



City Commission Work Session

Agenda

April 13, 2023 @ 1:00 pm

City Hall - Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed 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).

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Discussion Item(s)**
 - a. [Winter Park Playhouse Discussion](#) 1 hour
 - b. [Old Library Site Discussion](#) 1 hour
 3. **Adjournment**



City Commission **agenda item**

item type Discussion Item(s)	meeting date April 13, 2023
prepared by Kim Breland	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Winter Park Playhouse Discussion

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Seven Oaks Park w WP Playhouse.pptx](#)

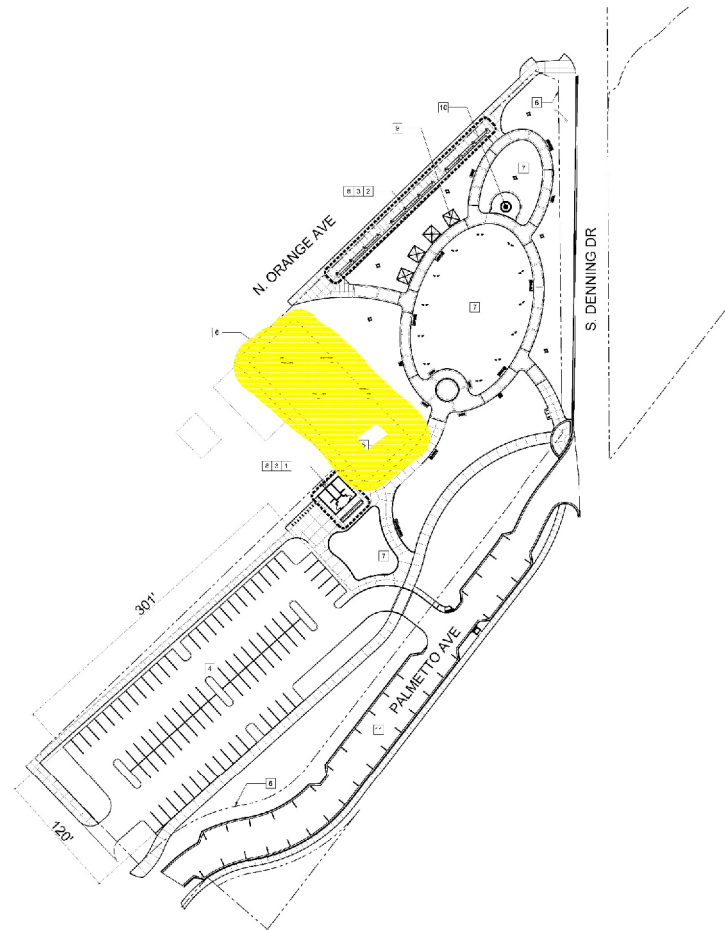
Seven Oaks Park

AN IDEA FOR RELOCATING
THE WINTER PARK PLAYHOUSE



The Current Plan

10,000 sq ft “pad”
In yellow

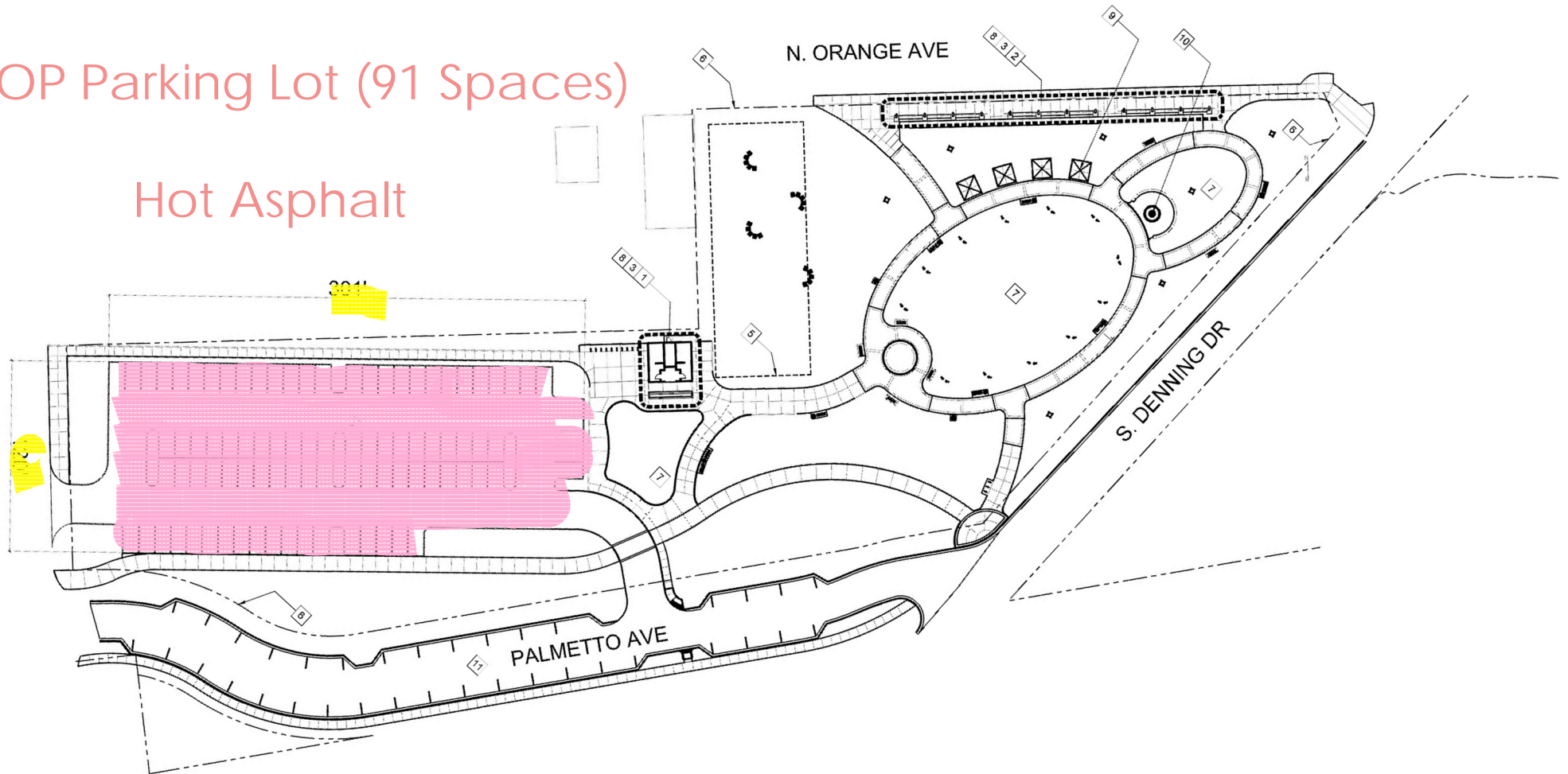


Resident Comments:

- 1) Save the WP Playhouse
- 2) Don't subtract greenspace from the park
- 3) Keep the Playhouse in WP/on Orange Avenue
- 4) Don't give away City real estate
- 5) Parking lots are hot and unattractive

SOP Parking Lot (91 Spaces)

Hot Asphalt



Winter Park Playhouse Building Requirements

10,000 sq ft building (minimum) 12,000 sf preferred

Includes:

Theater/auditorium (ceiling height 18-20 feet)

Restrooms (10 stalls)

Office restroom

Showers for actors

Office space

Tech shop for sets

Costume storage

Rehearsal hall/prop storage

Lobby space

Elevator

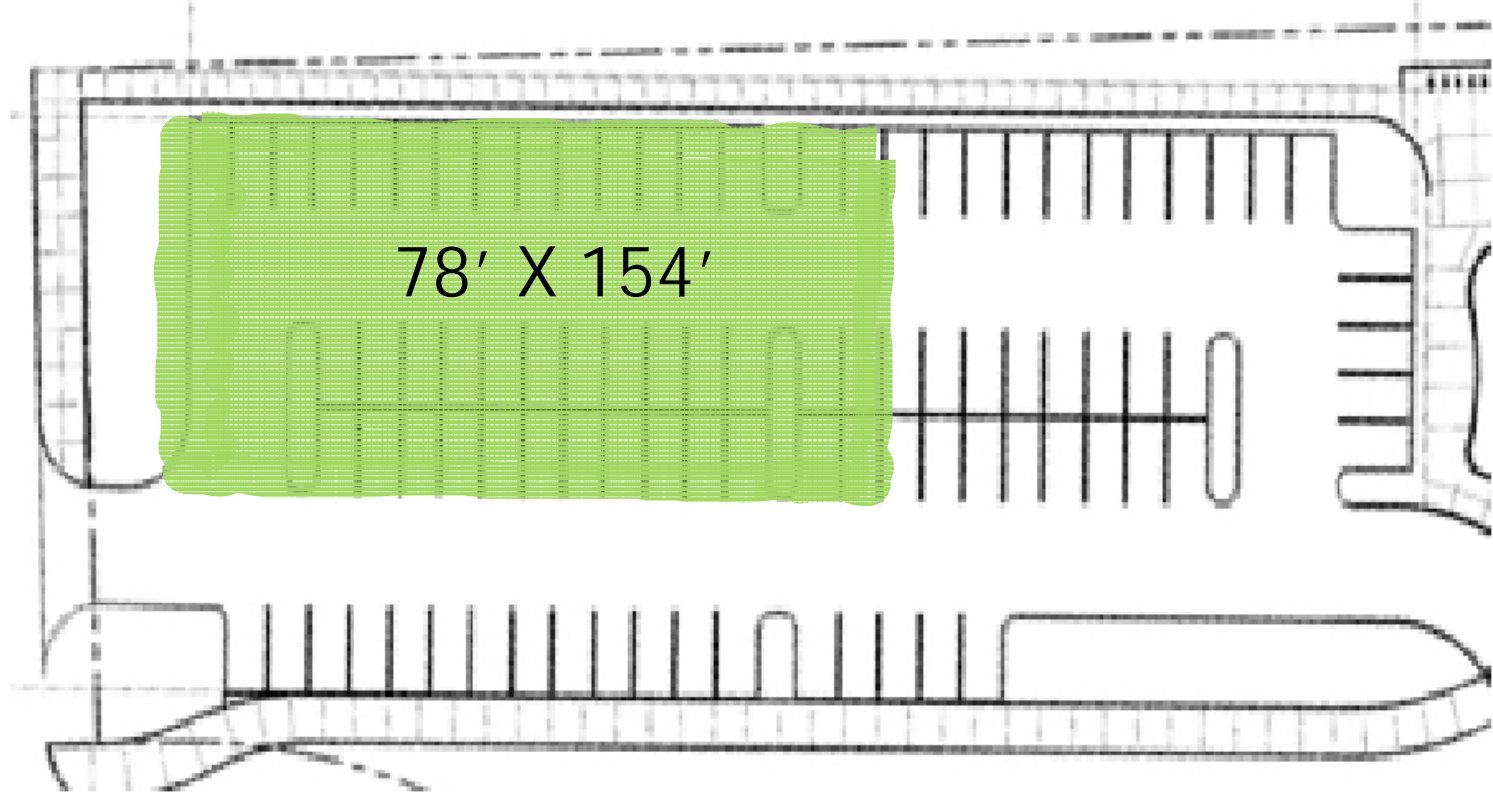
ADA/Ramped access



Can be on 2 stories w 8-9 foot ceilings

Need driving height for vans and busses

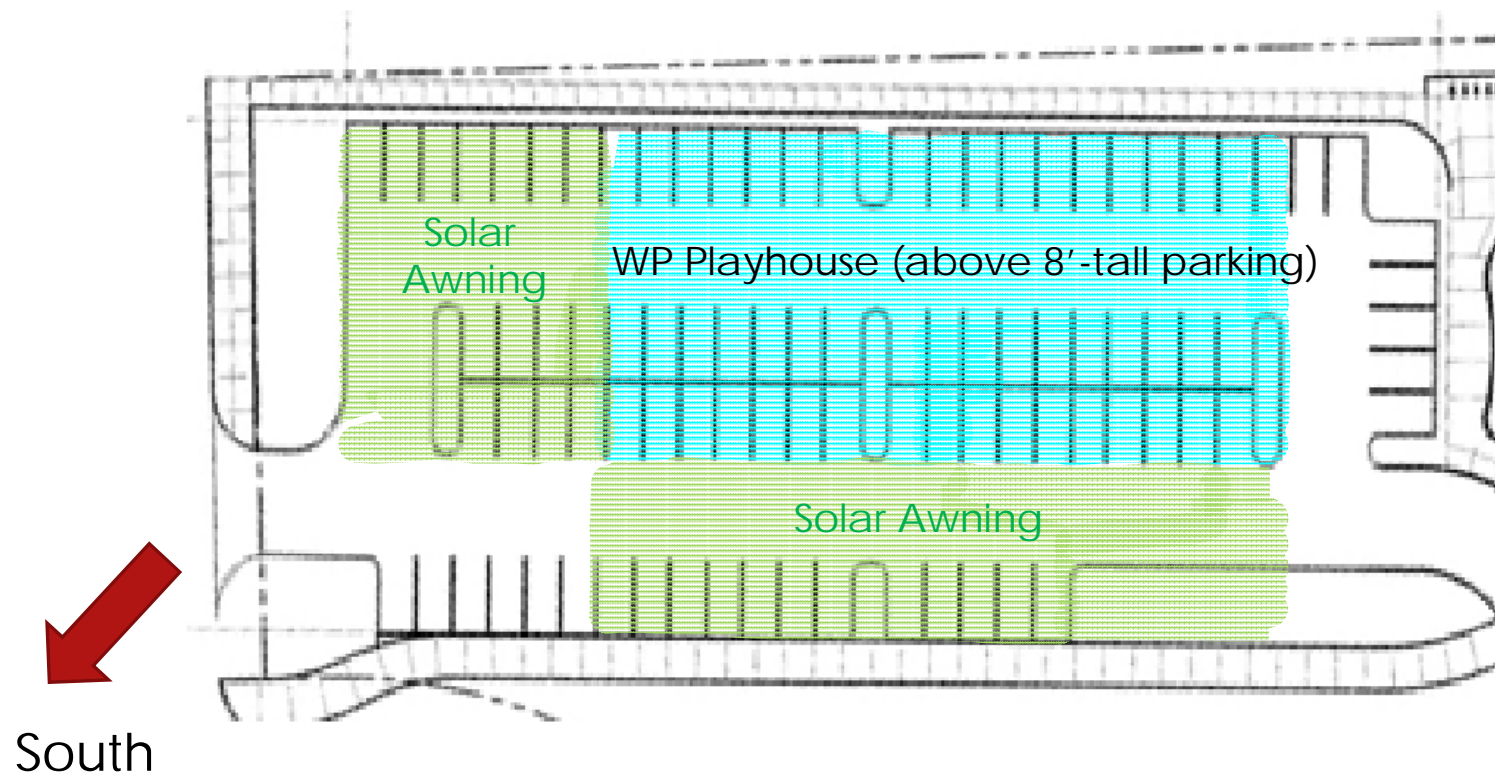
Footprint of a 12,000 sq ft building over a portion of the SOP parking lot



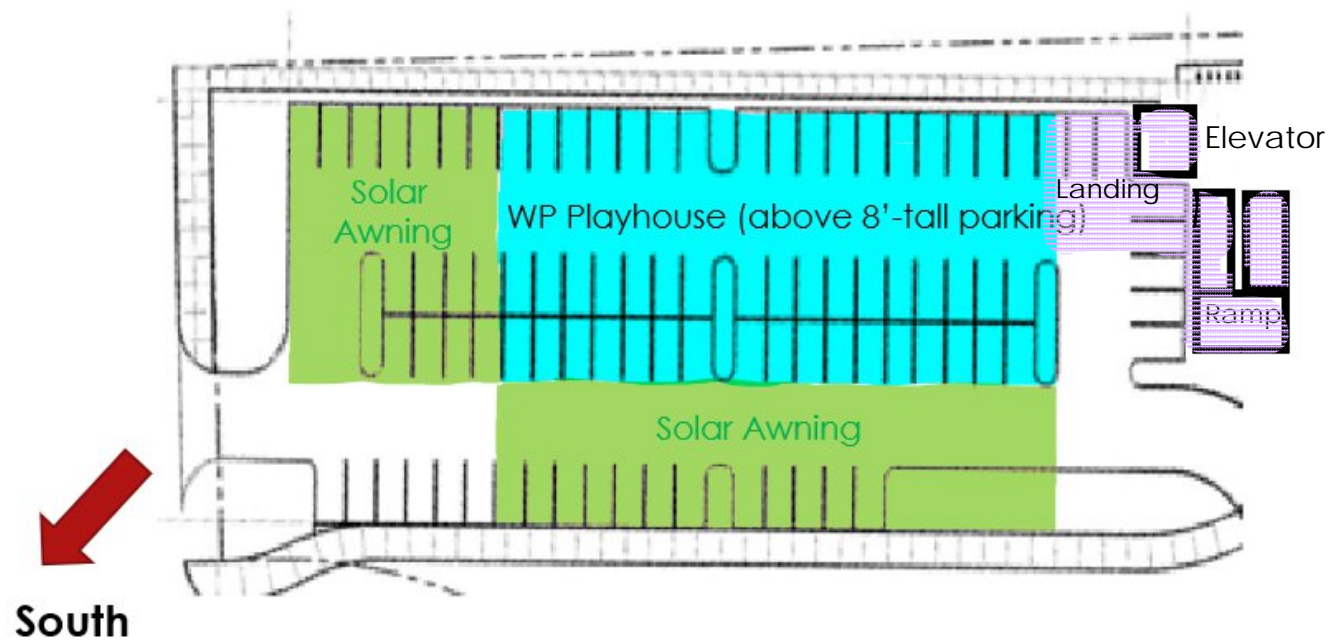
About 1/3 of the area of the SOP lot

11,000 sf Solar Awnings can produce about 220,000 watts –

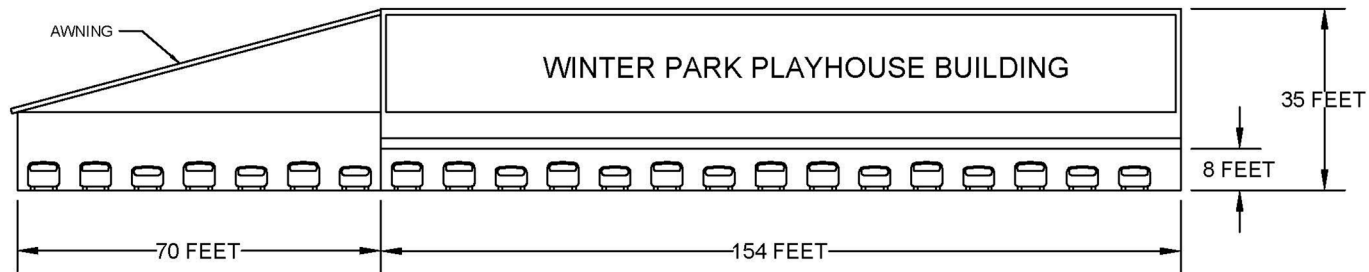
Enough power to support the Playhouse and the Park



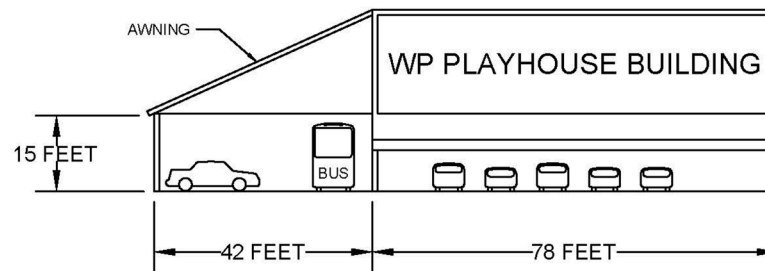
Elevator & Staircase location possibility



Building and Parking Lot Elevations



VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHWEST

Some Advantages of Concept:

- 1) No greenspace impacted
- 2) No increase in impervious area
- 3) Parking lot can be shaded
- 4) No real estate is "given away"
- 5) WP Playhouse has a new home on Orange Avenue
- 6) No parking space decrease from current plan
- 7) Little to no impact on current park design
- 8) Southeast & southwest faces are ideal for solar PV generation
- 9) Tall busses can drive under canopy and park nearby
- 10) WP Playhouse can pay for the building
- 11) Park plan can be completed before WP Playhouse is ready to build
- 12) The Playhouse will never flood

Cons:

- 1) Future parking garage is no longer an option
- 2) Local parking users will be relocated to Palmetto during WPP construction –or– a temporary lot can be located where 10,000 "pad" is located on park plan



City Commission **agenda item**

item type Discussion Item(s)	meeting date April 13, 2023
prepared by Peter Moore	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship	

subject

Old Library Site Discussion

motion / recommendation

Review past history and reach consensus on next steps

background

In 2019 the Old Library Site Citizen Task Force met for 6 months, held numerous public meetings, interviewed stakeholders, and drafted a plan for the use of the site. It ranked repurposing the existing building for use as back-of-house functions for City Hall with a secondary recommendation to consider a food hall concept. Since that time, City Hall has been designated a historic building and the scale of any planned renovation has been reduced by the City Commission in the Capital Improvement Plan.

In 2022, staff drafted a solicitation proposal to receive offers for repurposing of the site and over the course of two City Commission meetings, the language of the proposal was crafted to remove references to food halls and to limit restaurant and heavy active use due to concerns over traffic, noise, and parking constraints. The solicitation also declined to include residential uses and parking structures on the site. The resulting solicitation received a single response from Harbert Realty which was analyzed and negotiated over a period of 9 months. Ultimately the \$14 million renovation to a co-work office concept with limited food service was rejected. The findings from the Harbert proposal provided additional insight into challenges with the scale of cost necessary to make the existing building marketable and resulted in a financial offer to the city that was considered below market value. JLL, the city's real estate advisor, has suggested that the property could be worth around \$10 million.

The existing site has a number of issues that have a potentially pressing timetable if the building is to be maintained. These include an out-of-code elevator and an AC system that is in need of replacement. If the building is going to be kept then these items need to be corrected this year.

This summary of the last 4 years of events brings the city to the decision points today:

- Should there be a reissuance of a solicitation but with limited restrictions so that more potential offers and options can be considered?
- Is the city willing to consider a sale or land lease of the site?
- Will the city allow the building to be demolished?
- Are all potential uses of the site willing to be considered if parking can be accommodated to-code on the site?
- If not, what uses are definitively not on the table?
- If there is not a willingness to issue a solicitation, then the decision to repurpose funding to stabilize the building or to demolish it, needs to be made.

alternatives / other considerations

fiscal impact