

TOWN OF WINDERMERE

Proposed Pavilion Virtual Public Workshop

January 23, 2023

PRESENT:

Mayor Jim O'Brien, Council Members Andy Williams, Bill Martini, Mandy David, Tony Davit, and Molly Rose. Town Manager Robert Smith, Town Attorney Heather Ramos, Town Clerk Dorothy Burkhalter, Public Works Director Tonya Elliott-Moore, and John Fitzgibbon were also present.

1. WORKSHOP IS CALLED TO ORDER

Manager Smith opened the public workshop at 6:00pm. He then reviewed the process that will take place.

2. FAQs

a. Latest Rendering of the Healthy West Orange Pavilion

Manager Smith gave a presentation regarding past discussions/meetings, project timelines, and renderings of the proposed pavilion. He then reviewed all comments in the chat box (attached). Concerns and opposition from residents were made. They were regarding; elevations, materials, upkeep/landscaping, trees, ownership, saving of greenspace, scaling back the size, residents' view staked out site, noise, traffic, rental concerns, need for public restrooms, no concession stand, sound buffering, push pavilion back, resident only rentals, and no pavilion at all. Manager Smith then went to those with raised hands. Mr. Doug Fay of 506 Butler Street stated he is opposed to the pavilion. Mr. Paul Gerding stated that it seems that the Town "has bit off more than it can chew." He also stated that the funds should go to renovating the back porch of Town Hall. Manager Smith explained that the funds are not the Town's but belong to the Healthy West Orange District. Mr. Tom Stroup thanked everyone for their work with this project. He then stated that the number one complaint is noise and traffic. He then stated that there is an effect on the immediate neighbors. Mr. Stroup commented that the Town is ninety-five percent residential, which is more of a "neighborhood." He commented on open space/green space, current events and adding events, and more consideration is needed for the downtown area residents who have been here for many years. Mr. Stroup stated that the design needs to be much smaller, include bathrooms, no rentals, no concession stand, and storage isn't needed. He then suggested amending the agreement with the Rotary and he is in favor of Mr. Withers' proposed design. Manager Smith turned the floor over to John Fitzgibbon. Mr. Fitzgibbon stated that acoustician would allow control of the sound. He then commented on meetings he has had regarding sound, trees, and the pavilion. Discussion was made. Mr. Stephen Withers explained that the bathrooms are consistent with what had previously been there. He then reviewed his proposed plan which removed the concession stand. Mr. Withers then commented on sound control with vegetation. He then commented on the 500 Block meeting tomorrow night. Mrs. Angela Withers stated that scaling the project down would be better. Mrs. Theresa Schretzmann Myers commented that the trees are the best and natural sound defense. She then commented on trees and replacements. Mrs. Vicki Hurst commented that the pavilion is too large and needs to be moved back. She then commented on the need for trees and how the existing plan shows shadows that will not be there due to no trees or shade. Mrs. Hurst then questioned when the Council will vote on the 45% plans and how much square feet under roof will this pavilion and what was the square footage of the previous building (community room) with the bathrooms. Manager Smith stated that the vote is to be determined, probably March. Mr. Fitzgibbon stated that the square footage difference is 500 square feet. He then stated that larger oaks could be replanted. Mrs. Karen Fay questioned if rentals could be for residents only. She also questioned what could be done with the plaque from the Community Room for June Raboy Kent. Manager Smith stated the plaque could be displayed. He then stated that each rental will be determined on a "case by case" basis. Ms. Brandi Haines stated that Ms. Sara Lopez would like to not see anything built. She then stated that she and her husband agree on the need for bathrooms. Mrs. Haines commented that the pavilion needs to be scaled down considerably. She then commented on the sound issue. Mrs. Haines stated that she agrees with most regarding not building the pavilion as Town committees don't want it for their functions. Manager Smith commented on comments in the chat box. One comment was in favor of the pavilion which would add value to the homes and families would enjoy the new amenity. Manager Smith stated that these comments will be brought to the Town Council for discussion in the future. He then thanked everyone for their participation and comments. Manager Smith reminded all of the workshop tomorrow evening on the 24th regarding the 500 block.

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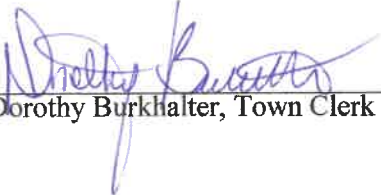
January 23, 2023

3. OPEN FORUM

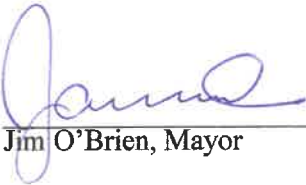
Included above.

4. ADJOURN:

Manager Smith adjourned the workshop at 7:53pm



Dorothy Burkhalter, Town Clerk



Jim O'Brien, Mayor

00:45:57 StephenWithers: 2 What are materials of roof, walls and trusses? This will greatly affect the cost of maintenance the Town will pay. 3 Plans do not show landscaping in renderings. Need to show paths and landscaping. 4 need plans with removed and saved trees marked on site (tape trees)

00:52:17 CT Allen: how many members are part of the Rotary foundation?

00:54:52 Nancy Nix: Does the Town of Windermere have final approval on who can rent the Pavilion?

00:55:19 Tonya Elliott Moore - Town of Windermere: Yes, and Robert will cover that shortly.

01:06:18 Theresa Schretzmann-Myers: My main concern is for the loss of green space and historic tree canopy including Long Leaf Pines, Oaks that have been taped for removal for the footprint of this pavilion which has grown much larger than the original size envisioned. You cannot replace historic tree canopy and the shade, storm water mitigation and carbon sequestration they do by destroying them. We don't need a concession stand or a stage, You can bring in risers and a tent just as we did during the Orlando Philharmonic Music Concert.

01:14:47 Tom's iPhone: I appreciate all the work our town has put into this. As a 20 year member of Rotary we want the best for the community and everyone on this zoom is so caring for our town. Hope we as Rotarians can help. Our club is committed to helping.

01:14:55 JoAnn Gatlin: Is the concession stand only used during events or is it open on a continuous basis?

01:15:49 steve: -If electrical service is provided there is no need for a concession stand. Rotary does not need to provide beer sales for it's limited events from a permanent location. The Windermere Brewery is across the street. Temporary setups can be installed for events where needed/ (tents, etc.).

- The footprint should be smaller and not threaten the tree cover.
- The design should be adjusted to aesthetically fit the character of Town Hall.
- The restroom footprint should be adjusted to reduce the visual scale of the structure face from Main Street\The stage size should defer to the needs of most event. Special events like the philharmonic can include a larger temporary stage and cover.

01:17:56 JoAnn Gatlin: Is there a plan that shows which trees are being removed? (Roger & JoAnn Gatlin)

01:23:45 Nancy Nix: Will bathrooms be open 24/7? Who will be in charge of cleaning and monitoring them? \$\$?

01:25:14 Tonya Elliott Moore - Town of Windermere: Hi Nancy, we already had restrooms in that park that are on them Town's current janitorial contract.

01:25:44 Tom's iPhone: Remember Rotary club of Windermere supports Rotary 501c maybe not 100% but that true of any 501c I know

01:26:16 Andy Williams: I know that the current proposed building layout is "staked out" in town square. To give residents more perspective on actual size. Could we do an" open house " later this week for residents to stop by and look to see the placement. How many and which trees we are losing and why. Maybe have staff person available on site to take questions and comments?

01:26:23 regianecidral: This is a beautiful project that will bring more organization to our town, no more rented portable restrooms, no more rented tents for the orchestra, food truck night will have a better lighting and won't need to

rent it anymore, no more renting screen for the movie nights and the list goes on. It is organizing what is already offered today... but with a plus!

01:26:48 Tonya Elliott Moore - Town of Windermere: Ms. Gatlin, yes there is a tree plan. Mr. Fitzgibbon has been working with the Tree Board Chair and brought in a certified arborist to complete a full arborist report.

01:27:02 iPhone Zach: I understand the intent is to not increase the amount of events but as you said, if you build it they will come. Will this be rentable for non town of Windermere residents?

01:28:56 Liz Beavers: I think a pavilion could be a great asset to the Town but I do have concerns about size and placement. I understand about septic drain fields and not building on top of them but wondering if all of that could be re-designed so the pavilion could be moved back and the angle shifted so it fits the space better and leaves more green space up front rather than wasted space in the back.

01:29:06 Pam S: In this age of food trucks, box lunches packed by local restaurants, food delivery apps, and sandwiches picked up at grocery stores, there is no need for including a concession stand in a public building. The idea is a relic from the past.

To have a concession stand in the proposed pavilion would incur unnecessary additional expenses to our town including selection and supervision of potential concessionaires plus maintenance and cleaning of the food and storage areas. It would be unused almost all of the time and would compete with local businesses the few hours it was staffed.

I recommend the square footage planned for a concession stand be eliminated. This would allow a smaller overall footprint of the pavilion, thus saving more of the park for green space.

01:31:07 Byron: There are 6 board members on Rotary Foundation

01:31:28 Karen Hairston: There are 7 members on Rotary Inc board.

01:32:03 Jim Willard: 1. Will the Town put a limit on the # of annual events?

01:33:06 Theresa Schretzmann-Myers: Why isn't the architecture more compatible and in keeping with the Florida Frame Vernacular of our historic buildings? This design does not complement our historic Town Hall architecture, aesthetics, or traditions.

01:33:21 Tom's iPhone: Yes

01:33:35 Andy Cingolani: Why is the back of the pavilion open to Forest St.? This does not blend in with existing Town Hall and Cal Palmer buildings.

01:34:38 Heathers iPhone: I think a pavilion could be a great addition to Town and once location/size/placement/design additions are addressed, it could be a lovely addition. Moved back and angle shifted would provide more green space in front for enjoying the performances at the pavilion and at town hall.

01:36:37 Susan Carter: The trees that are being removed are tagged. The last time I walked the site, 5 trees were being removed. I am hoping to that we can make every effort to save as many as possible, especially the pines. The footprint of the building is staked, but it is a bit unclear. The current design of the building crosses the sidewalk and will result in the removal of an oak that has been tagged with tape.

01:38:20 Tom & Sharon Craven: Sound is a concern for us directly behind the pavilion. Can there be a taller wall behind the stage. Also, I liked the idea of plantings that also reduce the sound, My concern is the sub-woofers that their sound carry much further.

01:38:25 Andy Cingolani: If someone applies for an event there, what would the criteria be upon which that event is approved or denied?

01:39:30 Annamaye Clonts: The town administration/council will be different in the future from what it is now. Therefore any restrictions decided upon now are subject to change over time. True?

01:39:32 Jim Willard: Will there be a maximum decibel level so that amplification doesn't get out of control?

01:40:20 Bonny: I walked the staked out pavilion layout last wk. From my measurement it seems as though the pavilion structure is 10+ feet wider than Town Hall. The structure should not be wider than town hall. It should be a smaller structure that enhances the NW corner of town square grounds and not the feature. I do think this structure could be utilized on a much smaller scale, angled better and lots of landscaping behind it to keep sound issues from residents that live close by. For movie night the stage is currently facing the basketball courts that people do not sit on. With the enclosed sides it's going to limit the areas that can be used to see the screen. The angle of the orchestra event was great and allowed all of the town square grounds to be utilized for seating. Thank you for having this workshop and listening to the residents.

01:44:19 Karen Hairston: From the Bylaws of the Rotary Club, Inc.

01:44:58 Nancy Nix: I agree with Bonny. The pavilion should not dominate over the Town Hall.

01:45:33 Karen Hairston: 5.1 The Board shall consist of seven (7) Directors

01:46:13 CT Allen: I can only speak for Wine & Dine and Music Among the Lakes. By no means would I want these events be the decision factor for should we have a pavilion or not. But to clarify, neither of these events currently could utilize the pavilion. the pavilion would actually minimize WWD, and and Music among the lakes would not fit in the pavilion and would remove the space that we could actually hold the event.

01:48:34 iPhone: Thank you to everyone who has been working so hard on this project! I think it's important for everyone to remember that this is a generous donation to our town. This will add value to our homes and our families and neighbors will enjoy this new amenity to our town. I think the drawings shown this evening look great and are appropriately sized and designed to fit the evolving aesthetics of our town. This project is better than what we have especially as it relates to controlling sound at existing events. Not to mention, this project will reduce the cost of our existing events as we can eliminate stage rentals and portolets. -Milani and Jeff Walters (605 Oakdale Street)

01:49:54 Theresa Schretzmann-Myers: The additional noise, crowds, lighting and traffic this Pavilion brings to Windermere Residents on Forest, 4th, 5th, 6th and 7th Avenue is huge. Additionally, the Town Square green space is already dealing with overuse by crowds of people who do not live in Windermere who attend the Food Truck Fridays and the impacts to the trees, landscaping and monuments in Town Square are ongoing as these folks do not monitor their kids who climb all over the trees breaking their branches and on the monuments. They folks do not respect the Town Square because they don't live here. How does this benefit the Town of Windermere? How do you plan to beef up Police presence to stop this

from happening and budget for there presence there?

01:51:49 Brandi: Asking for someone trying to get on - is there a phone number to dial in? There is nothing listed on the website.

01:53:26 Ron Mathis: Thank you for your care and answering the questions, great project and thankful to see the participation. Ron Mathis

01:54:26 Bonny: Who will insure the pavilion?

01:54:44 Nancy Nix: Thank you Robert! Very helpful tonight!

01:55:23 Tom's iPhone: Great job Robert !

01:59:09 Jennifer Roper: I appreciate The Rotary and it's history in our town. this is just not the right thing for our small town square. Jennifer Roper, 425 Magnolia

02:03:09 Tom's iPhone: A pavilion is to control the sound . We have the sound now. Ask a musician ?

02:03:41 Tom's iPhone: Great comments Tom !!

02:05:49 regianecidral: All events already exist, they happen every week, every month, but they do not have a proper place to be held, the pavilion will bring a proper place for what we already have.

02:06:57 Liz Beavers: Loved all your comments, Tom!!

02:07:27 Tom's iPhone: Tom

Your comments changed . I can't agree with your ending

02:07:29 CT Allen: sadly the exisitng events, would not be availble

02:07:52 Annamaye Clonts: I strongly agree with all of Tom's comments.

02:08:22 iPhone Zach: The shape is fine but the size could be cut in half.

02:09:22 Tom's iPhone: Thank you

It is so great to have professionals in town.

All love to Windermere !!

02:11:49 Bonny: Can the septic area/unbuildable area also be staked out?

02:12:50 CT Allen: sorry, it sent before i finished. the existing events would not fit in the proposed pavilion and would not be using it.

02:13:00 nancy: Agree 100% with Tom Stroup

02:14:09 Cathy Tegeler: We also agree with Tom Sttoup! We do not need this and it is only going to bring chaos. The Tegelers. We support bathroom construction

02:17:36 Amanda: Thank you Tom for representing Forest St. Anyone praising this structure doesn't have it in their front yard. I hope the Town will consider Stephen's design.

02:18:29 Jennifer Roper: What are the dimension of the drawing up now?

02:19:14 Molly Rose: Scale is on bottom right.

02:19:28 nancy: We agree with Mr. Withers as well, that smaller is better. This is John and Nancy Spears 406 Forest Street.

02:20:33 Thellie Roper: I agree 100 percent with Tom Stroup why are we even thinking about this I have not talk to any neighbors that want this. We do not need or want this. Keep in mind with all Tom said he is correct and he cares about what this Town needs and wants. this does not blend with the history of our town and why we all moved here it wii just bring more noise and traffic. I understand we need bathroom just like the ones we demolished they could have been renovated. Why would the council approve this without getting approval of the towns people? now I hear we will have to repay rotary what they have spend on designs etc Does this mean the developer of Main and oakdale gets reimbursed for what he has spent if it is not approved? Thellie Roper 610 west Second

02:21:42 nancy: Absolutely right, Teresa. We are nothing in Windermere

without the trees. They cannot speak for themselves.

02:22:56 Cathy Tegeler: Well said Teresa!

02:26:35 StephenWithers: This is Angela. I think a good landscape architect could be very helpful.

02:30:33 iPhone Zach: Correct me if I am wrong but I thought town hall rental was for residents only..

02:32:24 Theresa Schretzmann-Myers: Keeping the historic trees and green space on Town Square is crucial. Tree leaves, branches and trunks all contribute to deflection of sound waves by creating a physical barrier. Large rigid tree trunks are by far the best sound deflectors, especially those with dense bark, like Oak, Long Leaf Pine for example. In addition to bouncing back toward the noise source, deflected sound waves can change direction and interfere with each other. This destructive interference has a noise-canceling effect. Keeping the trees dissipates sound waves and dampens the noise in the Town Square. Most important our trees protect Butler Chain of Lakes from storm water run-off generated by proposed Pavilion Roofs, Town Hall Roof, Porch, monuments, sidewalks, basketball courts, etc... We cannot replace these large trees with little 1-2 inch DBH trees without serious impacts from storm water. Recent hurricanes have taught us, our Urban Forest protects us from flooding. Recent hurricanes have reminded us of this.

02:33:35 Bonny: Can the septic area/unbuildable area also be staked out?

02:35:14 steve: Thanks to our Robert for his level presentation and considerate demeanor. With this guidance and oversight in place... I am less concerned across the board.

02:36:54 billmartini: Thanks everyone for your input and participation! Please join us again tomorrow evening at 6:00 for the 500 Bock redevelopment call.

02:36:54 Tom Stroup: Thank you everyone

02:37:05 Susan Raizor: Thank you all. Good meeting. I agree with smaller and no concessions.