Agenda Items

1. Welcome and Introductions

2. Public Comment

3. Approval of Minutes
   A. Approval of July 17, 2019

4. New business
   A. Update on Community Input Received
   B. Review of Draft Outline for Report

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: Jack Miles, Marjorie Thomas, John Caron.

Absent
David Lamm, Miguel DeArcos

Public Comment
The following public comments were made:

Elizabeth Bosserman, 818 Antonette Avenue, stated the property should be kept in city hands. She understood the city was strong financially so items such as open space or coworking should be considered.

Wade Miller, 1520 Glencoe Avenue, commented on the Historical Museum and total parking at the Farmer's Market.

Carolyn Cooper, 1047 McKean Circle, asked about the Historical Museum and if it could use the stage at the library.

Linda Kulmann, 259 E. Canton Avenue, stated the Historical Museum has additional items they'd like to show in a permanent space, and could be organized decade by decade.

Gloria Hill, 1500 Mizell Avenue said that if there was space at the library for the Historical Museum, she would make the trip as part of a circuit through downtown.

Michael Perelman, 1010 Greentree Drive asked about the Historical Museum’s cost of additional space and exhibitions.

Todd Weaver, 1051 Lake Bell Drive, asked about the Historical Museum and if there was any synergy between their current archival function and the library's.

Approval of Minutes
Motion made by Marjorie Thomas to approve the June 19, 2019 minutes. Seconded by Jack Miles. Motion passes 3-0.
New Business

A. Discussion with Winter Park Historical Association – Peter Moore, Division Director, introduced Susan Skofield, Executive Director of the Winter Park History Museum. Mr. Moore stated that the committee has discussed several uses for the site including conversations with nonprofits. Ms. Skofield introduced herself and shared information regarding the organization. She stated a preference for their existing location, but wanted to entertain other opportunities for space. She stated that in an ideal world their request would total 2500 feet of museum space; 1000 feet for a permanent exhibition, 1000 feet for a rotating exhibit space currently located at the Farmer’s Market, and 500 feet for exhibition work space and meeting room. The board asked about the use of their existing space and relationship to it with other spaces and organizations including the Winter Park Library. Ms. Skolfield responded by saying they have looked at opportunities to partner with other organizations in the past. She was additionally asked about existing parking. She stated there were two dozen parking spaces on the Farmer’s Market site but agreed they were all public. She stated the Historical Museum receives 17,000 visitors per year. Additional discussion ensued regarding cost of additional exhibits, functionality of space at the library, and resident and tourist benefit.

B. Review and discussion – Peter Moore, Division Director, introduced City Manager Randy Knight stating the board discussed municipal use options in the past. Mr. Knight stated that there is not a need for additional space for City Hall to function. He mentioned that moving City Hall and allowing some retail development at the current site along Park Avenue would be good for economic health of the district but that any relocation would likely be a sensitive topic and be controversial. He additionally discussed potential relationships between City Hall and the library including previous discussions held by the community around land use, function, and cost. The board asked about several topics including the health of the City Hall building, parking structures at the City Hall site, moving some functions of City Hall to the library, and financial costs of options for renovation. Mr. Knight responded to each question and commented again that there was no preconceived notion of what to do with the site. Additional discussion ensued.

Peter Moore, Division Director, updated the board on outstanding issues including stakeholder input. He asked the board if they would like staff to issue a solicitation to see if there were any other interested parties on the site. The board stated their preference to not issue a formal solicitation and continue to use communication tools to receive input. They also agreed that a summary outline and draft preferences should be developed by the next meeting for discussion.

Adjourn

There being no further business to discuss, the meeting adjourned at 1:23pm.

_______________________
Task Force Representative

_______________________
Board Liaison, Peter Moore
Purpose

At the July 17, 2019 meeting, board directed to staff to use internal city resources to determine additional interest of the property including communication tools such as the city’s digital media outlets and press releases. Each medium solicited the public to share ideas for uses of the current library site with the task force, to attend a meeting, or to email their thoughts to OldLibrarySite@cityofwinterpark.org. The press release was issued on July 24, 2019.

E-mailed Public Comment @ OldLibrarySite@cityofwinterpark.org

1. An outdoor music venue would be great! IF that is not possible because of noise ordinance, it should be a musical theatre! Smaller venues for musical performance are so much more enjoyable then large arena style venues and it would appeal to all!
2. As we approach the end of the Winter Park Library in its current location, I would hope that you take the following uses into consideration. a. Sell the property for fair market value so that the sale funds can go towards the new library and library programs. b. divide the building into office suites and lease them at a discounted rate to not for profit groups, charitable organizations, or use for small business start-up incubators. The lease funds can go toward the new library and library programs.
3. I just saw on WFTV the request for ideas for the current Library building: How about a Science and Technology Center.. displays, interactive projects, and classes. Have the area sectioned into Elementary, Middle, and High School level topics ? 2) Offer Science Fair Project technical assistance? 3) Reach out to the WP community for volunteers with backgrounds in related topics to participate, contribute, support and teach?
4. I recently read about a request on Nextdoor app that was calling for ideas for the existing Winter Park Library. Are there any detailed design related parameters, such as CAD/PDF drawing files of the existing building/survey, that you could distribute to assist in developing and portraying ideas for the existing library? If there are any other known or possible pertinent constraints or related contextual information regarding adjacent buildings, that would most helpful to know too.
   I am a new resident (and proud library card holder) of Winter Park and also currently a freelance architectural designer with past institutional/educational/commercial design experience in both the Northwest panhandle and in Boston since 2007-2017. I would love to brainstorm some possibilities and share with the city any ideas I come up with. It would be great to contribute as a new resident of Winter Park!
5. why don’t we send a couple of well-fashioned suggestions for the reuse of the old library site to OldLibrarySite@cityofwinterpark.org. The committee seems to not have come up
with anything, so they are looking for feedback thru Next Door & Facebook. How about reusing the old site for a branch library or just a remodeled library with more parking? Or a children’s library (since there are many nursery schools who walk to it now). They are asking for suggestions again!!

6. Given the fact the library is a building that was built to withstand heavy floor loads (lots of books), I thought a Children’s Museum would work well in the space (lots of heavy exhibits). There could be a natural tie-in to Fred Roger’s and Rollins (we could have a permanent exhibit about his beginnings) and a good tie-in to the WP Historical Society (see power point) and a more-or-less public use of the property that stays in the ownership of city. A nonprofit museum structure could be set up as the tenant – or – the city might want to consider a partnership since your children’s programs are so popular (hundreds of participants). The City could easily justify holding on to the property with a purpose that is educational and enhances learning. The size of the building is perfect for a mid-size museum (I am in no way suggesting this is like the Science Center – much more intimate).

7. I read that The City of Winter Park is looking for ideas for the Winter Park Library site on GrowthSpotter this morning. I happen to have a tenant requirement in Orlando for VITAL Climbing Gym and feel that this site might be a viable option for them if the City is willing/interested in leasing to a private entity and the cost that is associated with such (building improvements, construction, TI’s, commissions, etc). Here is VITAL’s website: https://www.vitalclimbinggym.com/. They are a 25,000 – 35,000 SF bouldering gym that also functions as a “traditional” fitness gym with yoga, spin classes, free weights, etc. They have locations in the North East and on the West Coast currently and are looking for an opportunity in Central FL. The footprint for this building is a little small so I am wondering if it is possible structurally to remove a floor from the building to make this 2 story instead of 3? Not sure how much it would cost to do something like this either but I wanted to put this in front of you to see if the City would be interested in vetting this opportunity. I am aware that there are some challenges with the property as it pertains to the use with parking, proximity to residents, etc. but this might be worth exploring as I feel the use/brand would be a great addition to the Winter Park Community. As a lifelong resident of Maitland/Winter Park, I would love to see VITAL in our neighborhood. Please review when you have a chance and let me know your thoughts. I look forward to your feedback.

8. Thank you to the Old Library Reuse Site Task Force for its diligent work to listen to and discuss the many ideas that have come to them since 4/24/19. We appreciated the opportunity to attend and contribute to these meetings. Since there is currently a call to action to Winter Park residents for suggestions, we hope that the city will consider a simple, economical idea that would satisfy the majority of us and provide both an events center and a beautiful remodeled library. Please consider upgrading the current Winter Park Public Library structure by adding 1. a parking garage on the Aloma side of the building, including enhanced wireless communication throughout, an additional upper floor with a solar paneled roof and a flexible open creative space for the facility and 2. Making the MLK Park facility a dedicated events center. All of this could be accomplished with current funds & pledges. Constituents may be willing to donate to this effort if they understand that all of our suggestions and priorities can be accomplished responsibly, rather than extravagantly.
CITY SEEKS IDEAS FOR FUTURE USE OF THE CURRENT LIBRARY SITE

WINTER PARK, FL, an internationally-recognized, award winning city with multiple accredited agencies (July 24, 2019) The City of Winter Park is actively working with its world-class design team to build the Winter Park Canopy, the city’s new library & events center. The Canopy will be built on the northwest corner of Martin Luther King, Jr. Park where the former Rachel D. Murrah Civic Center once stood, and is expected to be completed in 2021. With the Winter Park Public Library also moving to this new location, it creates new opportunities for the future use of the current library site located at 460 E. New England Ave.

In March 2019, the City Commission approved the formation of the Old Library Site Reuse Task Force consisting of five members. The task force, city staff and the public have been meeting twice a month since April 24. The city is seeking suggestions from individuals, organizations, community partners, and interested parties for potential uses or partnership suggestions for the property.

The current 33,000-square-foot library will become vacant in approximately two years upon the construction of the new Winter Park Canopy. The current library sits on 1.75 acres and is located in downtown Winter Park just east of Park Avenue along Lyman and Fairbanks avenues.

If you would like to share ideas for uses of the current library site with the task force, please make plans to attend the task force meetings or email OldLibrarySite@cityofwinterpark.org. A schedule of the Old Library Reuse Task Force meetings as well as all public meetings can be found at cityofwinterpark.org/bpm.

For more information regarding the City of Winter Park, please visit the city’s official website at cityofwinterpark.org. Like, follow and watch us on Facebook®, Twitter®, Instagram®, Vimeo®, and YouTube®.

# # #
City of Winter Park was looking for ideas. Published by Stephanie Silva on July 24 at 4:55 PM.

Share your ideas with us! 🌟💡

As you know we are actively working with a world-class design team to build the Winter Park Canopy, the city's new library & events center. With the Winter Park Public Library moving to The Canopy it creates new opportunities for the future use of the current library site (460 E. New England Ave.). If you would like to share ideas for uses of the current library site with the task force, please make plans to attend the task force meetings or email...

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  - 10 Link Clicks
  - 76 Other Clicks

NEGATIVE FEEDBACK

- 1 Hide Post
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Reported stats may be delayed from what appears on posts.
No. Rollins College is not interested in Winter Park’s current library site. So who is?

![Winter Park Library](image)

*The Winter Park Library at 460 E. New England Ave. (Winter Park)*

The fate of the 40-year-old library building in downtown Winter Park is inevitable — it will soon be empty.

Plans on what will become of the 33,000-square-foot property at 460 E New England Ave. are up in the air, as the city primes a 23-acre block on the northwest corner of Martin Luther King, Jr. Park for its new library and event center called the Winter Park Canopy.
The $40.5 million project, slated to be completed in 2021, will subsequently leave the city-owned building vacant in the next two years.

So to get ahead of the move, the Winter Park’s City Commission approved the formation of the Old Library Site Reuse Task Force in March. Later in April, the five-member committee began adhering to a schedule that meets twice a month to help hash out options on what it should do with the real estate.

An aerial map of Winter Park depicting where the library and The Alfond Inn sites are. (Orange County Property Appraiser)

At last month’s meeting, wide-spread rumors that Rollins College was interested in the site were shut down when Ed Kania, vice president of business and finance and treasurer at Rollins College, said that the institution has no plans to purchase the property.
Kania added that the school is focusing on the development of the parking garage south of Fairbanks Avenue and its new dorms as well as the **Alfond Inn expansion**. When asked if Rollins would lease the property, Kania said they do not typically enter into long-term lease agreements.

City Manager Randy Knight reinforced the message, stating there are no preconceived ideas of what the property should be and that it’s beginning with a “blank slate.”

Long-time Winter Park resident and a managing director at **Colliers International Central Florida**, Matthew McKeever, told **GrowthSpotter** he shared the inclination that Rollins College would take control of the property.

“You would think they would,” McKeever said. According to him, the site would better serve as a co-working space.

“There aren’t much mini shared office space operators like Regus in the area,” McKeever said. “I think [Winter Park] should do a ground lease.”

Only one Regus resides in Winter Park, along Morse Boulevard. The company provides office rental rooms as well as virtual offices and meeting room spaces on a contract basis.

**RELATED: Serendipity Labs on the hunt for more co-working space in Orlando market**

A resident at last month’s meeting suggested the city speak with East End Market founder **John Rife** about a similar style development at the site.
Task force members said they are seeking suggestions from individuals, organizations, community partners and interested parties for potential uses or partnership suggestions for the property.

According to an appraiser used by the city, the value of the property stands at $8.7 million if the existing building were to be demolished and sold for its highest and best use as luxury condos. If left as-is, then the value would be $3.2 million, according to the appraiser.

The current library sits on 1.75 acres just east of Park Avenue along Lyman and Fairbanks avenues.

The expansion of Rollins College’s Alfond Inn in Winter Park is underway to its west. The hotel will be adding 73 rooms in addition to a wellness center, 2,000 square feet of meeting space, a spa and a second swimming pool.

The expansion is slated to be complete by the first quarter of 2021.

Andrew Slowik, an associate with Cushman & Wakefield’s Orlando Land Brokerage team, told GrowthSpotter “it’s rare to find a parcel of that size within close proximity to Park Avenue.”

“You’re squeezed between a successful college and a home-run hotel development,” Slowik said. “That’s a great, very unique position to be in.”

Have a tip about Central Florida development? Contact me at arabines@GrowthSpotter.com or (407) 420-5427, or tweet me at @amanda_rabines. Follow GrowthSpotter on Facebook, Twitter and LinkedIn.
Winter Park library may be revamped into co-working space, among other ideas

Jul 30, 2019, 2:53pm EDT

Ideas continue to be bandied about concerning the future of Winter Park's current library as a task force charged with brainstorming future uses expires next month.

The library will vacate the building at 460 E. New England Ave. after construction of the roughly $40 million new library and events center, dubbed Winter Park Canopy, is completed in 2021 on the northwest corner of Martin Luther King Jr. Park.

The city-owned building currently housing the library is in a prime spot in the posh suburb near Rollins College and Park Avenue, one of the most in-demand stretches of retail in Central Florida. So far, potential new uses for it include space for a business accelerator program, a business incubator, senior activities, an extension of the new library or more room for Rollins College. In addition, the space may attract interest from a co-working company, such as Regus or WeWork, according to a July 16 economic development advisory board report.

The Winter Park's Old Library Site Task Force, which will disband at the end of August after two more meetings, will make its recommendations to the Winter Park
City Commission. “The task force is simply to explore any and all ideas,” said Miguel de Arcos, managing partner of Maitland-based Central Parc Group LLC, who sits on the committee.

The three-story, 33,000-square-foot building was built in 1979 on about 1.75 acres. The site's highest appraised value may be $8.7 million if the building were demolished and luxury condos were built, according to a June 19 report. But the city does not appear interested in selling the site at this time.

Meanwhile, developers continue to search for land to build new projects in Winter Park, including between Lee Road and Fairbanks Avenue along U.S. 17-92. More plans are percolating for shops, restaurants, hotels, office space and medical centers along this small Winter Park corridor than anywhere else in the 6,400-acre suburb. In fact, nearby property is trading at some of the highest prices in Central Florida.

The Winter Park/Maitland submarket is one of the most in-demand retail submarkets and has an average direct asking lease rate of $18.07 per square foot for retail space, compared with the Orlando-area average of $17.72 per square foot, according to a first-quarter Colliers International Central Florida report.

**Want to learn more about new development in Central Florida?** Check out OBJ’s interactive Crane Watch map for the latest news on all the region’s most significant construction projects.

Jack Witthaus
Staff Writer
*Orlando Business Journal*
City Seeks Ideas For Future Use Of Current Library Site

The City of Winter Park is actively working with its world-class design team to build the Winter Park Canopy, the city’s new library and events center. The Canopy will be built on the northwest corner of Martin Luther King, Jr. Park where the Rachel D. Murrah Civic Center once stood, and is expected to be completed in 2021. With the Winter Park Public Library also moving to this new location, it creates new opportunities for the future use of the current library site located at 460 E. New England Avenue.

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Call For Plein Air Artists

The Albin Polasek Museum & Sculpture Gardens will host the 12th annual Winter Park Paint Out from April 19 to 25, 2020. Each year, 25 professionally-acclaimed *plein air* artists are selected for this prestigious Central Florida festival. The Winter Park Paint Out is a juried event which encourages all *plein air* artists over 18 to apply, welcoming both local and out-of-state participants. Artists in the 11th annual festival created 200+ paintings, 108 of which sold for more than $86,000.

Artists will be selected based on the following criteria:
- Artistic merit and skill exhibited in three submitted *plein air* images
- Application materials
- Ability to represent the Polasek Museum, the City of Winter Park, Orange County, and the State of Florida through *plein air* art
- Commitment to support the Winter Park Paint Out with time and involvement during the entire week of the event

To apply, download an application at www.winterparkpaintout.org. Please complete the application and return via email to info@winterparkpaintout.org. Artists will be required to submit three recent *plein air* images, an artist statement, a short bio, and a link to their website.

Applications must be received no later than Friday, November 1, 2019, at 5 p.m. EST. No late entries or other formats will be considered. Letters or materials sent via mail or hand-delivered will not be accepted.
Old Library Site Reuse Task Force

Summary Report Outline

The Task Force appointed by the City Commission of Winter Park has held over eight public meetings and solicited feedback, both in public and online, regarding suggestions for the future use of the old library property located at 460 E. New England Ave.

Description of Site & Study History

- Data briefing sheet on site
  - Size, zoning, SF, parking
- Brief recap of former studies and findings
  - 2014 and 2015 studies regarding potential renovation or expansions of existing use
- Summary of recent appraisal

Public Comment & Stakeholder Review

- Summary of public comment and appendix of all public comments made at the meetings
- Stakeholder Findings
  - Winter Park Public Library
  - Parks & Recreation Department
  - Rollins College
  - Winter Park Historical Association
  - City Management
  - Winter Park Playhouse
  - Edyth Bush Foundation (TBD)
  - Enzian (TBD)
  - John Rife (TBD)

Task Force Comments & Constraints

- Proximity to neighborhoods
- Issue of parking constraints
- No urgent community need
- Clear consensus not to sell
- Summary of uses discussed
  - Retail
  - Restaurant
  - Event/Peak Demand space
  - Municipal
  - Office
  - Incubators/Accelerators
  - Social Services
  - Luxury Condos
- Park/Green Space
- Rooftop Venue

**Task Force Priority Ranking of Operations**

- Public need
  - City Hall
- Partnership Opportunities
  - Institutional
  - Non-profit
  - Others
- Preservation of Flexibility
  - Demo building and greenfield for future unknown needs