

CITY COMMISSION WORK SESSION
June 13, 2016

The work session was called to order by Mayor Steve Leary at 2:00 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Commissioner Pete Weldon

Also present:

City Manager Randy Knight
City Clerk Cynthia Bonham

The purpose of this work session was to discuss city owned properties and what to do with these properties. City Manager Knight spoke about the properties the City owns that are potential to put on the market or for other specific uses. He stated he forwarded to the Commission comments he received from Commissioners Seidel and Weldon. He addressed the goal of the work session was to reach a consensus on any of the properties. He stated the award of the contract for the real estate broker is on the formal agenda today so any of the properties the Commission wishes to put on the market can be turned over to the broker once that is approved and begin that process.

Blake Yard: Two offers were received since the last meeting held on this and the proposal from the neighbors about the community garden that is still out there. There is a \$375,000 cash offer for the entire piece with no guarantee of a zoning change. There is an offer for a 30' x 200' portion for the neighbors for parking that is at the same rate per square foot that David Weekly paid for those lots.

Commissioner Cooper commented that when looking at the neighbors and this property she believed our R-2 zoning codes needs to be evaluated. She stated she wants to accommodate the neighbors and at the same time review our R-2 codes. She stated she would like to split the property prior to any decision of what to do moving forward and was comfortable supporting the homeowners with a fair value offer to allow them to have that property. She stated she is also comfortable turning it into parkland if they have some maintenance arrangement either with the neighbors, with the sustainability board or with the Hannibal Square Land Trust. She stated she is also comfortable carving out one single family home lot that faces Comstock and then using the remainder for those two purposes.

Planning Director Dori Stone addressed the R-2 zoning at that location but will review it further and see if they need to modify the code and that everything met the code requirements. City Manager Knight addressed the rear setbacks are usually smaller and the garage entering from the rear so perhaps the code needs to be modified to make the setback in the back longer for those with garages in the rear. Public Works Director Attaway addressed the trash pickup and the turning

radius looking like it would work on paper but that they saw in the field that they had constructed a rolling gate and due to whatever limitations are on the size of the gate, that opening is not what was on the construction plan so it was narrowed from what the engineer designed.

Commissioner Weldon spoke about reviewing the properties and the community garden aspects. He stated he visited some homeowners in the R-2 area and told them it is up to them to agree to put up the money and make it happen and that they need to demonstrate a firm commitment. He spoke about the community garden aspects and all the planning that Forest Michael did on that concept, but that there are lots of places in the City where they can expand community gardens on already owned City lands. He agreed that the property needs to be sold for a suitable zoning that fits the area and can look at other places to expand community gardens as they would be giving up real taxpayer dollars if they do not sell the property.

Commissioner Seidel stated he is a proponent for greenspace and that a community garden would be an asset to people riding on SunRail and selling one lot is a good compromise.

After further discussion, City Manager Knight stated we would have to go through a Notice of Disposal and cannot just accept any of these offers directly. He asked how the Commission wanted to zone the property. Mayor Leary stressed the importance to get the highest and best value for the citizens. He asked if the City Manager could bring back a couple of recommendations from staff as to how to handle that. Commissioner Sprinkel addressed the need to sell the property.

Mayor Leary stated he wants to see staff come back with recommendations as to how to handle the property and possibly address the needs of the neighbors but not impact the pricing. He commented he does not have an interest to make this a community garden nor have the City put another park there to have to maintain. His goal was to put the property up for sale and try to address during the sales process the needs of the neighbors. Commissioner Weldon agreed but with the addition that the City Manager give the Homeowner's Association a date certain and to have money in escrow. There was a consensus to move forward with the NOD process.

Progress Point: Mayor Leary stated we are waiting to hear back from the joint meeting (EDAB and P&Z) as to how to rezone the property, obtain the brokers input as well and then offer this to the Commission to decide how to send this out for a Notice of Disposal. City Manager Knight stated there is interest from people to buy the property so staff is looking forward to hear the broker's advice and how to zone it which will come back to the Commission for approval. There was a consensus to proceed down this path and receive the recommendation.

Commissioner Cooper addressed her priority regarding the form of the building and the way it interfaces with Orange Avenue and that she wanted to be more definitive

this time. Commissioner Weldon commented that he attended the joint meeting with EDAB/P&Z to review the process. The site was further discussed as to zoning, density and traffic concerns.

Commissioner Seidel spoke about the broker on board that could provide different zoning options, get input from the businesses and neighbors and from there make a decision what they feel is the best as opposed to going after one item. Commissioner Sprinkel agreed that information should come from the broker to them first to make decisions on before the NOD is put out.

Commissioner Weldon stated he would like to see what comes from the broker. City Manager Knight addressed this property not being in the CRA so a Notice of Disposal is not required but is a good process to follow.

There was a consensus that after hearing from the community, receiving input from EDAB/P&Z, and hearing from the broker to decide what they want on the property and then put it out for a NOD. They will then discuss this when the offers come back how that interacts with the neighbors, businesses and Orange Avenue.

Current library: City staff will review the possibility of City Hall going there. City Manager Knight stated that has not been done yet. They brought the architect on board last week who has not gone to the library yet and have that conversation. Mayor Leary stated he would like to see if City Hall can go there.

Commissioner Weldon stated he would like for staff to arrive at a date certain for the conclusion of an analysis (which can be any timeframe). Commissioner Sprinkel stated if the current library could have been rehabbed for the library that would have been found out so she cannot imagine how this could be considered and could not agree to do that for City Hall.

Commissioner Cooper stated that we need to determine how to make it work for the City other than disposition because it is a critical, valuable asset for the residents of the City and did not see liquidating it for any purpose at all. She agreed with reviewing whether this property could be used for City Hall. Commissioner Seidel stated he was open to what could go in the old library and if City Hall should be re-located he would want the same functions there.

City Hall: Commissioner Sprinkel commented she had no interest in moving City Hall. Commissioner Seidel stated he is willing to listen to options and liked City Hall being downtown. City Manager Knight spoke about the challenge having various departments spread around the City but with today's technology it works.

Commissioner Weldon stated he would like to get this property appraised in today's market under C-2 zoning just to know what we are dealing with. Commissioner Cooper stated she is not interested in selling City Hall and agreed with its current location but if she is in the minority on this, she asked that the area between the

building and Park Avenue being considered as parkland. Commissioner Weldon stated he does not want to sell it but wants to understand it.

There was a consensus to have that discussion when the broker is on board and to determine the appraised value.

Northwest Sports Complex: Commissioner Cooper supported the Capital Improvement Plan and the neighbors that they do not want to see Margaret Square built there. It was clarified by City Manager Knight that this never came before the Commission but there was a proposal to swap properties from the Housing Authority; their financing of that project did not come through to make it a formal offer and appears to be completely dead at this point.

There was a consensus to support the CIP. Commissioner Weldon commented that he would like to wait until Ravaudage is further along because of his understanding that the developer bought the apartments that are adjacent to the east side of this property. That opens the potential for an east side access and as things evolve he is very interested in expanding our usable park space.

Mayor Leary spoke that he would have a difficult time supporting a major investment in this piece of property given some of our current playing fields needing improvements. Commissioner Sprinkel spoke about the need that this remains as parkland at this time.

Old Swoope Water Plant: City Manager Knight reminded the Commission where the decision was last time to hang onto this until the golf course gets reopened. There was some interest in converting this into some type of golf training facility but that was not funded. There was a consensus not to do anything at this time.

Bowling alley property: Commissioner Seidel spoke about the proposed library going in at Harper Street and also the need for a right turn lane so you can turn on Harper and not have to wait for the light on Fairbanks. Mayor Leary asked if there is a time certain to begin the work on installing the turn lane. City Manager Knight commented they have been working with MetroPlan. Public Works Director Attaway explained when you have a proposal into MetroPlan you are put on a list where they would then provide funding. He spoke about the piece we acquired and eastbound/westbound lanes. Mayor Leary stated he would like to see the additional land that is not needed for the turn lane be sold because he did not believe we needed to extend the park across Comstock.

Commissioner Weldon stated he is trying to weigh it in terms of function, presence and dollars and wanted to see additional soccer fields. City Manager Knight commented we have a plan for just the bowling alley site; we do not have a plan for other properties there that we do not own.

Commissioner Seidel addressed the Department of Transportation Advisory Board meeting tomorrow to determine how they are going to function and work with the City and how we can get funding for particular projects. He stated it helps to make things move faster if the City asks FDOT for help with projects rather than waiting for them to do things. He stated we have the right-of-way and commented that he would like to see if we could do some minor improvements now that ties in with larger major improvements later.

Commissioner Sprinkel commented that having a park when you enter there would be a wonderful asset for the City. She wanted this to be greenspace because this is strictly about beauty and entering our City. She spoke about the large cost to purchase additional property, if it were for sale, but that she wanted the City to own that so the park could go from Fairbanks to Denning.

Commissioner Cooper stated she first voted against making that property part of the park because what was being offered to them was not parkland, but parking. She stated she has reconsidered because she has a different vision and having that open expanse of greenspace in the long run will make an enormous difference. She commented she is comfortable with a long range plan; her issue with the turn lane is different as she wants a turn lane but does not want to carve out just enough land for the turn lane. She wanted it to be associated with roadside trees. She also thought the property may not be as valuable as she first believed so the addition to the idea of open expanse and greenspace sold it for her.

Mayor Leary commented about it making more sense to put more fields at the Sports Complex (sports facility) and would rather take the revenue we could secure with selling this property and put it towards the CIP to build that facility out once our fields are fixed.

Upon further comments, there was a consensus for the broker to come forward with a recommendation as to how to market that and see what he believes should happen (but with taking out the turn lane).

Commissioner Weldon spoke about the opportunities we have to rethink bigger because of CRA funds. Commissioner Cooper spoke about the importance of getting control of the post office property.

The meeting adjourned at 3:14 p.m.



City Clerk Cynthia S. Bonham, MMC