CITY OF WINTER PARK
OLD LIBRARY SITE REUSE TASK FORCE

Regular Meeting
12:00 pm

MINUTES
April 24, 2019
Chapman Room

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: Randy Knight, Peter Moore, Clarissa Howard, Kyle Dudgeon, Jennifer Guittard

AGENDA ITEMS:

Item 1: Welcome and Introductions
The board and staff introduced themselves for the record.

NEW BUSINESS:

Item 2A: Review of Sunshine Law
Staff provided the Board with an overview of relevant law to the Task Force. They were advised they are bound by Florida Sunshine and Ethics Law.

Item 2B: Discussion of Task Force Scope and staff work plan
City Manager Randy Knight discussed the purpose of the board. He stated staff is seeking their opinion on what is the best for the community. He stated there are no preconceived ideas of what the property should be and stated the exercise is beginning on a blank slate. Discussion ensued regarding previous task forces and exercises on city real estate. Staff responded to questions and stated previous documents will be brought to the task force at a future meeting.

Division Director Peter Moore provided an outline of how to approach the goals of the board subject to the direction of the task force. These included reviewing a list of potential scenarios, updated appraisal, timeline for project completion, and deliverables to the City Commission. The board discussed potential uses of the site and suggested a briefing sheet be brought back to identify existing conditions including parking, traffic, zoning, size, height, and future land use. Staff responded by stating they will bring back an existing conditions brief as well as previous studies on the library site for consideration at the next meeting.

Task Force members also discussed many other issues and features related to the scope of work including, what municipal needs could be accommodated on the site, could a tour of the old library be arranged, the need to be sensitive to the adjacent residents, taking into account the prominent nature of the location as a gateway in the city, reviewing traffic considerations and safety, and other city departments' opinions of use of site (Parks for landscape and park improvements, Public Works for traffic).

PUBLIC COMMENT:

The following public comments were made:

Sally Miller, 222 Alexander Place stated the city should find a public use for the site and not sell it.
Jill Bendick, 1211 Oxford Road shared that the site may be used as a branch to the new library, or for event space use.
Carol Rosenfelt, 1642 Lookout Landing Circle suggested not to sell the property.
Forrest Michael, 358 Comstock Avenue stated the city may find an opportunity to lease the site perhaps for rental or event space given its proximity to private lodging.
Kim Allen, 1800 Fawsett Drive shared concerns over selling the property, and questioned whether it could be used as a revenue generator for the city. She also suggested talking to John Rife about a West-end Market style development.
Ted Stoner, 222 Osceola Court suggested four options/considerations for the site including: creation of rooftop park, sell the Library site to buy the Genius Park, events center on rooftop, pedestrian bridge across Fairbanks to the new Rollins parking garage.
Sandra Blossey, 1262 Melissa Court shared comments on the city’s previous visioning process including its emphasis on arts and culture.
Michael Perelman, 1010 Greentree Drive stated he would like to see the process answer the question of what do we want for the city, and how could this site make it better.

Lawanda Thompson, 664 West Lyman Avenue shared concerns on new construction in the city and ecological friendliness. She also suggested whether the site was a good place for a business incubator, whether the Library would like to keep it as a branch office, or a restaurant.

Terry Bryant, 1831 Windsor Drive stated the city should be conscious of neighborhood identity, placemaking, and branding when considering the site.

Donna Colado, 327 Beloit Avenue stated the city is a community with a college but not a college town.

Kathryn Grammer, 200 S. Interlachen Avenue, suggested that the Library may keep the old site as a branch location.

**ADJOURNMENT:**
There being no further business to discuss, the meeting adjourned at 1:20 p.m.

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Task Force Representative

Board Liaison, Peter Moore