Old Library Site Reuse Task Force
Regular Meeting

June 19th, 2019 at 12:00 Noon
City of Winter Park – Chapman Room
401 South Park Avenue | Winter Park, Florida

Agenda Items

1. Welcome and Introductions
2. Public Comment
3. Approval of Minutes
   A. Approval of June 5, 2019
4. New business
   A. Discussion with Rollins College
   B. Review of Appraisal
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, Marjorie Thomas, John Caron, Jack Miles, David Lamm

STAFF MEMBERS PRESENT: Peter Moore, Kyle Dudgeon, Jennifer Guittard, Jason Seeley, Cathleen Daus

AGENDA ITEMS:

Item 1: Welcome and Introductions
Staff led the introduction and welcomed the task force, the public, and the Parks Department, represented by Director Jason Seeley and Recreation & Family Services Manager Cathleen Daus.

Item 2: Public Comment
The following public comments were made:
Michael Perelman, 1010 Greentree Drive stated that because the city is losing park space at MLK Park then the old library site should become park space.

Kim Allen, 1800 W. Fawsett Rd. said that she was concerned about stormwater at the new library site. She also said that the comprehensive plan for the city says that if we lose park land, we must replace it. She added that a previous task force has commissioned a report by the Douglas Company that said the old library building was not usable as a renovated building. Staff clarified that the task force had been given that original report and that it did not say the building could not be renovated but that it would be expensive, at approximately $5 – 6 million.

Terry Bryant, 1831 Windsor Drive expressed concern about the age of statistics regarding park space in the city as well as traffic safety and the view-shed importance of the property as an entrance to the city. Staff commented that parks area stats are updated quarterly.

Item 3: Approval of Minutes
Approve minutes from 5-22-2019.
Motion made by John Caron, seconded by Marjorie Thomas, to approve the May 22, 2019 minutes. Motion passes 5-0.

Item 4: New Business
A. Discussion with staff from the Parks Department
Division Director, Peter Moore, stated at previous meetings there has been some expressed interest from the public regarding turning the site into additional park space as well as many opinions expressed about youth, adult, and senior programmatic possibilities that could be accommodated at the old library site. Parks Director, Jason Seeley stated that there are already numerous parks all along Aloma Ave. as well as Dinky Dock across the street and then Central Park just a couple blocks to the west, so he did not see any great demand for additional park space but instead said that connectivity along roadway would be important. He said that keeping a nice landscaped buffer on the property that helped connect pedestrian traffic along the north side of Fairbanks Ave. would be a nice amenity. Mr. Seeley and Mr. Moore discussed the current parks concurrency rule from the comprehensive plan that says the city should have 10 acres of green space to every 1,000 residents and that currently the city has 13.1 acres per 1,000, which is well above the goal. Staff mentioned that many cities typically have a goal at half of Winter Park’s at 5 acres per 1,000. Recreation & Family Services Manager Cathleen Daus, informed the board of the different recreational and social programs currently offered by the Parks Department and stated that they had not run into space constraints with current programming demands. Task Force members asked if the old library site could work for additional space for programming but Mr. Seeley stated that having to duplicate staff at two facilities would be costly and would rather find ways to accommodate need at the Community Center. Staff also answered questions from the Task Force regarding current programs offered, number of participants, and demand for services.

B. Review and General Discussion
Assistant Division Director, Kyle Dudgeon, shared research with the Task Force regarding social programming availability in the area and surrounding region. Staff had created maps showing the old library parcel and the proximity of other service areas, both independent and governmental, that provide activities and programs. Mr. Dudgeon also provided a list of incubator and accelerator programs in the region as an informational item for the Task Force.

Ms. Thomas commented that we seemed to be ruling out many uses as part of this process in an attempt to narrow down a purpose for the site. Mr. Lamm stated that there appeared to be three options facing us: sell the site and use funds for other priorities, retain as city use with potential for additional partnerships, third party lease of the site. Mr. Moore stated that the only municipal use that was still an outstanding need was a renovated city hall. Task Force members and staff discussed what this could look like and asked if City Manager Randy Knight would like to attend a future meeting to discuss interest regarding city hall concepts. Mr. Moore said they would see about scheduling him for a future meeting and reminded that Task Force that the next meeting would host Mr. Ed Kania from Rollins College and that the group would also be discussing the appraisal.

**ADJOURNMENT:**
There being no further business to discuss, the meeting adjourned at 1:05 p.m.

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Task Force Representative     Board Liaison, Peter Moore