Old Library Site Reuse Task Force
Regular Meeting

July 17th, 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 19, 2019
4. New business
   A. Discussion with Winter Park Historical Association
   B. Review and discussion
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.”
Call to Order:
The meeting was called to order at 12 pm. Present: Miguel DeArcos, Marjorie Thomas, Jack Miles.

Absent
David Lamm, John Caron

Public Comment
The following public comments were made:

Ted Stoner, 222 Osceola Court Drive stated the property should be kept for city use. He added the potential of coordinating with the lifestyle of the chain of lakes within the city including Dinky Dock Park and including a rooftop experience at the property.

Beth Hall, 516 Sylvan Drive commented that it should be kept for city use. She emphasized a premium on the property and should be considered for city or multiple civic-use purposes.

Michael Perelman, 1010 Greentree Drive said the site should be used for a public space and has the opportunity as a prime site to beautify Winter Park.

Jim Fitch, 1820 Via Genoa commented that the property should be kept for city use. Pat McDonald, 2648 Summerfield Road felt the city shouldn’t be rushing to sell city property, and it should be kept for city use.

Kim Allen, 1800 West Fawsett Road shared information related to the new library tourism grant. She commented on a potential of a partnership with Rollins College for a joint venture use.

Forest Michael, 358 Comstock Avenue provided ideas on multiple uses for the site. They included rental space, co-working opportunities, and civic uses.

Approval of Minutes
Motion made by Miguel DeArcos to approve the June 5, 2019 minutes. Seconded by Jack Miles. Motion passes 3-0.

New Business
A. Discussion with Rollins College – Peter Moore, Division Director, introduced Ed Kania, Vice President of Business and Finance & Treasurer from Rollins College. Mr. Kania stated that
Rollins has no plans to purchase the property. He stated the school is in longer-term capital planning with the development of the parking garage south of Fairbanks Avenue, new dorms, the Alfond Inn, and Lawrence Center area. When asked if Rollins would lease the property, Mr. Kania responded that they do not typically enter into long term lease agreements. The board stated they are looking to create a vision for the property that would continue to add value to Winter Park now and in the future. Mr. Kania responded that Rollins could be interested in innovative partnerships to bring some town & gown concept to the property, such as cooperation on arts, incubators, or business hubs, but did not have any specific recommendation. The board further questioned Rollins growth plans for the college and Mr. Kania stated that their goals are to house more of their existing student body on campus rather than to grow total enrollment.

B. Review of Appraisal – Peter Moore, Division Director, reviewed the appraisal of the property. He cited that the appraiser placed the value of the property at $8.7 million if the existing building was demolished and sold for its highest and best use as luxury condos. Mr. Moore stated that appraisers are required to deliver an opinion on highest and best use in dollar terms and that an appraisal should not be viewed as an endorsement for any development type but a framework to understand relative value. If the property was to be used for another use, or a lesser intensity, then the sale value would decline. He stated that this was also reflected in the appraiser’s opinion that if the property was sold as-is, then the value would be $3.2 million. Mr. Moore explained the other major highlights of the appraisal including, zoning, potential renovation, value of parking, deferred maintenance and the remaining life of the building. The board discussed the rehabilitation cost of the building including the difference between the value of the property as-is, versus vacant.

Adjourn

There being no further business to discuss, the meeting adjourned at 12:56pm.

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Task Force Representative

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Board Liaison, Peter Moore