

**CITY OF WINTER PARK
CITY COMMISSION WORK SESSION
August 4, 2009**

An informal work session was held at 8:30 a.m. in room 200, 401 Park Avenue South, Winter Park, Florida between Commissioners Beth Dillaha and Phil Anderson regarding the comprehensive plan and the expansion of Central Park.

Members present:

Commissioner Phil Anderson
Commissioner Beth Dillaha

Also present:

City Manager Randy Knight
Planning Director Jeff Briggs
Parks and Recreation Director John Holland

Planning Director Jeff Briggs explained that the Veigle's own property at 1234 W. Fairbanks Avenue that holds two car sale businesses and they would like a swap of vehicle sale locations on West Fairbanks Avenue. He stated that they would improve those properties with perimeter landscaping (hedges) and remove the outdoor canopy that was used for Ruben's Tires. Commissioner Dillaha suggested an agreement similar to the one with the Holler property. Commissioner Anderson stated that he would like to think about it, but would rather see cars instead of nothing at all.

Commissioner Anderson addressed the comprehensive plan amendment process and the supermajority requirement for any change to the comprehensive plan, but was not ready to agree to that at the moment. He expressed that when they begin the Charter amendment process and review they let the electorate decide on whether it should be a supermajority by a Charter amendment rather than an ordinance process.

Commissioner Dillaha spoke about other counties that require a supermajority vote and commented that this is not an unusual idea. She stated that with a supermajority vote there will be more scrutiny and it is a safety net. Commissioner Anderson believed that changing the comprehensive plan should be difficult. Commissioner Dillaha added that even if this was left as a 3-2 vote to repeal the ordinance it still goes through a public process where there is input and scrutiny which is a good thing. Discussion ensued regarding the difference between large and small scale amendments and when each can be considered for change (twice a year or otherwise).

There was discussion on "Planning the Possibilities" with the extension or modification of the agreement with the post office; and the proposed use of the post office property and fundraising. Commissioners Anderson and Dillaha proposed a motion to come forward for the Commission meeting on August 10. Commissioner Dillaha stated they should have one motion and not vote on every different component to achieve the goal. The proposed motion is as follows:

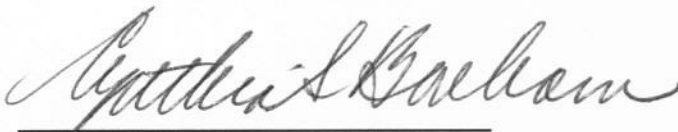
To approve a redevelopment plan for the post office property that includes rebuilding a retail post office on the northern arrowhead and expanding Central Park by at least one acre from the southern portion of the property. This endeavor shall be carried out by:

1. **Moving the retail component of the post office with its required parking to the "arrowhead" (one acre) or northernmost portion of the existing post office property;**
2. **The City will agree to provide 1.0-2.0 acres at the Morse/Denning site for the new Post Office distribution center in exchange for the balance (minimum one acre) of the existing post office. The City will have the option to substitute/swap other land for the post office distribution facility provided it is acceptable to the Post Office;**
3. **Agreement that no taxpayer funds will be used for this initiative. Funds necessary will be provided through private donations. Any differential in value as determined by an independent appraisal between the value of that portion of the Morse/Denning site and the post office to the expanded Central Park site will be reimbursed to the City. The total costs to fund the differential and build the new postal facilities are estimated to be \$4 million;**
4. **Appointing Commissioner Anderson to be the city liaison with the post office representatives on negotiating any modifications to the existing agreement and other implementation activities; and**
5. **Moving forward immediately with the initiative with Commissioner Dillaha proposing a fundraising committee structure for implementation of the fundraising campaign.**

They also discussed the rezoning of the current post office property back to Public, Quasi-Public.

Commissioner Dillaha stated that she had some concerns about the budget and believed they still need to make some more cuts and fund improvements to parks and facilities. Commissioner Anderson commented that he also had concerns with the long term forecasts. Commissioner Dillaha agreed. They also spoke about the commuter rail costs over the next 10 years and being fiscally responsible and whether or not the insurance retention would go in the operating and maintenance budget.

The meeting adjourned at 10:27 a.m.



Cynthia S. Bonham, City Clerk