

**Winter Park Civic Venues
City Commission Work Session
Planning the Possibilities
June 1, 2009**

The work session meeting of the Civic Venues Planning the Possibilities was called to order by Mayor Kenneth Bradley at 4:00 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor Kenneth Bradley
Commissioner Phil Anderson
Commissioner Beth Dillaha
Commissioner Karen Diebel (arrived at 4:21 p.m.)
Commissioner Margie Bridges (via phone)

Also present:

President of ZHA, Rick Mellin
City Manager Randy Knight
City Attorney Trippe Cheek
Deputy City Clerk Nancy McLean

Planning the Possibilities

ZHA President Rick Mellin explained that their purpose was to assess the six City properties ability to accommodate various Civic needs. This included the State Office Building, the Library, City Hall, Post Office, Central Park West, and Swope. He stated that the needs originally identified were: 1) to potentially move the Post Office; 2) renovate and/or expand City Hall and the Library; 3) downtown parking; and 4) to have a corporate office somewhere within the City. He commented that these were assessed against the various properties they looked at and he spoke about the Commission work sessions in 2008. He also gave a brief overview of each of the six properties and the options available. Alternatives A-F and summary sheets were provided to the Commission and are attached at the end of the minutes. Mr. Mellin, City Manager Randy Knight, Public Works Director Troy Attaway, Library Director Bob Melanson and Planning Director Jeff Briggs answered questions.

Mr. Mellin emphasized that a decision needs to be made regarding the Post Office before the end of the year. Commissioner Dillaha agreed and commented that they need to prioritize: the Post Office, City Hall, and whether or not to demolish the State Office Building now. She believed they should have a planning discussion on what they want to achieve and envision the next 50 years as opposed to looking at each individual property. Mayor Bradley agreed with envisioning the next 50 years because it has merit and value. He asked Mr. Mellin to lay out the process and how this is done in other places. He also asked Mr. Knight to look at where the money will come from to do these things. Commissioner Anderson suggested the bonding capability.

Mayor Bradley asked that Planning the Possibilities be placed on the June 8 Commission agenda and that the Commission come prepared to decide on the priorities of the next steps and the financial aspects of this. Commissioner Bridges asked that Mr. Melanson find out what kind of public support there is for moving the library and wanted an update on the status of the pledges. Mayor Bradley added that if any member of the citizenry has suggestions or ideas that Mr. Knight should be the point person to gather that information. Mr. Knight agreed.

Form based code

Mayor Bradley commented that they do not have time to discuss this item, but it is scheduled for the June 8 Commission meeting. City Manager Knight stated that there is no money for a form based code study at this time. There was no further discussion.

The meeting was adjourned at 5:34 p.m.



City Clerk Cynthia Bonham

Winter Park Civic Venues
Commission Workshop
June 1, 2009

Purpose: Assess 6 City properties ability to accommodate various civic needs.

Properties: State Office, Library, City Hall, Post Office, Central Park West, Swope.

Needs: Post Office, City Hall, Library, Parking, Corporate Office

Commission Workshops

May 27, 2008

June 16, 2008

July 14, 2008

August 25, 2008

Post Office

USPS Site visit August 13, 2008

USPS Response to requirements to build/split

1 mile max.

23,000 SF vs. 14,000 SF = Cash Payout

Third Amendment to agreement January 12, 2009 – 1 year extension

Public Hearing #1 to Approve December 21, 2009

Progress Energy Site/CNL discussion

Grant Applications: Final Application May 13, 2009

Final response Aug./Sep.

Options: Build new and cash payment - \$5.6 - \$6 million

Leave as is – Negotiate future option

Library

Parking Study – 70 additional cars for expansion

Rollins purchase of Langford site

Options: Expand existing/purchase 84 parking - \$8.2 million

Build new - \$13.5 million/sell existing

City Hall

Needs systems upgrades

Need additional space

Potential historic designation

Options: Renovate existing - \$4 million

Expand existing - \$12.8 million

Build new - \$16.5 million/sell existing

State Office Site

Existing building is degrading
Renovation for use cost prohibitive
Office market soft

Options: Demolish - \$100 - \$200,000
 Interim green space
 Sell for office development
 New Library - \$13.5 million
 New City Hall - \$16.5 million

Swope

Isolated location
Soft office/residential market

Options: Interim storage yard
 Sell for office/residential

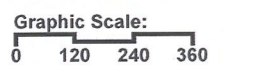
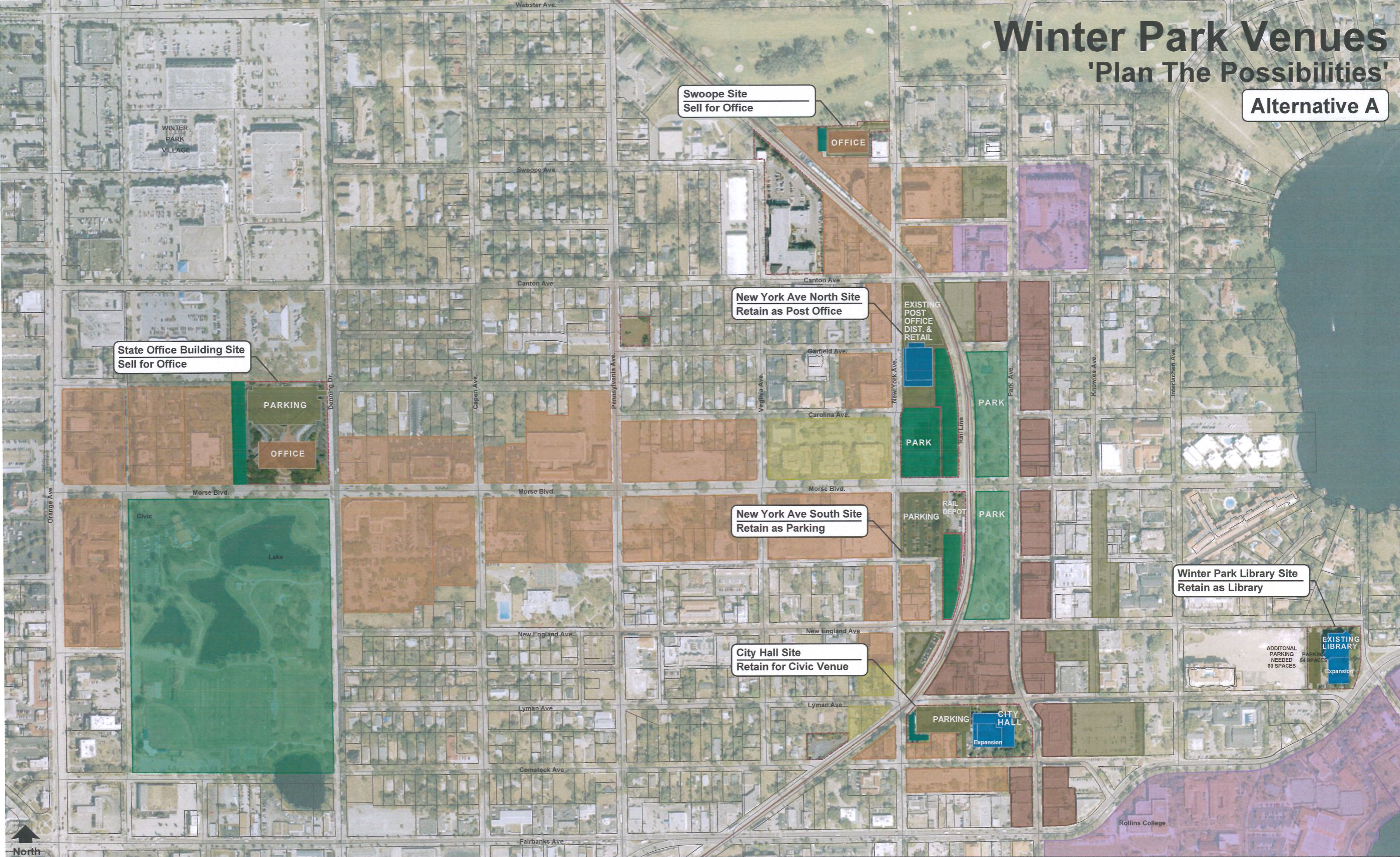
Central Park West Lot A/B

Parking vs. Park

Winter Park Venues

'Plan The Possibilities'

Alternative A



- Civic Venue
- New Office/ Retail
- Parking
- Park Green
- Primary Retail
- Mixed Use
- Residential
- Institutional

Winter Park Venues

'Plan The Possibilities'

Alternative B

Swoope Site
Sell for Office

OFFICE

New York Ave North Site
Retain for Civic Venue

POST OFFICE

PARKING

NEW PARK

PARK

PARK

State Office Building Site
Sell for Office

POST OFFICE DIST.

PARKING

OFFICE

New York Ave South Site
Retain as Parking

PARKING

RAIL DEPOT

PARK

Winter Park Library Site
Retain as Library

EXISTING LIBRARY
Expansion

City Hall Site
Retain for Civic Venue

PARKING

CITY HALL
Renovated
Future Expansion

ADDITIONAL PARKING
NEEDED
80 SPACES

PARKING
64 SPACES



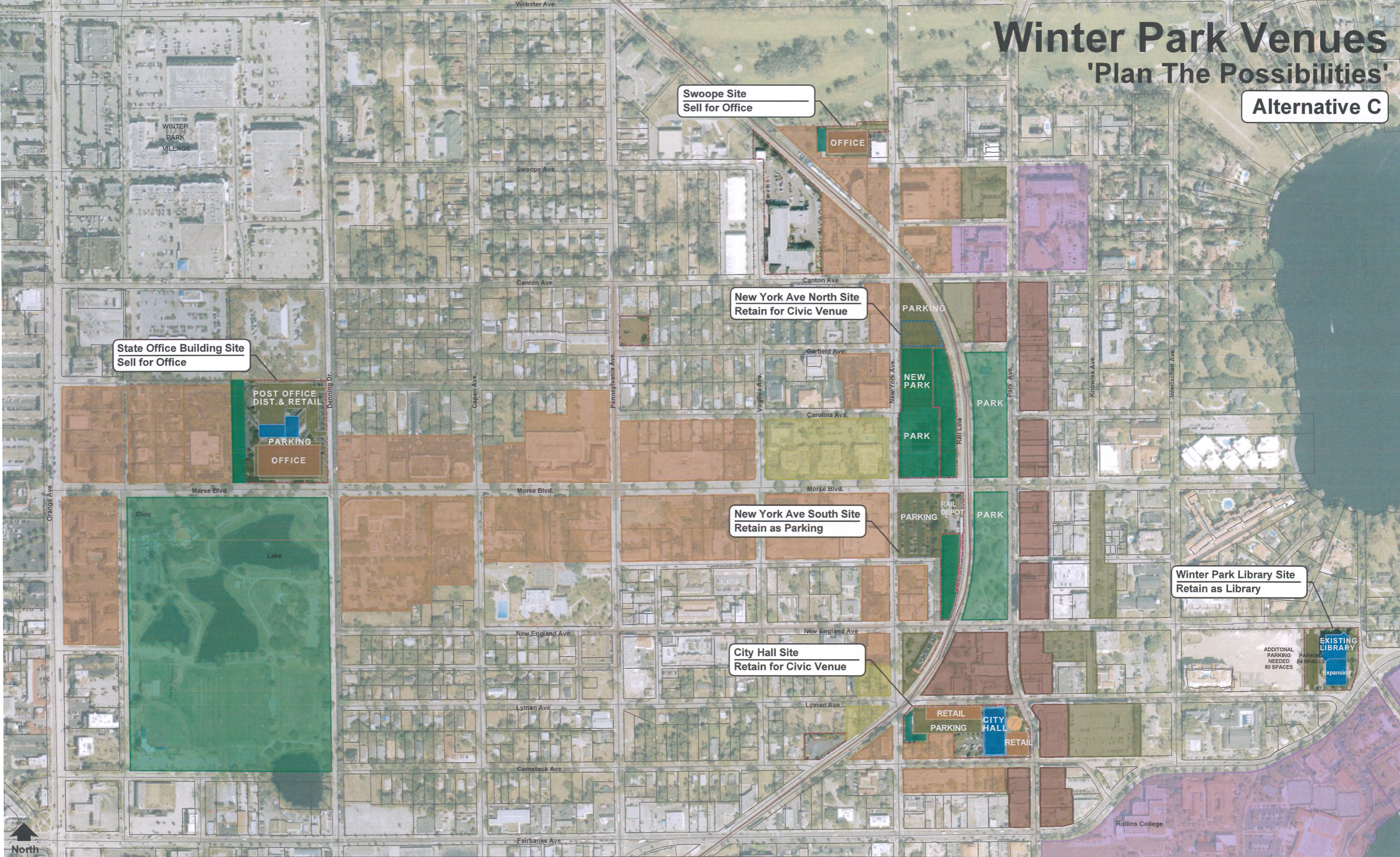
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Civic Venue ■ New Office/ Retail ■ Parking ■ Park Green ■ Primary Retail ■ Mixed Use ■ Residential ■ Institutional ■

Winter Park Venues

'Plan The Possibilities'

Alternative C



State Office Building Site
Sell for Office

POST OFFICE
DIST. & RETAIL
PARKING
OFFICE

Swoope Site
Sell for Office

OFFICE

New York Ave North Site
Retain for Civic Venue

PARKING

NEW PARK

PARK

PARK

New York Ave South Site
Retain as Parking

PARKING

RAIL DEPOT

PARK

Winter Park Library Site
Retain as Library

ADDITIONAL
PARKING
NEEDED
80 SPACES

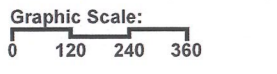
EXISTING
LIBRARY
Expansion

City Hall Site
Retain for Civic Venue

RETAIL
PARKING

CITY HALL

RETAIL

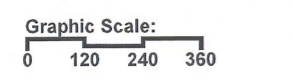
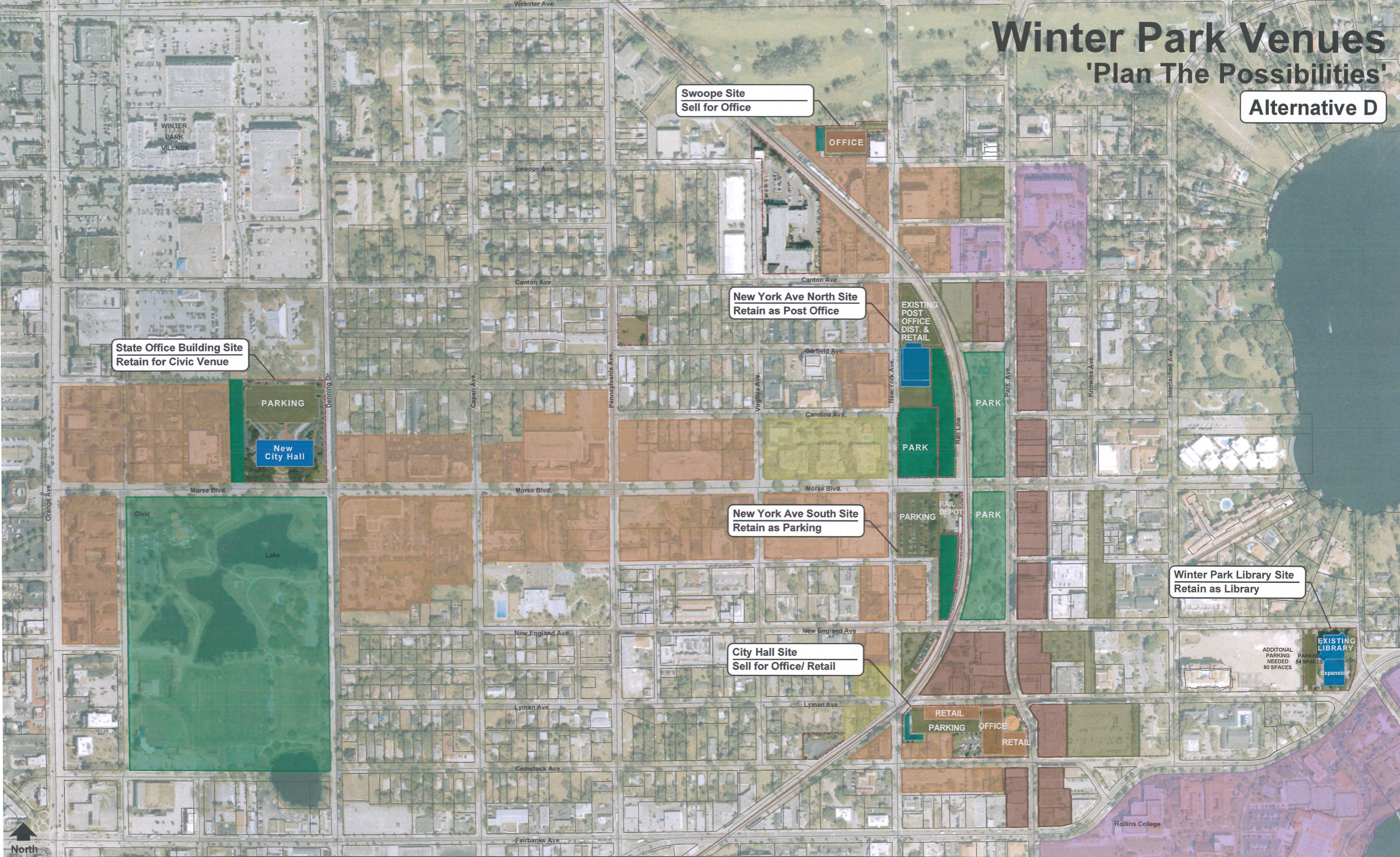


- Civic Venue ■
- New Office/ Retail ■
- Parking ■
- Park Green ■
- Primary Retail ■
- Mixed Use ■
- Residential ■
- Institutional ■

Winter Park Venues

'Plan The Possibilities'

Alternative D



- Civic Venue ■
- New Office/ Retail ■
- Parking ■
- Park Green ■
- Primary Retail ■
- Mixed Use ■
- Residential ■
- Institutional ■

Winter Park Venues

'Plan The Possibilities'

Alternative E

Swoope Site
Sell for Office

OFFICE

New York Ave North Site
Retain as Civic Venue

EXISTING POST OFFICE DIST. & RETAIL

State Office Building Site
Retain for Civic Venue

PARKING

NEW WINTER PARK LIBRARY

New York Ave South Site
Retain as Parking

PARKING

RAIL DEPOT

PARK

Winter Park Library Site
Sell for Other Use

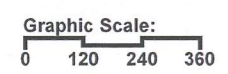
Other

City Hall Site
Retain for Civic Venue

PARKING

CITY HALL

Expansion

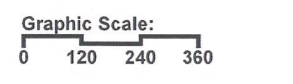
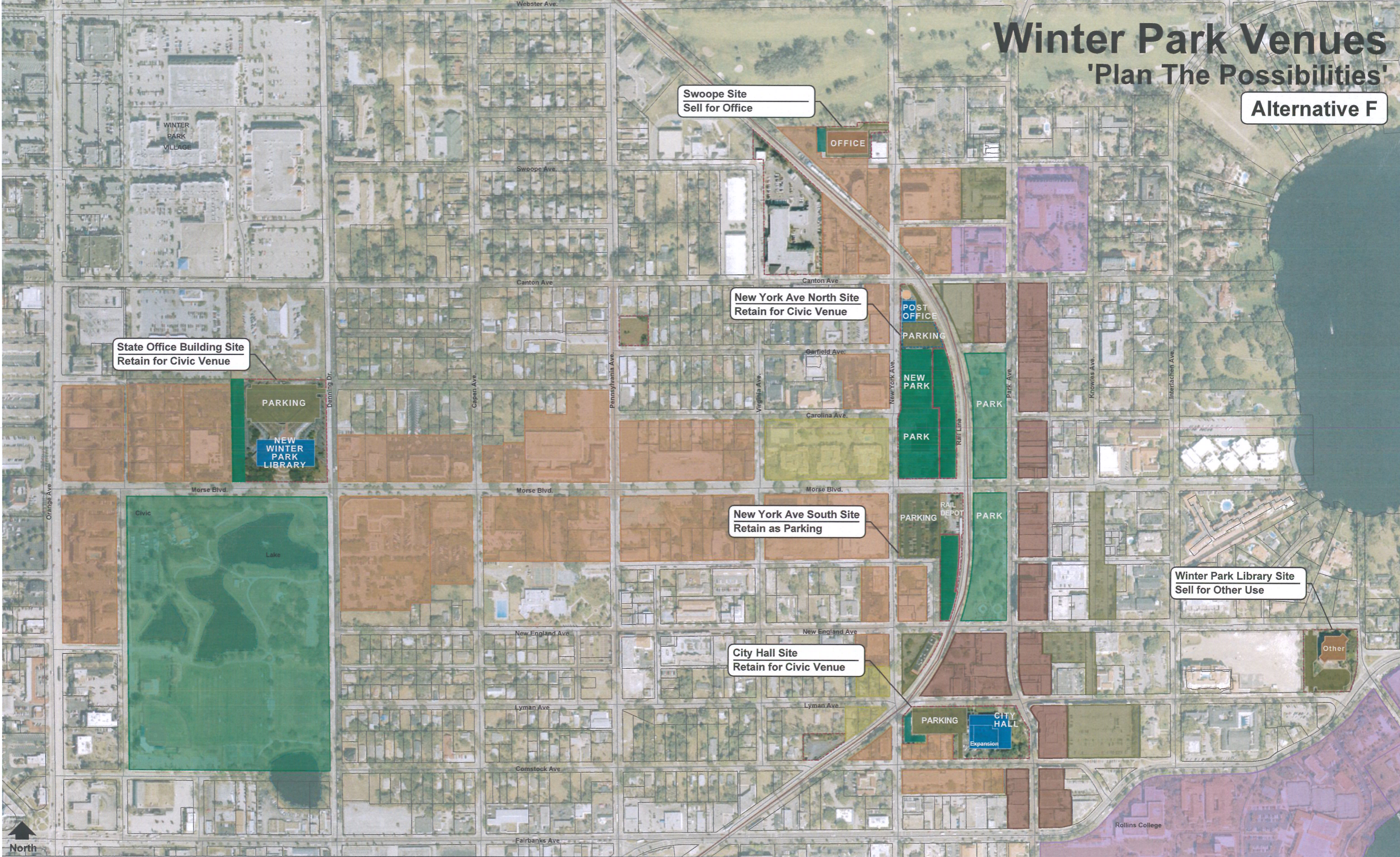


- Civic Venue
- New Office/ Retail
- Parking
- Park Green
- Primary Retail
- Mixed Use
- Residential
- Institutional

Winter Park Venues

'Plan The Possibilities'

Alternative F



- Civic Venue ■
- New Office/ Retail ■
- Parking ■
- Park Green ■
- Primary Retail ■
- Mixed Use ■
- Residential ■
- Institutional ■