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 C

Swoope Site
Sell for Office

New York Ave North Site
Retain for Civic Venue

New York Ave South Site
Retain as Parking

City Hall Site
Retain for Civic Venue

Winter Park Library Site
Retain as Library

State Office Building Site
Sell for Office

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