



# Strategic Recommendations

## ROSENWALD SCHOOL SITE REDEVELOPMENT

**Strategic Recommendations: Rosenwald School Site Redevelopment**

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## 1. Background

### 1.1 Project Location

The Rosenwald School is located on Merritt Street, just west of the SunRail tracks and on the south side of Lake Mobile (see **Figure 1**) in the Winwood/East Altamonte community, an historic area in the southwest portion of unincorporated Seminole County between the Cities of Altamonte Springs and Casselberry. While this area is primarily residential (with both single-family and multi-family development), it also includes parks, community and civic facilities, and non-residential uses.

The project site is located on the periphery of Altamonte Springs' East Town Vision Plan (see **Figure 2**), providing opportunities for the Rosenwald site to connect with enhanced pedestrian networks, green spaces, transportation systems, and goods and services as they develop around the Altamonte Springs SunRail station.

### 1.2 Project Purpose

The Winwood/East Altamonte community, which dates to the late 1880s, has relatively lower household incomes, lower home values, and higher unemployment rates than most of Seminole County. As much as a quarter of the households live under the poverty line. Many households depend on walking, bicycling, and transit for mobility. Investment in the community is a high priority to improve those demographic numbers.

This site redevelopment study considers ways that the Rosenwald property could be redeveloped to address a wide range of needs that can strengthen the community and add both facilities and community services. It provides recommendations to guide strategic actions and investments for repurposing the property as a gathering, activity, and social center.

The purpose of these strategic recommendations is to help create a Request for Proposal (RFP) to redevelop the site under a public/private partnership.

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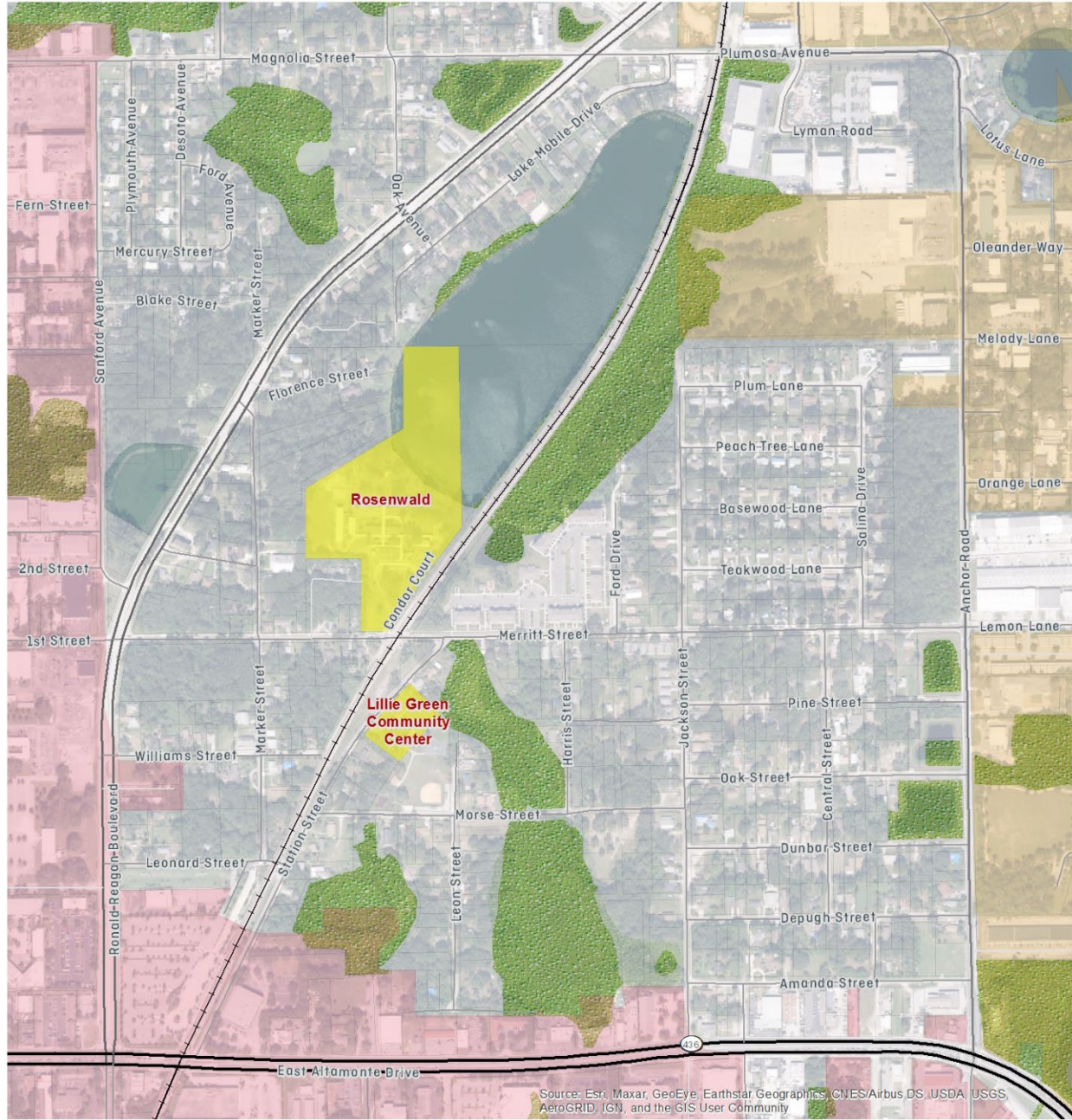


Figure 1: Rosenwald Site Location Map

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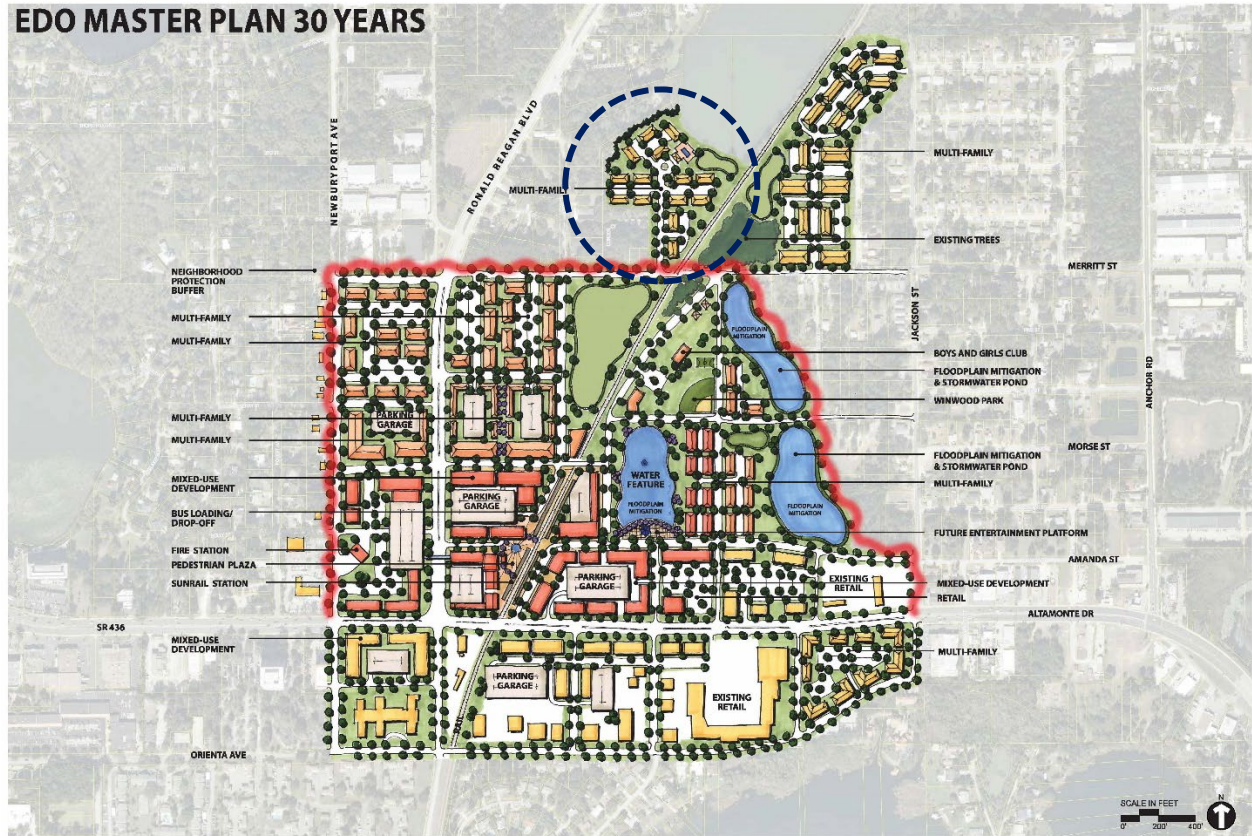


Figure 2: Altamonte Springs' East Town Vision Plan (Rosenwald site has been circled for this report)

### 1.3 Project and Stakeholder Engagement

The project was built on an overarching framework of equitable and inclusive public engagement that invited all interested stakeholders in the community to build relationships, understand issues, create solutions, and foster a sense of ownership that can be carried forward into the future.

Renaissance Planning and County staff developed a story rooted in the community’s voice (blue in **Figure 3**) with methods of presenting, vetting, and prioritizing ideas (tan in **Figure 3**). There were a series of convergences along the way (as the two lines meet), where the project story and its direction arrived at consensus on moving forward in the process. Each of these convergences was preceded by divergences, where choices and trade-offs were considered.

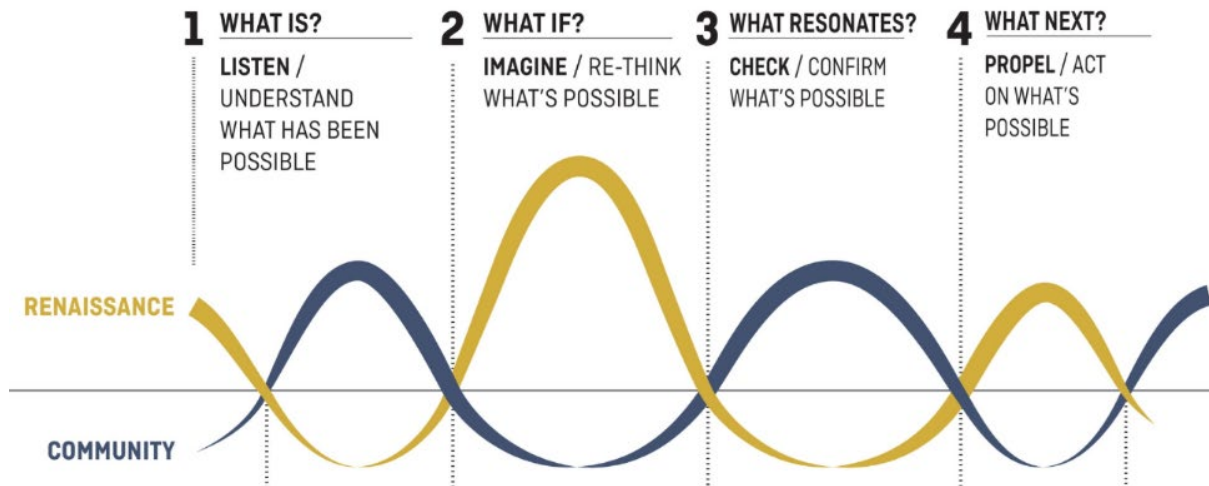


Figure 3: Project Process Diagram

The four questions posed in **Figure 3** related to key points throughout the project:

- **Question 1 - understanding what’s possible:** In Community Workshop #1, people were asked the types of facilities and services they wanted to see on the Rosenwald site to improve the quality of life for residents. (See Section 6.1 for additional information).
- **Question 2 - imagining what’s possible:** In Community Workshop #2, a series of design concepts were presented for community input, and people were asked to prioritize the facilities and services they detailed in the previous workshop. (See Sections 6.2 and 6.3 for additional information).
- **Question 3 - confirming what’s possible:** In Community Workshop #3, draft recommendations were presented and the community was asked if the strategies and concepts reflected what people had prioritized in the previous workshop.

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- **Question 4 - acting on what's possible:** Based on the feedback and comments from the workshops, a set of strategic recommendations (this memorandum) was prepared for use by County staff.

Renaissance Planning and County staff tried to approach this project from integrated and comprehensive perspectives – we wanted to plan with the community, not for it. The appendices in this memorandum provide summaries of information gathered during the community workshops.

### 1.4 Site Context

The Rosenwald site is 13.00 acres, of which 8.91 acres are usable and 4.10 acres are in Lake Mobile.

The site has R-1 (Single Family Dwelling) and R-2 (One and Two Family Dwelling) zoning, with a PUBS (Public/Quasi Public) future land use designation (see Section 3.4 for additional information).

According to Flood Insurance Rate Maps, the site is located in “Zone X”, which is outside of the 100-year flood plain.

Potable water is provided by the City of Altamonte Springs. The site has an on-site septic and drain field sewer system. (Note: In conversations with City of Altamonte Springs Growth Management and Public Works Departments staff, they have expressed interest in providing a connection to their municipal sanitary sewer system). Electric, fiber optic cable, and telephone service are available through local carriers.

According to the Florida Department of State, the site is ineligible for listing on the National Register of Historic Places and this redevelopment project will have no effect on any historic properties (see Section 6.4 for additional information).

There are 70 paved and lined parking spaces on site, including 2 handicap spaces. There are approximately seven additional unlined spaces. The two handicap spaces do not meet code requirements for quantity, size, and access aisles; however, there is adequate width where the handicap spaces are currently located to restripe to code.

The existing buildings are in different stages of disrepair and neglect, including structural damage to walls and roofs, water damage and mold, broken glass and windows, potentially hazardous materials, rusting or aging fixtures, and deteriorating infrastructure. A thorough property condition assessment was performed in 2019 by Bentley Architects + Engineers (see Section 6.5 for additional information and reference from that assessment).

Existing buildings on the Rosenwald site are all concrete block construction, except Buildings 13 and 14, which are frame and stucco structures. Roofs are bitumen membrane or gravel ballast, except Buildings 5, 13, and 14, which are metal panel.

Building size and uses are summarized below, based on survey information, school maps, and commercial appraisal information (see **Table 1** and **Figure 4**):

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<b>Bldg.</b>	<b>Gross Fl. Area</b>	<b>Layout</b>	<b>Year Built</b>
#1	5,418 sf	Kitchen office, restroom, food prep area, material storage, mechanical room, dining area, and teacher lounge.	1960
#2	1,235 sf	Principal/director office, secretarial space, general school space, material storage, production room, and restroom.	1960
#3	2,447 sf	Mechanical room, material storage, restrooms, teacher planning office, and teacher lounge.	1960
#4	2,169 sf	Asst. Principal office, conference room, material storage, restrooms, and reception area.	1960
#5	2,148 sf	Teacher planning office, material storage, restroom, and general school space.	1952
#6	4,088 sf	Storage areas, mechanical room, restrooms, and vocational rooms.	1964
#7	2,163 sf	Mechanical room, weight room, custodial closet, and restrooms.	1960
#13	2,412 sf	Classrooms, material storage, and restrooms.	1984
#14	5,007 sf	Classrooms, observation booths, mechanical rooms, material storage, and restrooms.	1984
	<b>27,251 sf</b>		

Table 1: Existing Building Summary

There is also a severely damaged fiberglass greenhouse, two small metal storage sheds, a basketball court, and utility buildings on the site.



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Figure 4: Existing Building Layout

## 2. Alternatives

### 2.1 Introduction

Four site redevelopment concept plan alternatives for a new Rosenwald Community Center emerged from stakeholder input and team discussion in the early part of the project. Rough site plans and potential program umbrellas were then created for each concept to better understand site elements and their relationships. Each concept is described in more detail below.

### 2.2 Concept 1 - Historic Concept

This concept (see **Figure 5**) involves renovation of all nine existing buildings. Site redevelopment could include the following elements:

- New housing on the western portion of the site that takes advantage of access through existing parking lanes. Units would be arranged in two- and three-story buildings that are compatible with the height of the existing tree canopy to provide transition to nearby single-family homes. The housing complex would include meeting rooms available for general community social and educational use and would share common outdoor spaces with the new Rosenwald Community Center.
- Outdoor plaza areas around existing buildings that extend the functional use of indoor spaces, connect buildings, provide sitting/socializing areas, and offer installation locations for public art and historic markers.
- Memorial plaza(s) and/or garden(s).
- Urban farming plots and herb gardens for community and culinary school use. Consider including urban beekeeping to increase biodiversity and pollinate plants, trees, and crops.
- Outdoor space for recreation, gathering, and lake activities, including large lawn areas, shaded seating areas, picnic area, and community dock.
- Storm water pond enhanced with grassed slopes and fountain to create a site amenity.
- Potential program elements include the following:
  - Building #1: culinary school/teaching kitchen and community room(s),
  - Building #2: welcome desk and Sheriff's Department substation/community resource officers,
  - Building #3: workforce services,
  - Building #4: library and computer lab,

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- Building #5: heritage center and museum,
- Building #6: healthcare and medical services,
- Building #7: wellness services,
- Building #13: childcare and early education, and
- Building #14: education classes (rotating providers).



Figure 5: Historic Concept Plan Sketch

### 2.3 Concept 2 - Hybrid Concept A

This concept (see **Figure 6**) renovates buildings #1, #2, #3, #4 and #5 - all other buildings are demolished. Site redevelopment could include the following elements:

- New housing on the western portion of the site that takes advantage of access through existing parking lanes. Units would be arranged in two- and three-story buildings that are compatible with the height of the existing tree canopy and act as a transition in scale between the new community center space and nearby

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single-family residential homes. The housing complex would share common outdoor spaces with the new Rosenwald Community Center.

- Outdoor/entry plaza areas around existing buildings to extend the functional use of indoor spaces, connect buildings, provide sitting/socializing areas, and offer installation locations for public art and historic markers.
- Memorial plaza(s) and/or garden(s).
- Urban farming plots and herb gardens for community and culinary school use. Consider including urban beekeeping to increase biodiversity and pollinate plants, trees, and crops.
- Outdoor space for recreation, gathering, and lake activities, including large lawn areas, shaded seating areas, picnic area, and community dock.
- Storm water pond enhanced with grassed slopes and fountain to create a site amenity.
- New community center space (approx. 12,500 sf).
- Potential program elements include the following:
  - Building #1: culinary school, teaching kitchen and UF/IFAS (Institute of Food and Agricultural Sciences) office,
  - Building #2: Sheriff's Department substation/community resource officers,
  - Building #3: healthcare and medical services (rotating providers),
  - Building #4: education classes and workforce services (rotating providers),
  - Building #5: heritage center and museum, and
  - New community center space: community rooms, meeting rooms, classrooms, computer lab, atrium/gallery, covered deck space, and covered entrance tied into front parking loop.

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Figure 6: Hybrid Concept Plan A Sketch

### 2.4 Concept 3 - Hybrid Concept B

This concept (see **Figure 7**) renovates buildings #1, #2, and #5 - all other buildings are demolished. Site redevelopment could include the following elements:

- New housing on the western portion of the site that takes advantage of access through existing parking. Units would be arranged in two- and three-story buildings that are compatible with the existing tree canopy and act as a transition in scale between the new community center space and nearby single-family residential homes. The housing complex would share common outdoor spaces with the new Rosenwald Community Center.
- Outdoor/entry plaza areas around existing buildings to extend the functional use of indoor spaces, connect buildings, provide sitting/socializing areas, and offer installation locations for public art and historic markers.
- Memorial plaza(s) and/or garden(s).
- Urban farming plots and herb gardens for community and culinary school use. Consider including urban beekeeping to increase biodiversity and pollinate plants, trees, and crops.

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- Outdoor space for recreation, gathering, and lake activities, including large lawn areas, shaded seating areas, picnic area, and community dock.
- Storm water pond enhanced with grassed slopes and fountain to create a site amenity.
- New community center space (approx. 12,500 sf).
- Potential program elements include the following:
  - Building #1: culinary school, teaching kitchen and UF/IFAS office,
  - Building #2: Sheriff's Department substation/community resource officers,
  - Building #5: heritage center and museum, and
  - New community center space: community rooms, meeting rooms, classrooms, computer lab, atrium/gallery, covered deck space, and covered entrance tied into front parking loop.



Figure 7: Hybrid Concept Plan B Sketch

## 2.5 Concept 4 - Modern Concept

This concept (see **Figure 8**) demolishes all nine existing buildings and provides a blank slate for site redevelopment, which could include the following elements:

- New housing on the western portion of the site that takes advantage of access through existing parking. Units would be arranged in two- and three-story buildings that are compatible with the existing tree canopy and act as a transition in scale between the new community center space and nearby single-family residential homes. The housing complex would share common outdoor spaces with the new Rosenwald Community Center.
- Outdoor/entry plaza areas to extend the functional use of indoor spaces, provide sitting/socializing areas, and offer installation locations for public art and historic markers.
- Memorial plaza(s) and/or garden(s).
- Urban farming plots and herb gardens for community and culinary school use. Consider including urban beekeeping to increase biodiversity and pollinate plants, trees, and crops.
- Outdoor space for recreation, gathering, and lake activities, including large lawn areas, shaded seating areas, picnic area, and community dock.
- Storm water pond enhanced with grassed slopes and fountain to create a site amenity.
- New community center space (approx. 25,000 sf).
- Potential program elements include the following:
  - New community center space: community rooms, meeting rooms, classrooms, computer lab, teen room, recreation areas, Sheriff's Department substation, atrium/gallery, covered deck space, and covered entrance tied into front parking loop.

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Figure 8: Modern Concept Plan Sketch



## 3. Alternatives Evaluation

### 3.1 Introduction

The four rough concept plans were evaluated for their consistency with the project purpose, considering stakeholder input, community needs, engineering matters, order of magnitude costs, design constraints, and opportunities that address the needs expressed by the community.

### 3.2 Concepts Assessment

Some of the questions considered during concept plan evaluation included the following:

- What are the conditions of existing buildings? How many buildings should be renovated? Which ones?
- What are the costs for renovation of existing buildings to current code standards versus costs for new construction?
- What services desired by the community would benefit most from new construction and technologies?
- What other resources and facilities are available in the community to complement the services proposed at Rosenwald?

#### **Concept 1 - Historic Concept**

This concept keeps all existing buildings. Items noted for this concept include:

- Form is limited by the architecture of the existing buildings (including interior block walls, exterior door locations, and ceiling height) and layout of the site (relationship of the buildings to each other). Outdoor connections, even with covered walkways, are not ideal during winter (cold) and summer (heat, rain, and bug) months.
- Security and management are harder to monitor and control since each building is separate and there are multiple points of access.
- The cost to renovate buildings to current codes is significant. This is based on two general pieces of information. First, information contained in the Bentley property condition assessment (see Section 6.5), which found that much of the infrastructure, buildings, equipment, and utilities are in poor condition and/or have passed their useful life expectancy. Second, a conversation Renaissance Planning had with Sharon Keys, President of the Lincoln Park South Lake Alliance. The Alliance is working to convert the Clermont Elementary School into a community center. The school, like Rosenwald, is 1950/1960s construction, but is still in use today. They have brought in several contractors to assess the work needed to bring existing buildings up to code and add modern technologies, with estimates ranging from two to three million dollars.

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- Infrastructure systems (such as heating, ventilation and air conditioning, collectively known as HVAC) are complicated by having individual buildings.
- Restroom/washroom facilities are not available in each building and existing facilities may not meet current ADA (Americans with Disabilities) standards.

### **Concepts 2 and 3 - Hybrid Concepts**

This concept keeps some existing buildings and adds a new community center. Items noted for this concept include:

- Connects the past with the future by preserving several existing buildings but integrates them with new architecture, both visually and through use of materials, colors, and style choices from original Rosenwald school designs.
- New community center can provide state-of-the art facilities and integrate outdoor spaces (plazas and gardens) to extend functional use/area for events, exhibits, and learning.
- This concept provides a smaller community center than the modern concept. While it still provides an adequate scheduling platform for needed priority services, it provides more efficient use of available and potential funding, as well as staff resources.

### **Concept 4 - Modern Concept**

This concept demolishes all nine existing buildings and provides a blank slate for a new community center. Items noted for this concept include:

- This concept was not popular in discussions with community members – according to them, removing all existing buildings “erases” the history and legacy of the site. However, there would be opportunities to “upcycle” some of the existing architectural pieces to different uses to maintain some of the site’s history.
- New community center can provide a host of program options with vertical construction, including gymnasium, a mix of uses, or housing/dormitory pods.
- New community center can be expanded in phases as funds become available and services/facilities are evaluated over time.
- Architecture can provide links to the past through design and materials, but also be a showcase piece for this community.

While this evaluation maintains a broad context and considers multiple perspectives, it should be noted that the objective of this exercise is to provide the County with insights to help them move forward with this project through different RFPs and policy revisions (see Section 4.4), not to identify one definite design solution.

### 3.3 Concept Recommendation

After considering the pros and cons of each concept, we believe that the one providing the most return on investment, as well as preserving a piece of the Rosenwald history is the hybrid model. The recommendations and “typical” program described in Section 4 of this memorandum are based on Hybrid Concept B.

### 3.4 Development Program Considerations

Throughout stakeholder engagement, the community provided a wide range of services they wished to see incorporated in a redeveloped Rosenwald site. For the most part, there was consensus on the types of services that would be most beneficial for residents and raise their quality of life. However, there were several topics that had divided opinion:

- **Daycare:** While the need for daycare and early learning facilities in this community is not up for debate, the question became “what location is best for these services”. Some people see the new community center as the proper location, while others see the Lillie H. Green Community Center as more appropriate.
- **Housing:** There is a need for affordable housing in the community, but there have been different schools of thought communicated on this issue. Is senior living (age 62+) needed or will people prefer to age in their existing residences? Should senior living be part of the Rosenwald redevelopment, or should it be done elsewhere in the community? How many units should there be? Should units be strictly for seniors, or would non-age restricted housing be more appropriate to accommodate larger/extended families? Can senior living co-exist with daycare and early learning facilities on the same site?
- **Recreation:** A variety of recreation facilities and services have been proposed as part of this project, not only for children, but also for teens and adults. The main question has been, is Rosenwald or Lillie H. Green the appropriate location to add recreation amenities?

Unfortunately, the Rosenwald site and community center cannot provide all the things desired by the community - there is not adequate room and/or funding for everything. These strategic recommendations are meant to provide the County with a foundation for moving forward with this project. As such, we believe there is a huge opportunity to enhance recreation facilities at the Lillie H. Green Community Center and provide synergy to the Rosenwald site, so that the two take on a “campus” relationship with “complete streets” amenities providing for safe and easy accessibility. With the addition of the park and water feature that the City of Altamonte Springs is building south of Winwood Park (see **Figure 2**), public spaces and recreation opportunities, both active and passive, begin to become a connecting element throughout the community. There may also be chances for the County to purchase properties adjacent to either Lillie H. Green or Winwood Park to expand facilities and connections to the community.

Additionally, Seminole County has been exploring ways to expand services at the Lillie H. Green Community Center and has created a draft *Potential Facility Usage and Program Plan* (dated January 23, 2020). This Plan looks at potential programming plans and schedules, operations and maintenance budgets, and staffing needs.

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The campus concept should also be extended to Fire Station 11 and the SunRail station to provide a series of community connections. CDBG (Community Development Block Grant) monies may be available for off-site infrastructure improvements such as sidewalks.

### 3.5 Policy Considerations

The Rosenwald property has a zoning of R-1 (single-family dwelling district) and R-2 (one- and two-family dwelling), with a future land use designation of PUBS (public/quasi-public).

Neither of these categories work well with the proposed site redevelopment. Different strategies may be considered depending on how Seminole County decides to develop the site.

- Subdivide the site into a residential parcel (senior living complex) and a public parcel (community center) so that each operates independently in terms of land development code regulations and operation/turnover. Change the residential parcel to R-3A (multiple family dwelling) zoning, which allows 2-3 story buildings, and MDR (medium density residential) future land use and the community center to PLI (public lands and institutions) zoning and PUBC (public/quasi-public/county owned) future land use; or
- Change the zoning and future land use to PD (planned development) and create a master development plan for the entire site. The site may either be subdivided as indicated above or the County could lease the residential portion of the property through a ground lease. If subdivided, the County could sell this residential lot to a multi-family builder.

## 4. Strategic Recommendations

### 4.1 Introduction

Based on stakeholder input and evaluation of the alternative concepts, we offer the following recommendations for redevelopment of the Rosenwald site:

### 4.2 Policy

Planned Development (PD) zoning and future land use give the County the most flexibility, in terms of programs, development phasing, options for public/private partnerships, management, and funding opportunities.

### 4.3 Housing

The opportunity to provide senior living (ages 62+) gives people a choice to “age in place” if they desire. While there are other non-age restricted affordable opportunities in the community, senior housing has been discussed as a priority since the beginning of this project. Non-age restricted housing could also be an option and is desired by the community. It is recommended that the County retain ownership and create a public/private partnership through a ground lease to develop housing units with certified affordable rates that give current residents priority reservations. A Community Land Trust could also be an option for the housing component of the project.

Units should ideally be arranged in two- and three-story buildings or wings that are compatible with the existing tree canopy height in the area – this will create a transition in scale between the new community center space and nearby single-family residential homes (see **Figure 9** for example of what housing could look like at Rosenwald).

Miscellaneous details to consider include:

- Housing development should have separate utilities from the community center; this is a practicality based on the likelihood of different system installations based on code requirements, especially for fire protection.
- Housing development should be responsible for a percentage of the community center costs, since they will be sharing many of the site facilities, especially outdoor areas.
- Housing development should coordinate with community center repaving and parking delineation/stripping to ensure that adequate space is provided for larger vehicles, both emergency services and refuse pick-up.
- Housing development should consider enhanced/upgraded windows to provide noise mitigation/sound attenuation from the railroad tracks.



Figure 9: Example of Senior Living Facility (appropriate scale for Rosenwald site)

#### 4.4 Facilities

Three existing buildings are recommended for renovation:

- Building #1: Culinary school/kitchen; classroom; community room (becomes a wellness/nutrition space when new community center is completed).
- Building #2: Sheriff’s Department substation with community resource officers; welcome desk (becomes part of community resources office when new community center is completed).
- Building #5: heritage center and museum.

These three buildings could be open for use while the community center is being constructed, so that services can begin to flow into the community.

The new community center should be a state-of-the-art facility, with a size of +/- 12,500 sf and climate controlled. Recommended building elements include:

- Covered entrance connected to existing covered walkway in front of Building #1,

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- Lobby area with front desk, seating, telephone, and electronic kiosk (for information, appointments, and jobs),
- Classroom (with rotating providers),
- Computer lab,
- Meeting rooms,
- Conference room,
- Community event room with kitchen, storage area, and technology hookups/equipment (250-300 person capacity; can be separated into smaller spaces with retractable soundproof dividers),
- Gallery area with seating and art/artifacts,
- Covered deck (overlooking lake), and
- Adjacent patio/plaza spaces (that extend indoor spaces during events and connect to the heritage center).

Sustainable and green elements, such as solar panels, vegetated walls and screens, rainwater harvesting, pervious surfaces, and rain gardens should be incorporated where appropriate.

**Figures 10 and 11** show a potential concept plan on the Rosenwald site, based on the hybrid model discussed earlier.

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Figure 10: Potential Concept – Plan



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Design elements keyed to the **Figure 10** potential concept plan include:

- A: Buffer with existing residential development
- B: Parking for housing complex
- C: Housing complex
- D: Formal lawn with trellis
- E: Garden plots
- F: Loading/unloading area for garden plots
- G: Lawn area for community center events
- H: Existing parking areas
- I: Covered entrance area for community center
- J: Building #1 (existing)
- K: Building #2 (existing)
- L: Building #5 (existing)
- M: Community center - entrance plaza areas
- N: Community center - building
- O: Community center – covered deck area
- P: Great lawn area
- Q: Shaded sitting areas
- R: Urban beekeeping area
- S: Picnic pavilion
- T: Dock
- U: Cleaned up lakefront edge
- V: Trails
- W: Enhanced stormwater pond with fountain
- X: Buffer along railroad tracks

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Figure 11: Potential Concept - Elevation

Architectural elements from original Rosenwald school designs should be incorporated into the new community center, including metal roofing, large windows, high ceilings, covered porches, and a palette of light colors (see **Figures 12-14**).

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Figure 12: Architectural Elements – metal roofs and porches (source: [www.ncdcr.gov](http://www.ncdcr.gov) )



Figure 13: Architectural Elements – high ceilings and light color palette (source: [www.teachingforchange.org](http://www.teachingforchange.org) )

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Figure 14: Architectural Elements – large windows (source: [www.andersonrosenwaldschool.com](http://www.andersonrosenwaldschool.com) )

### 4.5 Services Program

Based on services and spaces available in comparable facilities researched (see Case Study in Section 5), a theoretical program was developed and outlined for the new community center to demonstrate how the wide range of services voiced by the community could be accommodated:

- Classroom (1)
  - Rotating education providers offering job training, GED (General Educational Development or equivalent completion of high school), and college level classes (such as language, business, personal) or similar
  - Longer block classes: one in morning, two in afternoon, one in evening – this provides approximately 15-20 instruction blocks per week
- Computer lab (1)
  - Individual computer learning or personal use
  - online learning classes
  - Rotating education providers offering general computer skills, Microsoft Office and Adobe suites, coding, website design, and e-commerce or similar

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- Longer block classes/independent use: one in morning, two in afternoon, one in evening – this provides approximately 15-20 instruction blocks per week
- Offices (5)
  - Individual or private meetings
  - Static or rotating providers for each office
    - Office 1 – medical/dental
    - Office 2 – mental/behavioral
    - Office 3 – personal services
    - Office 4 – workforce/employment
    - Office 5 – miscellaneous
  - Shorter block appointments: two in morning, three in afternoon, one in evening – this provides approximately 25-30 appointment slots per office per week
- Conference room (1)
  - For use on an “as needed” basis for committees or community groups

While this is a theoretical program, we believe it demonstrates that a wide range of services and instruction can be slotted into the community center schedule, with flexibility that can accommodate the needs and time availability of most residents.

Seminole County would own and operate the community center and manage the programs, under the direction of the Leisure Services and Community Services Departments. These Departments would be responsible for scheduling, as well as staffing.

### 4.6 Project Phasing/Workflow

As Seminole County moves forward with implementation of the Rosenwald site redevelopment, there will be many steps to coordinate, including:

No.	Workflow Description	Potential Stakeholders
<b>Planning and Design</b>		
1	Policy – zoning and future land use designation changes	<ul style="list-style-type: none"> <li>• Seminole County</li> </ul>
2	RFP for master developer – community center and affordable housing design and construction	<ul style="list-style-type: none"> <li>• Seminole County</li> </ul>
3	Construction plans – site and building renovations	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private consultants – architects, engineers, and planners</li> </ul>
4	Construction plans – demolition, recycling, and upcycling	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private consultants – architects, engineers, and planners</li> </ul>
5	Construction plans – logistics, staging, and maintenance of traffic	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Altamonte Springs</li> <li>• Private consultants - engineers</li> </ul>
<b>Site Work – Existing Buildings</b>		
6	Demolish existing buildings, structures, hard courts, and other elements per plans	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private contractors</li> </ul>
7	Remove unwanted and unsafe materials from buildings to remain	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private contractors</li> </ul>
<b>Infrastructure</b>		
8	Extend, upgrade, or provide new water connections for the community center and affordable housing complex	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Altamonte Springs</li> <li>• Private contractors</li> </ul>
9	Abandon septic tank system and provide new sanitary sewer connections for the community center and affordable housing complex	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Altamonte Springs</li> <li>• Private contractors</li> </ul>

**Strategic Recommendations: Rosenwald School Site Redevelopment**

10	Extend, upgrade, and/or provide dry utility/technology connections – electricity, telephone, and internet	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Utility providers</li> </ul>
11	Rehabilitate/redesign existing stormwater pond and conveyance elements	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private consultants – drainage engineers</li> <li>• Private contractors</li> </ul>
12	Modify Merritt Street entrance to site to facilitate all turning movements	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Altamonte Springs</li> <li>• Private contractors</li> </ul>
13	Add pedestrian-scale site lighting	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private consultants – lighting engineers</li> <li>• Private contractors</li> </ul>

**Existing Building Renovation**

14	Perform environmental assessment and remediation	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private consultants – environmental engineers</li> <li>• Private contractors</li> </ul>
15	Reconstruct structures to current building codes	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private consultants – architects and structural engineers</li> <li>• Private contractors</li> </ul>
16	Clean, upgrade, or add HVAC systems	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private contractors</li> </ul>
17	Repair and enhance covered walkways	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private consultants – structural engineers</li> <li>• Private contractors</li> </ul>
18	Repair, enhance, or add lighting and security features	<ul style="list-style-type: none"> <li>• Seminole County</li> </ul>

**Strategic Recommendations: Rosenwald School Site Redevelopment**

		<ul style="list-style-type: none"> <li>• Private consultants – electrical and lighting engineers</li> <li>• Private contractors</li> </ul>
19	Incorporate green building components such as solar panels, rainwater harvesting and vegetated walls	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private consultants – structural and drainage engineers, planners, and landscape architects</li> <li>• Private contractors</li> </ul>

**Site Work – Outdoor Elements**

20	Maintain existing landscaping – remove, shape and prune as needed	<ul style="list-style-type: none"> <li>• Seminole County</li> </ul>
21	Plant grass	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private contractors</li> </ul>
22	Add landscaping	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private consultants – landscape architects</li> <li>• Private contractors</li> <li>• Community groups</li> </ul>
23	Clean and/or clear lake edge	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• SJR Water Management District</li> </ul>
24	Remove or move existing fencing	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private contractors</li> </ul>
25	Construct dock	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• SJR Water Management District</li> <li>• Private vendors and/or contractors</li> </ul>



**Strategic Recommendations: Rosenwald School Site Redevelopment**

26	Add sidewalks and trails	<ul style="list-style-type: none"> <li>• Seminole County</li> </ul>
27	Add amenities – seating areas and pavilion/picnic space	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private consultants – landscape architects</li> <li>• Private contractors</li> </ul>
28	Create areas for urban farming and beekeeping	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Ag Extension office</li> <li>• Private vendors and/or contractors</li> </ul>
29	Add site lighting	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private consultants – lighting engineers</li> <li>• Private vendors and/or contractors</li> </ul>
30	Repave and restripe parking lot (add spaces where feasible)	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private contractors</li> </ul>

**Multimodal Networks – Community Accessibility**

31	Add pedestrian-scale lighting, especially at intersections - prioritizing Merritt Street and Station Street	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Altamonte Springs</li> <li>• Private consultants – lighting engineers</li> <li>• Private vendors and/or contractors</li> </ul>
32	Fix sidewalks – cracks, gaps, and uneven sections.	<ul style="list-style-type: none"> <li>• Seminole County</li> </ul>
33	Add and/or enhance crosswalks	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Altamonte Springs</li> </ul>
34	Maintain vegetation and provide clear horizontal and vertical clearances along sidewalks for pedestrians and bicyclists	<ul style="list-style-type: none"> <li>• Seminole County</li> </ul>

**New Building Construction**

35	Community center, including adjacent outdoor areas and connections to existing buildings	<ul style="list-style-type: none"> <li>• Seminole County</li> </ul>
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**Strategic Recommendations: Rosenwald School Site Redevelopment**

		<ul style="list-style-type: none"> <li>• Private consultants – architects, engineers, and planners</li> <li>• Private contractors</li> <li>• Private vendors</li> </ul>
36	Affordable housing	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Private development partner</li> </ul>

**Programs, Services and Funding**

37	Create organization and management through the Leisure Services and Community Services Departments	<ul style="list-style-type: none"> <li>• Seminole County</li> </ul>
38	Develop list of potential services for Rosenwald	<ul style="list-style-type: none"> <li>• Seminole County</li> <li>• Local providers</li> </ul>
39	Develop schedules and staffing needs for Rosenwald	<ul style="list-style-type: none"> <li>• Seminole County</li> </ul>
40	Consider ways to expand facilities, services, and staffing at Lillie H. Green as a complement to Rosenwald	<ul style="list-style-type: none"> <li>• Seminole County</li> </ul>
41	Develop potential funding sources	<ul style="list-style-type: none"> <li>• Seminole County</li> </ul>

Table 2: Project Workflow

**4.7 Naming**

The Rosenwald name should remain as the overarching project identifier; however, there are opportunities throughout redevelopment of the project to incorporate naming/branding concepts or sponsors within that larger umbrella (the “xx name facility” at Rosenwald or the Rosenwald Community Center). Facilities or programs where naming could include community leaders (both historic and present-day), commissioners, or businesses include the:

- culinary school
- plaza(s) and/or garden(s)
- heritage center/museum
- pavilion(s)

The Board of County Commissioners have already voted to incorporate the Rosenwald name for the community center (e.g. Rosenwald Community Center). The affordable housing component could also incorporate the Rosenwald name into its title.

#### 4.8 Program Partnerships

There are many groups and organizations who have expressed interest in providing services and sweat equity during the redevelopment of the Rosenwald site to invest in the community and provide residents with a stake in their future. Some of the expertise and work efforts that have been brought to our attention and could be incorporated into the project includes:

- Architectural design services
- Demolition and construction (through trade apprenticeships)
- History and cultural artifacts
- Memorial garden
- Art installations
- Planting and landscaping

#### 4.9 Funding

As shown on the project workflow matrix (Section 4.6), redevelopment of the Rosenwald site will have many different components, with both hard costs (construction activities) and soft costs (management and staffing). Funding will be critical for maintaining project momentum and progress and will likely come from a variety of revenue streams. The County will allocate monies within yearly budgets for the project. While these funds will go a long way towards keeping the project moving forward, it will likely not be enough to cover all needs.

Grants will become an important avenue in securing supplemental monies for the Rosenwald project. There are many tiers of grants – from state and national agencies, as well as from private corporations, foundations, and individuals. Grants can be for general purposes, or they may be tied to specific programs, such as culture and art, health, sustainability, education, historic restoration, economic resilience, safety, or urban agriculture.

With so many potential funding resources available, and often available only at certain times of the year, we recommend that a grant committee be formed, with both County staff and community stakeholders involved. This committee will spearhead fundraising efforts and lead grant application efforts.

## 5. Case Study

### 5.1 Introduction

During the project, we looked at a variety of facilities, both renovations and new construction, to gather ideas of what might work best for the Rosenwald site. We would like to highlight one of the projects that we feel provides a good analog to help this community visualize how Rosenwald can become a hub that increases quality of life and social interaction.

### 5.2 Facility

The Holden Heights Community Center, located at 1201 20<sup>th</sup> Street in Orlando, was built in 2015 at a construction cost of approximately \$4 million. It was financed with County capital funding and federal grant monies. The facility is 12,612 sf in size, with concrete tilt wall and structural steel construction. There is a 2,294 sf covered deck and a 345 sf patio area. It has 63 parking spaces, including 4 handicap spaces.

The following images (**Figures 15-23**) are meant to provide inspiration. They highlight facilities at the community center – facilities that the community has prioritized for the Rosenwald site (and as shown in the appendices).



Figure 15: front entrance

Strategic Recommendations: Rosenwald School Site Redevelopment



Figure 16: welcome desk and lobby



Figure 17: gallery and sitting area

Strategic Recommendations: Rosenwald School Site Redevelopment



Figure 18: community room(s)



Figure 19: classroom

Strategic Recommendations: Rosenwald School Site Redevelopment



Figure 20: computer lab



Figure 21: conference room

Strategic Recommendations: Rosenwald School Site Redevelopment



Figure 22: private offices and administrative space



Figure 23: covered deck overlooking lake



## 6. Appendices

### 6.1 Workshop #1 – Stakeholder Input

A community workshop was held on May 22, 2021 at the Lillie H. Green Community Center to ask stakeholders what they wanted to see happen to the Rosenwald School site to help make it a hub for the community. Potential program elements noted during the open house discussions include the following:

#### Building Programs

- Healthcare (medical/mental/behavioral)
  - Wellness center (checkups, drug treatment/awareness, sex treatment/awareness, mental health)
  - Counseling services
- Healthcare (physical and recreation)
  - Gymnasium
  - Exercise/weight room
  - Game room
- Education
  - Culinary school/cooking classes
  - Food and nutrition education
  - Parenting skills
  - Legal aid
  - Rehabilitation classes
  - GED classes
  - College classes (Seminole State or other)
  - Mentoring and virtual learning opportunities
  - Language classes
  - Money/personal finance classes
  - Photography/videography/music labs

## Strategic Recommendations: Rosenwald School Site Redevelopment

- Workforce
  - Job skills and training
  - Business education
  - Job board/kiosk
  - Resume services
  - Think tank/collaborative spaces for entrepreneurs
- Community
  - Central reception area
  - Museum/heritage center
  - Library with computer lab/high speed internet
  - Sheriff's Department substation/community officers
  - Community disaster resiliency hub
  - Food pantry
  - Café/restaurant
  - Childcare and early education facilities
  - Housing
- Social
  - Community room (events, lectures, weddings, theatre/music productions, graduation, reunions, repast gatherings, etc...)
  - Youth room
  - Seniors room

### Outdoor Elements

- Dock for fishing and lake access (canoeing or paddle boarding)
- Trails
- Outdoor stage or gazebo (events, movie night)
- Playground

## Strategic Recommendations: Rosenwald School Site Redevelopment

- Splash pad
- Sports courts
- Swimming pool (indoor or outdoor or combination)
- Community garden/urban farming/aquaponics
- Butterfly/flower garden
- Sitting/socializing areas

### Site Improvements

- Additional parking
- Revised driveway entrance
- Signage/wayfinding
- Lighting/safety features
- Connections to Lillie H. Green Community Center
- Green building/sustainability features

## 6.2 Workshop #2 – Prioritization of Stakeholder Input

A community workshop was held on December 13, 2021 at the Eastmonte Park Civic Center Room to ask stakeholders to prioritize the program element noted at the previous workshop. Attendees were asked to identify their top three priorities – the program elements they would like to see implemented on the Rosenwald site first. Responses were as follows, with the top five (and ties) shown in red:

### Healthcare (medical/mental/behavioral)

- Wellness center (6)
- Dental Services (1)
- Counseling services (2)

### Healthcare (physical/recreational)

- Gymnasium (0)
- Exercise and weight room (5)

## Strategic Recommendations: Rosenwald School Site Redevelopment

- Game room (0)

### **Education (instruction/classes)**

- Culinary school/cooking (1)
- Food and nutrition (1)
- Parenting skills (1)
- Legal aid (1)
- Rehabilitation (0)
- GED and college classes (6)
- Money/personal finance (6)
- Photography/videography/music lab (0)

### **Workforce/Employment**

- Job skills and training (6)
- Computer lab (2)
- Business education (0)
- Job board/kiosk (0)
- Resume services (3)
- Think tank/collaborative space (1)

### **Community**

- Museum and heritage center (7)
- Library with computer/internet access (1)
- Sheriff's Dept. substation (1)
- Community disaster resiliency hub (1)
- Food pantry (0)
- Café/restaurant (0)
- Childcare and early learning (4)
- Community event room (9)

### **Site Elements/Outdoor Activities**

- Dock and lake access (3)
- Trail with fitness station (0)
- Outdoor stage or gazebo (0)
- Playground (0)
- Sports courts (0)
- Splash pad (0)
- Swimming pool (2)
- Community garden/urban farming (1)
- Sitting/socializing areas (1)

### **6.3 Workshop #2 – Walkability Survey**

A short walkability survey was given to attendees, to better understand how inviting or uninviting the area surrounding the Rosenwald School is for walking and bicycling, since the site needs to be easily accessible for residents as it becomes a community asset and hub of activity. A series of statements was presented, and participants were asked to rate the statement based on their experience using a scale of 1 (disagree strongly) to 5 (agree strongly). 23 surveys were returned. Response averages for each statement and additional comments noted were as follows:

***S1: Sidewalks in the Winwood community are continuous (no gaps) and allow me to safely travel from one location to another.***

[Average score = 3.13, second highest average among the seven statements.]

#### **Comments**

- There have been more sidewalks worked on in the last few years, but gaps still exist.
- Station Street sidewalks are placed right up against the roadway, making a dangerous situation for kids. There needs to be a buffer.

***S2: Sidewalks are maintained – no pavement cracks, broken or uprooted sections, trip hazards, misaligned areas of pavement, or areas with overgrown vegetation.***

[Average score = 2.91, third highest average among the seven statements.]

## Strategic Recommendations: Rosenwald School Site Redevelopment

### Comments

- Sidewalks need repair.
- Some broken places and missing pieces exist.
- There are trip hazards.
- The County needs to maintain their property such as overgrown areas and trees blocking sidewalks. I have called the County before and they have responded promptly.
- [Dunbar St., Merritt St., and Ronald Reagan Blvd. were specifically mentioned as locations where repair is needed.]

***S3: Key intersections have pedestrian crossing elements that increase the visibility of non-motorized users and improves their crossing safety.***

[Average score = 2.87, fourth highest average among the seven statements.]

### Comments

- Speed humps are needed.
- Crosswalks could be improved.
- Lighting at intersections could be better.
- [Marker St./Merritt St. intersection and Oak Ave./Magnolia St. intersection were specifically mentioned as locations where improvements are needed.]

***S4: Amenities such as pedestrian-scale lighting and benches are needed to improve the walking experience for all users and create a higher quality of life for the Winwood community.***

[Average score = 4.13, highest average among the seven statements.]

### Comments

- Lighting is inconsistent.
- Pedestrian lighting and benches are nearly nonexistent.
- Lights need to be maintained better.
- Lighting is needed.
- Ronald Reagan Blvd. needs more lighting.

**Strategic Recommendations:** Rosenwald School Site Redevelopment

**S5: I can accomplish daily activities such as going to the grocery or convenience store, commercial establishment, church, park/recreation, or social event by walking or bicycling.**

[Average score = 2.78, fifth highest average among the seven statements.]

Comments

- Getting to a grocery store walking or biking is an issue.
- No grocery store access.

**S6: Public transportation options are available, convenient to get to, and use.**

[Average score = 2.43, sixth highest average among the seven statements.]

Comments

- No buses in my neighborhood.
- No LYNX stops.

**S7: Vehicles operate safely, obey road rules, and observe speed limits within the Winwood community streets.**

[Average score = 2.22, seventh highest average among the seven statements.]

Comments

- People from the area obey, but those traveling through don't.
- Central St., Merritt St., Leonard St., Morse St., and Brentwood Ave. traffic is excessively fast.
- Vehicles frequently do not observe traffic safety in much of our neighborhood.
- Some serious speeding occurs.
- Brentwood Ave., Central St., and Merritt St. are all unsafe and speeding is a problem.
- Skid marks are present throughout the neighborhood.
- Cars race on Merritt St.
- Vehicles constantly travel at high rates of speed.

**Other comments:**

- Winwood Park needs more maintenance on a regular basis.

## 6.4 Historic Preservation Review

The following letter was received from the Florida Department of State regarding the Rosenwald site:



### FLORIDA DEPARTMENT OF STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

Quentin Grose  
Seminole County  
520 West Lake Mary Boulevard  
Suite 300  
Sanford, Florida 32773

December 16, 2021

RE: DHR Project File No.: 2021-7368  
Project: 1096 Merritt St Altamonte Springs, FL 32701 Parcel 07-21-30-300-0500-0000  
County: Seminole

Mr. Grose:

The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*.

1096 Merritt Street, Altamonte Springs (SE02046) was determined ineligible for listing in the National Register of Historic Places. Therefore, it is the opinion of this office that the proposed project will have no effect on historic properties.

If you have any questions, please contact Alayna Gould, Historic Preservationist, by email at [Alayna.Gould@dos.myflorida.com](mailto:Alayna.Gould@dos.myflorida.com), or by telephone at 850-245-6343.

Sincerely,



Timothy A Parsons, Ph.D.  
Director, Division of Historical Resources  
& State Historic Preservation Officer

**Division of Historical Resources**  
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399  
850.245.6300 • 850.245.6436 (Fax) • [FLHeritage.com](http://FLHeritage.com)





## 6.5 Property Condition Assessment

The following (from Section 3.2) is a summary of issues noted during the Property Condition Assessment performed by Bentley Architects & Engineers on July 31, 2019. A complete copy of the report is available from Seminole County.

### 1. Foundation and Structure:

- a. The building foundations appear to be in good condition but should be monitored during any on-site construction activities.
- b. The exterior columns (buildings 1, 2, 3, 4 and 7) should be sand blasted, inspected for corrosion and repainted. The column base plates and anchor bolts will also require sand blasting as they are exhibiting signs of significant flaking and potential section loss. Once the base plates are cleaned, the base plates and the anchor bolts should be inspected to ensure they are still acceptable, any significantly damaged material should be replaced in kind.
- c. The interior open web steel joists will need to be reinspected during roof replacement activities to ensure the top chords are not exhibiting section loss, joists may require spot repairs and repainting to extend their useful life.
- d. The buildings with stick-built wood framed roofs (Buildings 5, 9, 10 and 11) should be fully reinspected during roof replacement activities and have any damaged framing completely removed and replaced in kind, should those buildings be intended for reuse.

### 2. Building Exterior:

- a. Portions of exterior walls were observed with cracks, with some locations showing signs of water intrusion issues. It is recommended that these walls be repaired or replaced to help prevent further damage.
- b. The roofs were observed to be in poor condition and showing signs of roofing failure as they are all beyond their expected useful service life. It is recommended that roofs be replaced and fascias repaired or replaced to prevent further damage.
- c. Missing or broken glass was observed at windows and doors. It is recommended that glass be replaced at locations that have broken or missing glass.
- d. Exterior doors were observed to be painted wood with several doors showing significant damage or broken windows. The damaged doors should be replaced. Consideration should be given to replace all exterior doors with hollow metal doors and frames that should hold up better in the Florida climate.

### 3. Building Interior:

- a. In general, the interior finishes are in poor condition and should be considered for replacement. These finishes include carpeting, CVT, painting, wall paneling, acoustical ceiling tiles, ceramic tile, and quarry tile.

## Strategic Recommendations: Rosenwald School Site Redevelopment

### 4. Accessibility:

a. A full ADA assessment of the facilities including measurements, verification of slopes, and fixture counts is recommended to be conducted at the time the campus is occupied or renovated.

### 5. HVAC:

a. HVAC equipment varies in age from 9.5 years to 35 years old. The youngest piece of equipment has been sitting idle for the last eight or so years.

b. All equipment utilizes R-22 refrigerant, except one (1) unit which is noted to be factory charged with R-410A. R-22 refrigerant is being phased out of production and will not be readily obtainable for replacement.

c. The equipment conditions range from what appears to be beyond useful life expectancy (in disrepair) to fair.

d. Ductwork and air devices are similar in age of their respective equipment, or older.

e. For all the reasons above, it is recommended that all HVAC equipment and ancillary devices, currently installed, be replaced, if these buildings are to be renovated.

### 6. Plumbing:

a. Water heaters vary in age, the newest water heater was installed in 2010. Other heaters either don't state date of installation or were unable to be located. All have been inactive for the past eight years and it is recommended that each water heating system be replaced.

b. There is a mixture of floor mounted flush valves, wall hung flush valves, and tank type water closets. All are rusting and showing signs of wear. It is recommended these be replaced.

c. All plumbing fixtures on site are in poor condition and show signs of wear.

d. Due to the age of the site and amount of years left abandoned, it is unknown the condition of domestic water piping, hot water piping, sanitary piping, gas piping, and grease piping underground.

e. It is recommended all plumbing piping, water heaters, and plumbing fixtures are removed and replaced if the current buildings are to be renovated.

### 7. Electrical:

a. Electrical equipment varies in age from 20 years to 35 years old. Most equipment has been inactive for the last 8 years and is recommended to be replaced.

b. the fire alarm system is active. However, the system is outdated, and it would be difficult to acquire parts. It is recommended that all fire alarm systems be replaced.

**Strategic Recommendations: Rosenwald School Site Redevelopment**

- c. All lighting has been inactive. If there is a renovation, more than 50% of the space will require all lighting to be replaced in order to comply with the Florida Energy Conservation Code and ASHRAE 90.1.
  - d. The intrusion system is outdated, and acquisition of replacement parts would be difficult. It is recommended that his system be removed and replaced.
  - e. There are existing fiber optic cables to the MDF and each of the buildings has a wall mounted data rack that appears to be in good condition. It is recommended that this equipment be reused in the future.
8. Site Recommendations: The following recommendations are a minimum. Additional recommendations may be warranted upon the proposed use and final decisions for building repurposing and use.
- a. Perimeter fence should be repaired where damaged and the site secured.
  - b. the septic tank should be secured from access.
  - c. The stormwater management system should be cleaned of overgrowth and debris, further inspected for compliance with permit conditions and the fence adjacent to Lake Mobile.
  - d. For long term use, the vehicular use area should be rehabilitated.
  - e. A fire flow test should be conducted for comparison of needed fire flow for any future facility.
  - f. Future planning and design efforts should include a pre-application meeting with Seminole County Environmental Services and the Seminole County Health Department regarding any future use of the septic system.
  - g. Sidewalk and handrail improvements should be completed prior to public access to the facility.
  - h. Additional drainage around the building in conjunction with the installation of a roof drain manifold system would help to minimize standing water around the buildings and intrusion into the buildings.
9. Environmental Conditions:
- a. It is recommended that a hazardous materials survey and pest infestation survey be conducted.