR.
- (2) THIS MAP OF IMPROVEMENT AND PROVISIONS HEREOF IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE SURVEYOR.
- (3) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT.
- (4) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT.
- (5) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT.
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ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION
 CONSERVATION AREA CLASSIFICATION
 DETERMINATION NO. 08-25-03-007

WETLAND CLASS 1 (CLASS I) (SW)
 WETLAND CLASS 2 (CLASS II) (SW)
 WETLAND CLASS 3 (CLASS III) (SW)

ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION
 CONSERVATION AREA CLASSIFICATION
 DETERMINATION NO. 08-25-03-007

WETLAND CLASS 1 (CLASS I) (SW)
 WETLAND CLASS 2 (CLASS II) (SW)
 WETLAND CLASS 3 (CLASS III) (SW)

Digitally signed
 by David A. White
 P.S.M.

Date: 2020.05.27
 08:26:48 -0400

DAVID A. WHITE, P.S.M., REG. NO. 4044
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION NO. 27000



MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 LOCATED IN
 SECTION 17, TOWNSHIP 23 SOUTH, RANGE 28 EAST
 TOWN OF IMPROVEMENT, ORANGE COUNTY, FLORIDA

PEC SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Orlando, Florida 32795 • 407-542-6987
 WWW.PECONLINE.COM

DATE	BY	REVISIONS

NO.	DATE	DESCRIPTION
1	05/27/20	ISSUED FOR PERMITS
2	05/27/20	ISSUED FOR PERMITS
3	05/27/20	ISSUED FOR PERMITS
4	05/27/20	ISSUED FOR PERMITS
5	05/27/20	ISSUED FOR PERMITS
6	05/27/20	ISSUED FOR PERMITS
7	05/27/20	ISSUED FOR PERMITS
8	05/27/20	ISSUED FOR PERMITS
9	05/27/20	ISSUED FOR PERMITS
10	05/27/20	ISSUED FOR PERMITS

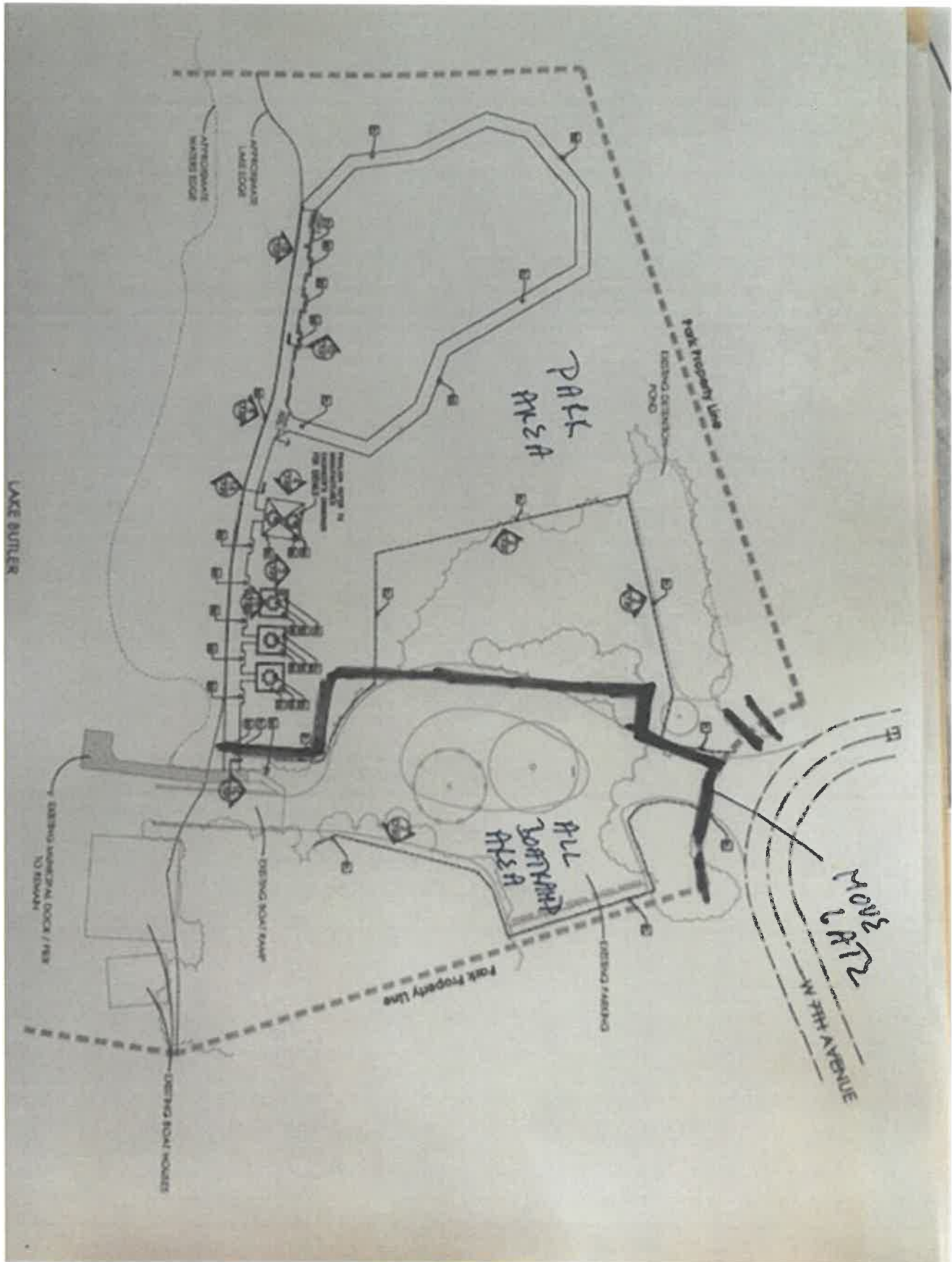
DRAWN BY: [blank]
 APPROVED BY: [blank]
 PROJECT NO: 2020-07
 DATE: 01-27-2020
 SHEET NO: [blank]

TOWN OF WINDERMERE
FERWOOD PARK BOARDWALK
CONCEPT PLAN

REVISION	DATE	BY

FADEN
 ENGINEERS, INC.
 1194 CAMP AVENUE
 MOUNT DORA, FLORIDA 32757
 PH: 352-755-8805





Dear Jim and Members of the Town Council,

The purpose of this letter is to express my concerns about Fernwood Park. As a direct abutter for 33 years, I have seen a steady increase of undesirable incidents in the park. In just the past few months, these have included a violent brawl involving several teenagers, reckless driving, underage drinking, a dangerously intoxicated and unconscious 16 year old, trespassing, littering, loud music, profane language/gesturing targeted at a resident, frequent public urination and unlawful parking...and these are just the events that I have personally witnessed. The Windermere police, who are frequently called to Fernwood, have told me on multiple occasions that the individuals involved are not residents of the town.

It is important to know that the above situations are not isolated incidents but instead characterize what has been occurring in the park in recent years. The boat dock, simply known as 'police dock' to many area kids, is a well-known and publicized conduit to the lakes. People leave their vehicles in the park and are shuttled to and from Bird Island by a steady stream of boats and jet skis. Sometimes they swim out and back and other times they hang out on the dock and in the park. Alcohol, underage drinking, loud music, foul language and disrespectful/unsafe behavior are commonplace.

Several months ago, I learned that there was project in the works to build a boardwalk at Fernwood. In November 2019, I attended a Parks & Rec meeting and shared my observations regarding the evolution of activity over the years and expressed my concerns regarding potential/likely problems related to adding this boardwalk. I also conveyed my dismay that, as a long-term and directly adjoining resident, I was not notified of this project. In early March 2020 I saw a set of plans for the first time, shared with me by a neighbor. To my surprise, these plans were dated June 2018. I was further surprised to learn that this project includes an extensive boardwalk, a 24' x 24' platform, multiple benches, several picnic tables and extends into an ecologically sensitive wetland area.

Based on the activity already occurring in the park and the changing nature of our surrounding area, I believe that the addition of the above amenities will exacerbate existing problems, create new ones and will result in irreversible consequences. I think of Lake Street and I am worried. There are a number of my neighbors and town residents who share these same concerns and, as I am finding out, there are many others who still don't know about this project at all.

Fernwood has long been a boat ramp and a passive park and should remain so to allow access to the lakes for the residents of Windermere. The use of the boat ramp is being impacted by much of the above and it would be most appropriate to consider measures to protect and support this amenity for all of our residents.

Thank you in advance for your time and careful consideration of all facets and implications related to modifying Fernwood Park. I welcome all opportunities for further input and dialogue.

Sincerely,

Annamaye Clonts

Robert Smith

From: James G. Willard <JWillard@shutts.com>
Sent: Thursday, May 28, 2020 10:28 AM
To: Robert Smith
Subject: Fernwood Park concerns

Robert,

After multiple discussions and further consideration of the Fernwood Park issues, my current thoughts going forward are as follows:

1. The driving force behind the law enforcement problems at the Park is Bird Island and the attraction it is to young people, often underage, as safe haven to party and drink. We've all known that for years. The Park merely serves as the jumping off point to get on the lake and to Bird Island.

Focusing specifically on Bird Island, I've had discussions with our District County Commissioner, Betsy VanderLey, Liz Johnson with County EPD and Captain Bruce McMullen who heads up the County marine patrols. As of right now, there are 2 efforts proceeding simultaneously:

-The first is a new County ordinance I've requested the County, via Betsy, to sponsor per F.S. Sec. 327.46(1)(c)(3) which would allow creation of a "vessel exclusion zone" of approximately 50' around Bird Island to prohibit motorized vessels. Only canoes, kayaks, sailboats and fishing with trolling motors would be permitted in this area. This state statute allows local governments to create such regulations on waters of the state for public safety reasons, which can be easily substantiated in this location. Any ordinance would also require FWC approval. Betsy has turned this over to County Legal to review and I'll follow up with her and the County Attorney's office.

- The second effort is County EPD's ongoing attempt to have Bird Island designated by FWC as a "Critical Wildlife Area" under State law. This is primarily focused on protecting the birds and other wildlife on the island since it is already a designated bird sanctuary owned by the Audubon Society. However, a secondary, but important benefit of this designation is that it would allow a similar buffer zone to be established around the island to prohibit anchoring and impact to the protected wildlife. This process also goes through FWC but would not require a separate County Ordinance. For several reasons this may be a more expedient solution since we could avoid public hearings at the County level. I've offered to help County EPD with the processing of this request with FWC since I have some contacts there.

A 50' boating exclusion zone around the island, created via either of the above methods, would substantially reduce the likelihood of continued large armada's of boats gathering adjacent to the island – usually on weekends. If they had to anchor that far offshore the water is simply too deep to easily disembark and go from boat to boat as is the case now. Plus, enforcement of trespass on the island itself would be easier and much more visible at a glance. No more boats tied up to cypress trees or beached on the shore of the island itself, let alone chairs, coolers and beach games.

2. My point above is to focus on solving the base cause of the law enforcement incidents at Fernwood Park. It may not eliminate them, but it would certainly substantially reduce the problems. If this was done, the concern about resident vs. nonresident park use becomes moot since the Park would no longer be the attraction it currently is to so many non-Town residents.
3. I no longer desire to gate the Park at the road. The current ramp gate requiring a key and pass for residents only use is sufficient. The park should continue to operate as it has for most of the 35 years I've lived next to it. I

would, however, suggest we re-designate it as the “Fernwood Park Boat Ramp” to place emphasis on its historic and continued purpose as a ramp to the lake for resident only use. There will be little to attract nonresident usage if they can’t use the ramp and Bird Island loses its appeal as an unsupervised aquatic playground.

4. Which leaves us with the Parks Committee proposed improvement plan for Fernwood Park. Bob McKinley has recently been hearing from myself and adjoining neighbors and knows our concerns. He’s been an attentive listener. My own view on the proposed boardwalk improvement is:
 - Until we see some positive conclusion in sight to reducing the nuisance activity around Bird Island, I would like to postpone the boardwalk construction effort. Any boardwalk constructed today would merely attract substantially more nonresident use (including swimming and boating use- whether intended for that purpose or not) and the underage drinking, public urination, fighting and all the other problems that come with it. There should be no rush. We’ve waited this long we can wait a bit longer.
 - Subject to addressing the Bird Island situation adequately, I have no objection to a modest boardwalk along the lake extending westerly from the existing dock by the ramp and including several park benches. It would be a nice amenity with good lake views intended to primarily benefit Town residents. However, the version previously circulated was too large, included far too much seating capacity and intruded too close to the Tegler residence. Just because the Town can build something doesn’t mean it should. Historical use of the existing dock bench and bench by the ramp is extremely limited. I simply don’t see the need, nor has anyone suggested a good reason, why such a significant and costly boardwalk/seating project is needed. Now that the immediate neighbors are fully apprised of the improvement plans, I am confident that myself and the others most directly impacted and the Parks Committee can eventually come to agreement on a mutually acceptable boardwalk design.

Thanks.



James G. Willard

Partner

Shutts & Bowen LLP

300 South Orange Avenue, Suite 1600 | Orlando, FL 32801

Direct: (407) 423-3200 | Fax: (407) 849-7209

[E-Mail](#) | [Biography](#) | [V-Card](#) | [Website](#)

FERNWOOD PARK PROPOSAL

- Windermere Has 11 public Parks
- 2 Public Tennis courts
- 2 Public Little League Baseball / Softball Fields
- 2 Boat Ramps
- A Town Hall Building That Is Regularly Rented Out For Special Occasions
- A Public Farmers Market Every Friday
- Public Food Trucks Once A Month
- Numerous Special Public Events Every Year
- Thousands of people come to Windermere To Enjoy This Towns Amenities

- * fernwood park has more police / emergency responses than all the other parks combined.
 - in addition to more orange county sheriffs office helicopter responses
 - almost every emergency response has a direct correlation to the “activity” occurring on bird island
 - this has been an ongoing problem for several years and has gotten progressively worst
 - the Windermere police department has several “plans” in place and are doing and have been doing the best they can to help remedy this situation
 - there are some things that we can control and there are some things that we cannot
 - This brings me to my suggestion for a possible solution that may help our community and benefit all of the residents who utilize fern wood park
- * This is solely based on unofficial conversions with first responders

Every weekend large crowds of people park their cars at different locations throughout Windermere.

With loaded coolers they walk to the dock and get shuttled over to Bird Island.

After a day of “partying” at the island they walk back to their cars and drive home.

This would not be a problem except that in this process their have been many incidents that have resulted in arrests, fights, accidents and sometimes death.

In almost all of these incidents it is someone who has walked to the park, caught a ride to the island, partied all day and caught a ride back to the park.

In almost every instance it is when they are back at the park at the end of the day when most of these “incidents” occur.

The Windermere police department can only do so much and have done an incredible job keeping our community safe.

It is now our responsibility to give them more tools they need to improve this situation.

PROPOSAL

- 1- Redesign the gated access to the park.
- 2- Replant fragile “marsh area” .
- 3- Eliminate current proposal to build “boardwalk and gazebos” with “grant” money.
- 4- Designate Fernwood park as a BOAT RAMP only.

1 - Redesign The Gated Access To The Park

- Relocate vehicle gate and pedestrian gate to create a “safer” environment for both drivers and pedestrians.
- Establish a designated parking area for Vehicles, golf carts, bicyclist and pedestrians.
- Require a “resident only” key for both gates.
- Dramatically reduce Police and Fire Department response by eliminating the “pick up and drop off” point for Bird island.
- Establish an “emergency vehicles only” parking area.
- Reclaim this park as a peaceful destination for the residents of Windermere and not the number one location for Police and Fire Responses.

Ramp

Boat Launch Lane

Vehicle Gate

Golf Carts

Emergency Vehicles



Walk In Gate

Environmentally Sensitive area

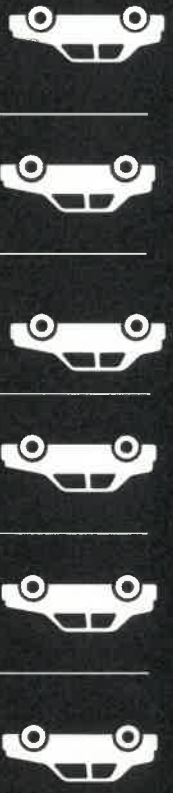
Replanted With Indigenous Water

Filtering plants

Bicycle Parking



Resident Vehicle Parking



2 - Replant Fragile "Marsh Area"

All the water from all directions from Seventh Ave and Forest and from Butler Street and Sixth runs downhill toward Fernwood Park.

The water is eventually captured in a natural sand bottom basin that effectively filters the water before it reenters the aquifer.

If the water overflows the basin it runs toward the lake and (used to be) effectively filtered by a natural tree lined march area.

This was a very effective "natural" method that is the best possible way to naturally filter rain water.

This area has systematically been "stripped" down to almost nothing but "filler dirt".

This has resulted in almost no natural filter for the water run off.

I have been informed that it has been stripped because the trees and plant were not "indiginous" and that it clears a path for a "boardwalk" and gazebo.

If we replant that entire natural marsh are with indigenous plants and trees, we will reestablish a natural water filter and help to preserve our natural outstanding waterways.

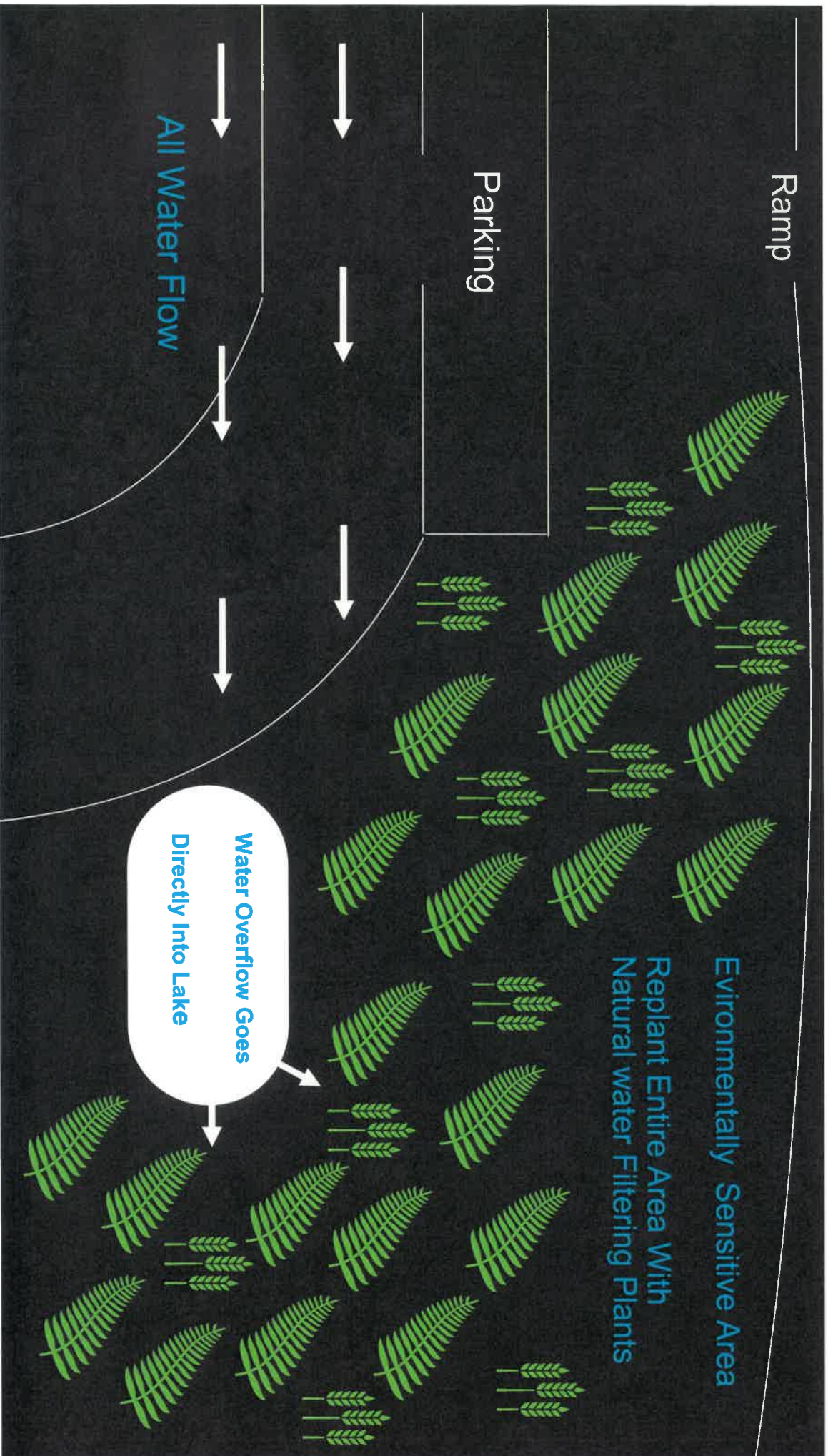
Ramp

Parking

All Water Flow

Water Overflow Goes
Directly Into Lake

Environmentally Sensitive Area
Replant Entire Area With
Natural water Filtering Plants



3- Eliminate Current Proposal To Build Boardwalk And Gazebo With Grant Money

- Every Police Officer or Marine Patrol Officer I have spoken to has agreed that the current park situation and the construction of a boardwalk and gazebo will only exasperate the current problems occurring at Fernwood Park.
- The current situation has become a public safety issue and more access will only increase the activity.
- Once the town of Windermere accepts “public” money it can no longer regulate this park in the best interest of Windermere.
- All public funds come with stipulations that control how you utilize those funds.
- In essence you can potentially lose control of future decisions concerning that property.
- A “mulch” pathway winding through the natural shoreline area is much more practical and less intrusive and harmful to the environment.

4 - Designate Fernwood Park As BOAT RAMP Only

This WILL NOT limit the park access to any of the Windermere Residents.

The combination of excessive pedestrian traffic and boat activity is a public safety issue.

The reduction of pedestrian activity by designating this park as “boat ramp only” will greatly reduce the likelihood of boater / pedestrian accidents.

By eliminating this dock as a pick up point for the “island shuttle” we will also greatly reduce excessive boat activity once again reducing potential for boating accidents.

The boat ramp only designation and specific designated parking areas will also expedite boat launching for the residents of Windermere.

The single lane boat ramp only access lane will mean that all other vehicles remain outside of this area in the designated parking area. This will free up the launching lane for boat drop off only.