

**CITY OF WINTER PARK
CITY COMMISSION WORK SESSION
August 17, 2009**

An informal work session was held at 11:00 a.m. in room 200, 401 Park Avenue South, Winter Park, Florida between Commissioners Beth Dillaha and Phil Anderson regarding the post office property options.

Members present:

Mayor Kenneth Bradley
Commissioner Margie Bridges

Also present:

City Manager Randy Knight
ZHA President Rick Mellin
Director of Planning Jeff Briggs
Public Works Director Troy Attaway
Parks & Recreation Director John Holland

Post Office

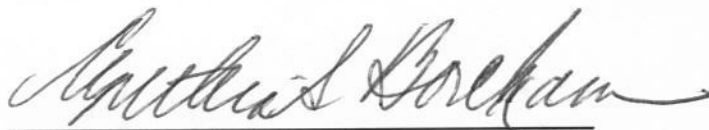
ZHA President Mr. Mellin stated that on August 14 there was a preliminary review of different options for the post office using one acre as the limit. The final conclusion was that if they build up to three stories they could have 36,000 feet (minus 6,000 square feet for the post office) of some type of building envelope. Commissioner Anderson commented that this means they cannot have both the retail post office and the library on the Arrowhead property in an acre.

Mayor Bradley commented that it is important to keep the post office downtown. He also asked if they looked at other options for the retail post office in an existing building or a joint use building. Mr. Mellin commented that Dan Bellows proposed several of his sites and they made different plans for those to see if it would fit. He commented that the postal representatives did not seem to have an issue with this. Planning Director Jeff Briggs and Publics Works Director Troy Attaway answered questions.

Mr. Mellin recommended the City have more direct conversations with the post office with how they are going to solve their Central Florida deal. Mr. Mellin stated that he spoke with one of their contract representatives and his focus was that they want the value of a 23,000 square foot building. He stated that the extension in place is premised on a condominium unit of ownership which is fee simple to their space. He stated that presently the contract is for a building and nothing else. Mr. Mellin answered questions from those present.

Commissioner Dillaha asked if they build a post office at half the square footage, if we would not have to give them any land and could potentially pay them a dollar value for the difference in the size of the post office. Mr. Mellin agreed. Further discussion ensued regarding the parking requirements, truck circulation, the distribution center, retention, the Swoope site, other property options, more open park space, fundraising, possible library locations and green space.

The meeting was adjourned at 12:51 p.m.



City Clerk Cynthia S. Bonham