



# Old Library Site Reuse Task Force Regular Meeting

September 11<sup>th</sup>, 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 August 14, 2019
- B. Approval of August 28, 2019

### 4. New business

- A. Presentation from Winter Park Day Nursery
- B. Discussion of draft portions of final report

### 5. Adjourn

## appeals & assistance

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“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.”



# Old Library Site Task Force Minutes

August 14, 2019 at 12 pm

Winter Park City Hall, Chapman Room  
401 Park Avenue South | Winter Park, Florida

## Call to Order:

The meeting was called to order at 12 pm. Present: Jack Miles, Marjorie Thomas, John Caron, David Lamm, Miguel DeArcos

## Absent

## Public Comment

The following public comments were made:

Michael Perelman, 1010 Greentree Drive, stated the order of options within the summary report outline should be of importance to the board. He suggested that the order establishes priority based on how information is received, and the board should take note of that.

Gina "Bean" Davidson, 1055 Cherokee Avenue, advocated for activism space including art driven installations at the site, and even ideas that could be socially conscience. This may also include a learning space, flex space, or research on public initiatives. She acknowledged leadership and funding sources as would need to be identified.

Kevin O'Rawe, 1833 Loch Bethany Road, stated the current library is in disrepair, which was a reason for the library to be moved in the first place. He commended on demolishing the old library site and selling it in order to renovate the City Hall property. He also mentioned All Saints Church as a potential partner for shared parking.

## Approval of Minutes

Motion made by Miguel DeArcos to approve the July 17, 2019 minutes. Seconded by John Caron. Motion passes 5-0.

## New Business

- A. Update on Community Input Received – Peter Moore, Division Director, introduced the public input received by staff on how the old library site may be used. Included as part of the packet was commentary by the public to staff via email, news articles from periodicals, and an impact report from the city's social media outlets. He stated that many responses mirrored discussions had by the board including municipal, nonprofit, co-working, or

office/retail use. In addition Mr. Moore commented on additional organizations who have talked about the property with staff including owners of the Douglas Grand building, Winter Park Playhouse, Edyth Bush Foundation, Winter Park Day Nursery, food hall concept stakeholders and other private interests. Discussion ensued. The board additionally requested a timeline for a deliverable and response to the Commission.

- B. Review of Draft Outline for Report – Peter Moore, Division Director, introduced the summary report provided by staff as part of the agenda packet. He identified the basic description of the site, previous studies, and the appraisal as the initial context of the document. He additionally suggested the report include public comment, stakeholder review, comments, constraints, findings, and ranking of operations. Board discussion ensued regarding the order, components and placement priority of the report. It was decided that due to the opportunity that the library site provides, there should be a closer examination of two scenarios that consider how renovating City Hall could be imagined. The first scenario would involve doing minimal improvements to the Old Library Building and temporarily relocating city staff there while the current City Hall site is renovated. The second scenario would propose permanently moving City Hall staff to the Old Library site but leaving the ceremonial functions at the current City Hall site and then contemplating incorporating other uses such as leasable office space, parking components, and food-hall/makers-mart concepts along Lyman. The Task Force asked staff to look into having draft site concepts and space needs studies as part of the final report.

## **Adjourn**

There being no further business to discuss, the meeting adjourned at 1:24pm.

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Task Force Representative

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Board Liaison, Peter Moore



# Old Library Site Task Force Minutes

August 28, 2019 at 12 pm

Winter Park City Hall, Chapman Room  
401 Park Avenue South | Winter Park, Florida

## Call to Order:

The meeting was called to order at 12 pm. Present: David Lamm, Miguel DeArcos

## Absent

Jack Miles, Marjorie Thomas, John Caron

## Public Comment

The following public comments were made:

Michael Perelman, 1010 Greentree Drive, stated drawings are needed to articulate the vision for the new library. He agreed City Hall should be discussed as part of the discussion for the site. He also expressed concerns over traffic flow.

Gina "Bean" Davidson, 1055 Cherokee Avenue, advocated for coordination with schools on art advocacy and engagement to be a consideration of the site.

Larry Adams, 955 North Pennsylvania Ave, appreciated the work of the task force, and commented on the importance of dialogue for the regeneration of city assets. He also agreed on a balance between business viability and community need at the site.

Carolyn Cooper, 1047 McKean Circle addressed her thoughts on the function and process of the board including it operating as a healing mechanism from the new library process. She also expressed gratitude to the board members and speakers regarding a positive process.

## Approval of Minutes

A motion could not be made due to lack of quorum. The August 14, 2019 minutes will be brought back at a future meeting for approval.

## New Business

- A. Presentation from Winter Park Day Nursery – Peter Moore, Division Director, stated this item has been rescheduled to a future meeting.

- B. Presentation from The Exchange Workshop – Peter Moore, Division Director, introduced John Rivers, John Rife, and Wade Miller from the Exchange Workshop. Mr. Miller gave a powerpoint presentation on the potential uses of the site. He discussed the group’s thought process and evaluation citing the potential for mixed-use at the site including office, art, retail, and restaurant. He used examples of other spaces with multiple uses including the Oxford Exchange in Tampa, Florida. He additionally spoke about the idea of incorporating appropriate parking, sustainability elements into the site, and concluded with reviewing a previous study done on the City Hall site. John Rivers stated the site should make sense for the area, fill an unmet need, and propose something that has value. John Rife spoke about the value of sense of place and authenticity that makes sites attractive. He also reflected on how the current economic climate in downtown may be missing early stage businesses because of higher rents.

The board stated they agreed with some of the thoughts of the presentation including creating community value. They commented on the relationship between previous discussions, the one today, and how community assets could be integrated as part of the project including City Hall and public parking.

They additionally commented on the financial viability of the site concept, how it could be economically self-sustaining, to what degree the city may have to explore financial avenues if necessary, and how it would be managed.

Mr. Moore stated that staff had requested a one month extension of the task force through September to complete and review their final report before submittal.

## **Adjourn**

There being no further business to discuss, the meeting adjourned at 1:26pm.

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Task Force Representative

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Board Liaison, Peter Moore