Old Library Site Reuse Task Force
Regular Meeting

May 22nd, 2019 at 12:00 Noon

City of Winter Park – Commission Chambers
401 South Park Avenue | Winter Park, Florida

Agenda Items

1. Welcome and Introductions
2. Public Comment
3. Approval of Minutes
   A. Approval of May 8, 2019
4. New business
   A. Discussion with staff from the Winter Park Public Library
   B. Review of site related reports and documents
5. Adjourn

appeals & assistance

“If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.” (F.S. 286.0105).

“Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office (407-599-3277) at least 48 hours in advance of the meeting.”
Meeting called to order at 12:00 p.m.

**BOARD MEMBERS PRESENT:** Miguel DeArcos, Jack Miles, Marjorie Thomas, John Caron, David Lamm

**STAFF MEMBERS PRESENT:** Peter Moore, Kyle Dudgeon, Jennifer Guittard

**AGENDA ITEMS:**

**Item 1: Welcome and Introductions**
Staff provided the introduction. Division Direction, Peter Moore, clarified the timeframe of an hour for each meeting and public comment to be limited to two minutes each. He asked the board on their preference for timing of public comment. The board chose to place public comment early in the meeting’s agenda.

**Item 2: Approval of Minutes**
Approve minutes from 4-24 2019.

Motion made by Jack Myles, seconded by Marjorie Thomas, to approve the April 24, 2019 minutes. Motion passes 5-0.

**PUBLIC COMMENT:**
The following public comments were made:

Bob Fraatz, 557 Osceola Avenue stated there were several opportunities at the site including the possibility of an incubator space, STEM center, or senior center at this location. He provided written notes to the board (attached).

**Item 3: New Business:**

**Review of site briefing sheet and prior site related reports and documents**

Division Director, Peter Moore, led the discussion by responding to board inquiries from the last meeting. Staff discussed crash data, traffic, and appraisal timing of the site. Assistant Division Director, Kyle Dudgeon, provided a site-briefing sheet for discussion. The board commented on several topics including zoning, floor area ratio, and parking including shared use. Staff stated that one of the purposes of the board was to provide recommendations on use, and that an analysis could be brought back later to consider compatibility under zoning and future land use code.

The board questioned compatibility and relationship to the site with Rollins College. Staff clarified the existing uses for the college. The board additionally commented on revenue prospects (both sale and lease), civic uses including City Hall functions, mixed-use, retail, office, non-profit use, incubator space and the opportunities and challenges for each. Additional discussion included logistics of current city space, operations, and real estate. At the end of the discussion, staff summarized that the board had concerns over retail, restaurant, and event use at the site as they would encounter parking challenges and be potentially disruptive to residential neighbors across the street. The board also agreed that municipal uses such as City Hall and parking opportunities should be considered. Staff responded by stating they will bring back more refined opportunities on each use as well as bring in department staff as appropriate. Staff mentioned that the Library staff would be attending the next meeting to answer any questions from the board.

**ADJOURNMENT:**
There being no further business to discuss, the meeting adjourned at 1:21 p.m.
Possible uses for Winter Park Library Building:

**Incubator:**

Concerns on incubator facility:
- Management:
  - UCF has an incubator facility.
  - Rollins and Valencia are education not research focused. Would not be a suitable fit.
- Whereas software development / IT efforts might be possible. Other development activities would require laboratory or mechanical fabrication facilities. The retro fitting of physical plant could be extensive.

**STEM Center:**

Alternatively it might be possible to provide a STEM (Science, technology, engineering, and mathematics) center to support the local schools.
- Much of the technology is changing rapidly and having too
- Is such as 3-D printers at several schools would be cost prohibitive to have them constantly up-to-date. Having a single location where eligible students could have access would allow for better equipment and supervision. (Other technologies such as video / image processing, mathematical simulation, etc. are also equipment intensive and there is little value learning on older equipment.
- The library has a history of being a learning center, this continues this tradition in a more modern implementation.
- This would not be a sole use of the building.

**Senior Activities Center:**

- This would not be a sole use but a partial use of the facility.
- Winter Park demographic indicates median age at 43.4 is 4% higher than FL 41.6 and much higher than USA median of 37.7.
- There is no dedicated senior center, the community center provides some activities.
- The USA population is aging and Florida continues to be a destination. There are retirement communities such as Mayflower and over 55 condos within Winter Park.
- The parking and city center location is very accessible for seniors.
- It is well known that The Villages supports many activities from dancing and exercise to many special interest clubs. Space could be leased to organizations that might require a dedicated space for equipment.

**Branch Library:**

- These options also are only using part of the available space.
- Perhaps as part of a senior focus or STEM focus keeping new leaf and recent non-fiction titles available and having general Internet access computers or research / personal use.
- WP has great success with the two art festivals, having some exhibition space for juried shows of local artists would support the local art community.
- Bringing the historical museum from the Farmers market to the library would make additional inside space available at the market and consolidate the museum / gallery activities in one location.