



City Commission Regular Meeting Minutes

June 12, 2024 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners Marty Sullivan, Craig Russell, Kris Cruzada and Todd Weaver; Assistant City Manager Michelle del Valle; City Attorney Kurt Ardaman and City Clerk Rene Cranis.

1. Meeting Called to Order

Mayor DeCiccio called the meeting to order at 3:30 p.m.

2. Invocation - Pastor Mark Tutschulte, Action Church

3. Pledge of Allegiance

4. Approval of Agenda

Motion made by Commissioner Russell to approve the agenda, seconded by Commissioner Cruzada. The motion carried unanimously by a 5-0 vote.

5. Mayor's Report

- a. Proclamation in honor of Juneteenth 2024

Mayor DeCiccio outlined the weekend events and read a proclamation in honor of Juneteenth. She presented the proclamation to Lawanda Thompson of Equity Council Corp. who spoke about the importance of Juneteenth. She reviewed the weekend events and thanked Parks and Recreation staff and volunteers of Equity Council Corp.

Mayor DeCiccio reported the appointment of Drew Henner to the Public Art Advisory Board.

6. City Manager's Report

- a. Florida Municipal Communicators Association (FMCA) awards presentation

Kelly Gemmer, Florida League of Cities Director of Communications, presented the Communications Department with the Certificate of Excellence in Government Communications, Outstanding Award for Social Media Campaign for its Holiday Greeting Card campaign, and Outstanding Award for Newsletter for the Winter Park Update. Director of Communications Clarissa Howard introduced the Communications staff.

Ms. del Valle advised of the city's joint participation agreement with Habitat for Humanity to provide \$200k annually to acquire buildable lots. Habitat has the opportunity to close on the purchase of the lot at 850 W. New England Avenue next week and is requesting the city advance the funds for FY25. If approved, staff will

advance the funds and, because this was not on the agenda, it will be placed on the next agenda for after-the-fact approval. Approved by consensus.

7. City Attorney's Report

Attorney Ardaman explained financial disclosure requirements for elected officials and the lawsuit challenging the new required Form 6. The court has issued a temporary injunction from filing Form 6. As a result, officials can file Form 1, which was the form previously filed. He responded to questions about filing the appropriate forms and legal authority and effect if the injunction is overturned.

Mr. Ardaman advised that the Orange County Commission will consider in their next meeting a proposed charter amendment regarding annexations. He has determined that if the amendment carves out joint planning for urban service areas, then the city would not likely be subject to rural area annexation issues. The intent is to submit information to the County to consider exempting the city from that amendment. After discussion, consensus was to authorize the city attorney to submit additional details as outlined.

8. Non-Action Items

9. Public Comments | 5 p.m. or soon thereafter

Taken after Item 11c presentations.

10. Consent Agenda

- a. Approve the minutes of the regular meeting, May 22, 2024.
- b. Approve the minutes of the work session, May 23, 2024.
- c. Approve the following piggyback contracts:
 1. Dana Public Safety Supply, Inc. – Seminole County Contract #IFB-603904-20/LNF – Purchase of Lights & Graphics for FD Rolling Stock; for goods on an as-needed basis during the term of the agreement through September 1, 2024; Amount: \$150,000
 2. Stuart C. Irby Co. (Formerly Electric Supply of Tampa) – OUC-KUA Contract #RFP-21-4979-OQ – Wire and Cable – Renewal; for goods on an as-needed basis during the term of the agreement through June 14, 2025, Amount: \$750,000
- d. Approve the following contracts:
 1. RFQ7-22 – Kisinger Campo & Associates Corporation – Transportation Planning & Engineering Services – Amendment 2; for services on an as-needed basis during the term of the agreement through June 15, 2025; Amount: \$500,000

There were no public comments.

Motion made by Commissioner Sullivan to approve the Consent Agenda, seconded by Commissioner Cruzada. . The motion carried unanimously by a 5-0 vote.

11. Action Items Requiring Discussion

- a. Board Appointments:
Winter Park Firefighters' Pension Board (2)

Appointments to the Pension Boards will be made in a future meeting.

Mayor DeCiccio reported the appointment of Drew Henner to the Public Art Advisory Board.

- b. Foreclosure Approval - 1260 Whitesell Drive

Director of Building and Permitting Services Gary Hiatt provided a history of code violations on this property with accumulation of fines over \$95k, demolition of the building and the city's maintenance of the vacant property. The staff is requesting authorization to proceed with foreclosure of the property with the intent of selling the property to recoup fines and costs incurred for maintenance. Attorney Ardaman said the city could attempt to recover costs by attaching and obtaining other properties or assets of owner (estate) of this property. Mr. Ardaman reviewed the process for selling the property and the distribution of proceeds from the sale and recovery of future maintenance and administrative costs.

Motion made by Commissioner Russell to approve the foreclosure, seconded by Commissioner Cruzada. There were no public comments. **The motion carried unanimously by a 5-0 vote.**

- c. Discussion of old Library property reuse

Mayor DeCiccio provided the background of previous requests for proposals issued for the reuse of the library, all of which were rejected. Most recently, Rollins approached her about leasing the building for the Rollins Museum of Art and Commissioner Weaver advised that Blue Bamboo was also interested in leasing the building. She outlined the guidelines for proposals which will be presented by Rollins and Blue Bamboo.

Christopher Cortez, Blue Bamboo Center for the Arts, gave a presentation on their history, programs and small concerts by community groups. He outlined the benefits of a performing arts center for young people, adults and to the downtown district, and the need to add performing arts venues in the city. He reviewed their proposal for use of space and renovations to be completed in two phases within three years and noted other organizations have expressed an interest in leasing space for programs, education and private lessons. He summarized the primary terms of their proposal, funding projections and sources.

Commissioner Weaver said Mr. Rupert Meghnot was interested in submitting a proposal for an entrepreneurial incubator and suggested allowing him to make a presentation.

Jeff Flowers, Performing Arts Matters, asked for supporters of Blue Bamboo to stand.

Alan Ginsburg spoke about the work on Rollins proposal. Dr. Giselle Carbonell, curator at Rollins Museum of Art spoke about the programs of the Museum and the benefits of having a large building to provide education and community learning spaces. Robert Schafer, architect, showed and explained renderings of the exterior of the building. Mr.

Ginsburg noted that sufficient funds have not been raised to build a previously planned and approved new museum. Rollins will raise the annual lease payment to \$300k if it becomes an important issue. He stated they will use the funds raised for the new museum, approximately \$18k, to fund this endeavor, which should be considered in the commission's decision.

A recess was held from 5:05 to 5:11 p.m.

9. PUBLIC COMMENTS

Gigi Papa, 1440 Hibiscus Avenue, expressed her disappointment in the events relating to the jazz concert in honor of Juneteenth.

Eugene Stuccardo, 331 Roswell Avenue, Orlando, Orange County Charter Review Commission member, explained the Orange County charter amendment regarding annexations summarizing that the city will not be affected by it because the city is an urban area, not rural.

Item 11c Old Library reuse (continued)

Members of the commission disclosed the following ex-parte communications:

- Commissioner Sullivan: Rollins representatives Alan Ginsburg and Sam Stark and Blue Bamboo representatives Chris Cortez and Jeff Flowers.
- Commissioner Russell: Chris Cortez, Mr. Ginsburg, Mr. Stark and Director of Programming at Rollins Museum of Art Ena Heller.
- Commissioner Weaver: Mr. Cortez, Mr. Flowers and Mr. Ginsburg, and also Mr. Meghnot regarding his proposal.
- Commissioner Cruzada: Mr. Ginsburg, Mr. Stark and Mr. Cortez.
- Mayor DeCiccio: Mr. Ginsburg and Mr. Stark.

Rupert Meghnot, Orlandopreneur, 899 N. Orange Avenue, spoke about a vision of creating a consortium of start-up entrepreneurial and business service organizations and his organization's goal to create startup businesses.

The following spoke in support of Blue Bamboo citing need for performing arts venue in the city, benefits to downtown district, asset to Rollins music students,

John Reker, 1660 Joeline Court (opposed selling library),

Beth Hall, 516 Sylvan Drive (opposed selling library)

Joseph Ingemi, 1335 Morris Avenue, Orlando

Randolph Sailer, 1401 Celebration Avenue, Celebration

Brent Kubasta, 311 E. Morse Blvd.

Sally Miller, 222 Alexander Place (Rollins could use Lawrence property.)

Gigi Papa, 1440 Hibiscus Avenue (consider parking and traffic)

Eugene Stuccardo, 331 Roswell, Orlando

Theresa Smith Levin, 2325 Chantilly Ave., Executive Director, Central Florida Vocal Arts

Victoria Wells, 905 Lake Lily Drive, Maitland

Brandi Dills, Winter Park City Magazine owner, 3172 Somerset Park, Lake Nona

Katheryn Wolf, 305 Solina, Altamonte Springs

Jack Graham, 4288 Coronado Road

Dell Shadgett, 300 E. Church Street, Orlando

Jim Denison, 1352 Walled Road, Orlando

Charlie Griffin, 958 S. Lakemont Avenue, Executive Director, Central Florida Composers

Edward Myer, 1333 Bridgeport Drive

Peter Schreyer, 2436 Tioga Trail

Jeff Rosen, 527 Genius Drive

Denise Lentz, 1003 Berkdale Trail, Winter Springs

Lilly Donohue, 229 Alexander Place

The following spoke in support of Rollins College citing financial stability, no late night crowds, difficulties and financial ability for Blue Bamboo to fund repairs and maintenance, lower impact to area residents (parking and congestion):

Mai Han Harrington, 871 Mayfield Avenue

Marjorie and Bryan Thomas, 242 Chase Avenue

Damien Madsen, 350 E. Kings Way

Carey Stowe, 300 S. Interlachen Avenue,

Alan Ginsberg, 300 Interlachen Avenue, opposed Blue Bamboo, urging the city to consider neighbors' concerns

Bob McClelland, 444 Jo Al Ca Avenue, spoke about building issues and potential costs and supported the Blue Bamboo but not at this location due to poor building condition.

Jeff Flowers, Chairman of the Board for Blue Bamboo and President of Performing Arts Matters, noted that parking will be reduced with Rollins proposed expansion and Blue Bamboo parking usage will vary at different times. He emphasized the need for a performing arts venue and quality performances in Winter Park.

Sam Stark, Rollins Vice President of Communications and External Relations for Rollins, spoke about the importance of this project to Rollins as it will allow for the expansion of the Museum of Art sooner and frees up the Lawrence Center property for parking for the Alford Inn. He said consideration must be given to the lack of risk in selecting Rollins College proposal and driver of daytime visitors to Winter Park, which is needed.

Commissioner Weaver reviewed the results of his inspection of the library (attached) based on his construction inspection experience, including renovations to meet ADA Accessibility Guidelines and Florida building and fire code requirements. He concluded that renovations could be approximately \$175k depending on the use of the building.

Commissioner Cruzada said he feels education and live music brings variety and value to the community. He noted the profitability of Blue Bamboo over the last few years, post-pandemic. He is willing to consider Blue Bamboo, but expressed concern about renovation costs. Mr. Cortez explained repairs and renovations with a projected cost between \$350-\$400k for the first floor. He addressed neighborhood impact, stating the plan for only one show a day which would end by 10 p.m. but they would reconsider the hours if necessary.

Mayor DeCiccio reported on the condition and repair costs for air conditioning/chiller and elevator.

Commissioner Sullivan compared the proposals and impacts. He feels there is a need for a performing arts venue in Winter Park and this location would be convenient for Alford guests and Rollins students. He read a letter in support of Blue Bamboo and a performing arts venue. He feels the value of a performing arts venue exceeds the value of the Rollins Museum of Art.

Commissioner Russell commented on resident comments in support of both proposals. He spoke about the benefits of each proposal and the commission's fiscal responsibility. He feels the ideal scenario is to have both venues.

Mayor DeCiccio expressed her appreciation for the proposals and public input. She spoke about the city's partnership with Winter Park Playhouse to obtain Tourist Development Tax (TDT) funds. She believes Blue Bamboo does not need a building this size and there are other suitable locations. The city could work with Blue Bamboo to find a place in the city. She compared the proposals relating to the impact on the neighborhood, financial position, and long-term maintenance and supported Rollins, but wants to partner with Blue Bamboo for another location.

Commissioner Weaver supported a shorter term as the proposed 40-year lease is similar to selling the property.

Mayor DeCiccio noted the need to discuss how proceeds should be allocated, such as 50% in the CIP and 50% in property acquisitions, whether the property is leased or sold. Commissioners Weaver and Russell opposed the sale.

Commissioner Cruzada asked about TDT grants. Ms. Levin, Director of Central Florida Vocal Arts, explained her understanding of TDT grant opportunities, stating two are available – one for operations/programming and the second for the venue; however, the venue must be owned by the city or county. Discussion followed.

Motion made by Mayor DeCiccio to approve the Rollins proposal and authorize staff to negotiate a lease and bring back at the next meeting for approval. The motion failed for lack of second.

Motion made by Commissioner Russell to direct staff to negotiate a lease with Blue Bamboo and bring back for approval, seconded by Commissioner Cruzada adding assurance that renovations are ADA compliant and to the AC/chiller.

Following comments on the roof, elevator and AC, Ms. del Valle stated that Director of Building and Permitting Services advised that the proper requirements would be that renovations must meet ADA Accessibility Guidelines and all requirements to issue the Certificate of Occupancy. Mr. Hiatt added that the building department enforces Florida Accessibility Code, which requires 20% of the cost to be dedicated to handicap upgrades and the tenant to remove architectural barriers. He noted that staff will meet with the design team to provide guidance to meet appropriate codes.

Commissioner Cruzada suggested an amendment giving direction to staff to focus on accessibility guideline expenses, chiller and AC units.

In response to Commissioner Russell, Mr. Ardaman said his motion and Commissioner Cruzada's motion, would be sufficient to direct staff to negotiate lease, but the term of the lease and renewals should be part of the negotiations. Staff would then work with Blue Bamboo to bring back a final lease. Ms. del Valle said an ordinance is required to approve a lease, so amendments could be made at first reading before moving to second reading. She noted that this would have to be accomplished quickly if the lease term is intended to begin in August.

Commissioner Russell accepted Commissioner Cruzada's amendment and commission consensus for a 20-year lease with extensions. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Weaver voted yes. Mayor DeCiccio voted no. The motion carried by a 4-1 vote.

12. Public Hearings: Quasi-Judicial Matters

a. Request of Verax Florida, LLC:

- ORDINANCE 3293-24 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.46 ACRES OF REAL PROPERTY LOCATED AT 1820 AND 1824 KAROLINA AVENUE, AS MORE SPECIFICALLY DESCRIBED HEREIN, INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF WINTER PARK; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY OF WINTER PARK JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (2nd reading)
- ORDINANCE 3298-24 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I, "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH PARKING LOT FUTURE LAND USE ON THE ANNEXED PROPERTY AT 1820 AND 1824 KAROLINA AVENUE AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, AND AMEND THE FUTURE LAND USE ON THE SOUTHEASTERN 1,000 SQUARE-FEET OF 1800 KAROLINA AVENUE FROM PARKING LOT TO COMMERCIAL, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (2nd reading)
- ORDINANCE 3299-24 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH PARKING LOT (PL) ZONING ON THE ANNEXED PROPERTY AT 1820 AND 1824 KAROLINA AVENUE, AND TO CHANGE THE SOUTHEASTERN 1,000 SQUARE-FEET OF 1800 KAROLINA AVENUE FROM PARKING LOT (PL) ZONING TO COMMERCIAL (C-3) ZONING, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (2nd reading).

Attorney Ardaman read the ordinances by title. A simultaneous public hearing was held. There were no public comments.

Motion made by Commissioner Cruzada to adopt Ordinance 3293-24, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Weaver and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

Motion made by Commissioner Cruzada to adopt Ordinance 3298-24, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell and Cruzada and Mayor DeCiccio voted yes. Commissioner Weaver voted no. The motion carried unanimously by a 4-1 vote.

Motion made by Commissioner Cruzada to adopt Ordinance 3299-24, seconded by Mayor DeCiccio. Upon a roll call vote, Commissioners Sullivan, Russell and Cruzada and Mayor DeCiccio voted yes. Commissioner Weaver voted no. The motion carried unanimously by a 4-1 vote.

- b. Request of Z Properties for:

ORDINANCE 3300-24 -AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1AAA) TO SINGLE FAMILY (R-1AA) ZONING ON A PORTION OF THE PROPERTY AT 1290 N. PARK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN (2nd Reading)

Attorney Ardaman read the ordinance by title. There were no public comments.

Motion made by Commissioner Sullivan to adopt Ordinance 3300-24, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Weaver and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

- c. Request of Z Properties Group, Inc. for Conditional Use approval to redevelop the site at 111 S. Knowles Avenue with a three-story, 11,280-square-foot building on property zoned Commercial (C-2). (2nd Hearing)

There were no public comments.

Motion made by Commissioner Weaver to approve the conditional use with the condition that the proposed tenant and any future tenants of the building comply with the city's noise Ordinance, including no outdoor speakers or live entertainment on the patios, seconded by Commissioner Cruzada. The motion carried unanimously by a 5-0 vote.

13. Public Hearings: Non Quasi-Judicial Matters

- d. RESOLUTION 2286-24- A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, APPROVING THE COORDINATION BETWEEN THE CITY OF WINTER PARK AND THE FLORIDA DEPARTMENT OF TRANSPORTATION REGARDING THE IMPLEMENTATION OF A NEW TRAFFIC

SIGNAL AT THE INTERSECTION OF S.R. 426/ALOMA AVENUE AND CORTLAND AVENUE; PROVIDING FOR AN EFFECTIVE DATE.

Attorney Ardaman read the resolution by title. There were no public comments.

Motion made by Commissioner Weaver to approve Resolution 2286-24, seconded by Mayor DeCiccio. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Weaver and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

14. City Commission Reports

Commissioner Russell –

- Thanked Parks and Recreation for their work on the summer camp .
- Spoke about the educational opportunities of Juneteenth events on Saturday.
- Congratulated the Communications Departments on their awards.

15. Summary of Meeting Actions

- Presented proclamation in recognition of Juneteenth.
- Received presentation of awards to the Communications Department.
Received report from the City Attorney on the temporary injunction on Form 6 filing.
- Received report from Orange County Charter amendment.
- Approved the Consent Agenda.
- Place appointments to Pension Boards on the next agenda.
- Approved foreclosure of 1260 Whitesell Drive.
- Directed staff to negotiate a 20-year lease of old library with Blue Bamboo addressing accessibility guidelines, and repairs to the chiller.
- Adopted ordinances relating to annexation, land use and rezoning of properties on Karolina Avenue.
- Adopted ordinance rezoning property at subdivided portion of 1290 N. Park Avenue.
Approved conditional use for three-story building at 111 S. Knowles.
- Adopted resolution approving coordination with FDOT for new traffic signal at Aloma/Cortland Avenue.

16. Adjournment

The meeting was adjourned at 8:12 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis

Item 11 C

Certified General
Contractor

[WEAVER, TODD C](#)

Primary

CGC1508730
Cert General

Current, Inactive
08/31/2024

Earlier Qualifying business:

Property Inspections of Central Florida LLC –

Business Partner: Don Zeiss

We performed 60-70 commercial & residential
property inspections and reports over 4 years in
Orange, Seminole and Marion counties

Inspection Report of Observations re: Winter Park Old Library

by T. Weaver completed 11 June 2024:

1) Exterior Building & Grounds

Structure, Foundation, Façade materials – No settling observed, no mortar defects on brick façade, no cracked brickwork; no separations at corners

Structure in excellent condition; non-structural flashing under 1st floor windows peeling (appears to be non-original); pressure washing of entire exterior recommended. Removal of lichens on north facing window frames recommended

Parking lot & Perimeter:

Majority brick pavers; some concrete and asphalt – no significant issues

69 spaces confirmed; original library plan shows 89-90 (see plan options)

Handicap spaces (4) – number adequate per code; striping (blue) intact & signage intact

Sidewalks- intact and no observable defects

Exterior lighting – 12 decorative poles and globes intact; bulbs not tested. Recommend repainting poles black; Wall-mounted lighting intact at loading doors and dock.

Grading, drainage & stormwater: slope to stormwater inlets adequate; drain debris guard missing on south inlet (damage from previous lessee not repaired per contract); no other issues

Windows and seals- no defects observed

Flat Roof -Bladder type, silicon coating applied 2 years ago w 10-year service life (per WP Facilities Mgr and TCW witness). No observable drainage issues. No observable flashing defects. No observable corrosion. Parapet complete and intact and built to code. Lightning arrestor cables intact. Ladder to roof: no issues. Roof access hatch missing 2 bolts on 1 of 2 props, but hatch functioning properly and sealed when closed.

Exterior doors: Intact, functioning properly and sealed; locks functioning; push-bars intact

Exterior HVAC:

1st & 2nd floor AC via chiller; 2 of 4 compressors have failed – replacement (2) required

3rd floor HVAC (roof mounted) functioning correctly

Exterior steps, porches, railings, painting, awnings: no observable defects

Signage: Stop and handicapped parking signs intact

Exterior vegetation, landscaping: no significant issues; upgrades recommended; no tree branch issues; **minor root displacement with a few brick pavers**

Exterior Plumbing and Electrical: No issues observed

2) Interior

Ceilings: No issues; acoustic tiles intact; no staining from exterior leakage

Floors: Carpet old and dirty - **recommend replacement**; no issues with hard floors throughout

Walls: No issues observed

Interior doors: no issues observed (see ADA section)

Restrooms: All fixtures intact but not tested. **Deep cleaning recommended.** (see ADA section)

Stairs, landings and handrails:

Stairs from 1st to 2nd floors do not meet current codes (treads OK, but riser height is 7.75" – must be 7" max to meet code; **2 flights of 12 steps each must be demolished and replaced with 14-step sections; hand rails must be altered to meet new stairway slope.** All stair tread widths meet code (11").

Stairways from 2nd to 3rd floor meet current codes.

Plumbing:

No observable defects; **recommend adding shin pads** on under-sink plumbing for all 10 sinks

Recommend water heater inspection(s)

Electrical: No defects observed; All outlets grounded (3-wire); **recommend GFI outlets where applicable**; switches and outlets intact and properly covered. Overhead lighting functional, contained with no defects observed. **Thermostats intact but not tested. Recommend breaker panel interior inspection.**

Elevator: Door opening width & height meet codes; interior dimensions meet codes; interior handrails intact. Elevator stuck between floors 1 and 2. No hydraulic leaks observed in pit, around pump and piping. **Suspect failed relay(s) as probable cause of failure. Check for braille markings on panels. Recommend adding doors' opening/closing sensors to meet current ADA codes. Complete system checkout recommended.** No structural or equipment deficiencies observed other than above.

Miscellaneous: No rodent or insect presence or damage observed.

Fire Code Compliance:

Fire hydrant(s): access not hindered

Fire sprinkler: system intact; head spacing meets code: tested yearly by Wiginton (all passed)

Fire alarms: tested yearly by ACS; all systems fully functioning (all passed)

Fire doors: at all staircase landings intact and adequate per Fire Marshal

Fire exits: no issues observed

Lighted exit signs meet code

Emergency lighting: no deficiencies observed

ADA (American with Disabilities Act) compliance:

Stairs: 1st to 2nd floor staircases must be demolished and rebuild to code; landings OK; handrails must be rebuilt to meet new stairway slopes; 2nd to 3rd floor stairways meet code

Restrooms:

All vanity heights meet code (max 34 inches from floor)

Hung sinks must be lowered 2" (4) to meet code

Knee heights meet code otherwise; recommend shin pads under sinks around exposed plumbing

All toilet seat heights meet code

All restroom doors (all are in non-structural walls) must be removed and replaced with 34" minimum-wide opening doors (6 total on all 3 floors) – recommend 36"-wide doors with pneumatic closers

Grab bars must be added to 2nd-floor toilet areas

Lightweight privacy doors in 3rd-floor restroom interiors must be replaced with 34" minimum-wide doors

Handicapped toilet area doors and floor areas meet code

All handicapped parking spaces (4) are signed and striped to code

Ramps – No interior ramps observed; all parking lot and exterior access ramps meet code.

Building Uses per Florida Building Codes (FBC):

(Comments from Winter Park Building Services Director Gary Hiatt):

- Group A-1 (Concert venues, etc) from Group A-3 (Libraries etc) from FBC section 303.2
- Change of Occupancy must be in accordance with FBC Existing Building Chapter 10.
- When there's cost involve to alter the primary function areas then 20% of that cost must be spent to provide the accessible elements listed in FBC Accessibility Section 202.4.
- ADAAG requirements fall under the purview of DOJ and must be considered separately from the FBC Accessibility. As far as I know, existing buildings must transition to ADAAG compliance regardless.

Conclusions (T. Weaver 12 June, 2024):

No non-compliance issues observed regarding ADAAG guidelines other than those outlined above.

The Winter Park Old Library Building and Grounds can be improved to meet all current FBC, ADA, ADAAG and Fire codes inexpensively (for less than \$175,000).