



July 20, 2012

CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

OFFICE OF THE CITY MANAGER

P 407.599.3235

F 407.599.3436

The Honorable Patrick R. Donahoe
Postmaster General
U.S. Postal Service
475 L'Enfant Plaza, SW, Room 10804
Washington, DC 20260

Dear Mr. Donahoe:

As we discussed, the City of Winter Park would like to obtain a Right of First Refusal for the property located at 300 N. New York Avenue, Winter Park, FL 32789. Below is our proposal to secure that right.

To obtain this right, the City will:

- 1. Maintain the USPS landscaping at that location until such time the property changes hands.*
- 2. Sweep the public parking area (south side of building) with a street sweeper once per month until the property changes hands.*

Upon deciding to surplus or dispose of the property, the USPS will:

- 1. Notify the City of its intent to dispose of the property.*
- 2. Enter into negotiations with the City for a period of not less than 60 days unless the City waives its right to purchase.*
- 3. If agreeable terms cannot be reached by both parties, provide the City the right to match any written offer as long as the City matches said offer within 90 days.*

I have attached a copy of the July 15, 2011 letter from the City's Congressional Delegation, a copy of Resolution 2043-10 supporting the acquisition, a one page summary of the history of the property and surrounding area, and a map of our historic district.

The citizens of Winter Park have historically been very supportive and protective of Central Park and abutting properties. Citizen surveys, recent contributions and pledges to the Green Space Foundation reflect their commitment to expanding Central Park to include the current USPS property. We look forward to offering our citizens the security of obtaining

a Right of First Refusal should you decide to sell the property anytime in the future. I would like to meet with you in person to discuss these terms and will be contacting you shortly to schedule an appointment.

Thank you for your consideration.

Sincerely,



Randy B. Knight
City Manager

Cc: Lambros Kapoulas, USPS, 475 L'Enfant Plaza SW, Room 10804, Washington, DC 20260
Jane Bjork, USPS, 475 L'Enfant Plaza SW, Suite 6670, Washington, DC 20260
Ruth Gottlieb, USPS, 475 L'Enfant Plaza SW, Suite 6670, Washington, DC 20260
Senator Bill Nelson, 716 Hart Senate Office Bldg., Washington, DC 20510
Senator Marco Rubio, 317 Hart Senate Office Bldg., Washington, DC 20510
Congresswoman Sandy Adams, 216 Cannon House Office Bldg., Washington, DC 20510
Congresswoman Corrine Brown, 2336 Rayburn House Office Bldg., Washington, DC 20515
Congressman John Mica, 2254 Rayburn House Office Bldg., Washington, DC 20515
Congressman Daniel Webster, 1039 Longworth House Office Bldg., Washington, DC 20515
Commissioner Carolyn Cooper, City of Winter Park



July 15, 2011

Postmaster General Patrick Donahoe
U.S. Postal Service
475 L'Enfant Plaza SW
Washington, D.C. 20260

Dear Postmaster General Donahoe:

We write to you today concerning an issue of great importance to our constituents in Winter Park, Florida. Winter Park is known for its abundant parks, trees and natural surroundings in Central Florida, and the city continuously works to preserve and enhance its parkland. The city of Winter Park has informed us of their interest in the land upon which there is a U.S.P.S. distribution center located in the city. As such, we think there are ways in which the local government in Winter Park and the U.S. Postal Service can work together that would be beneficial to all parties involved.

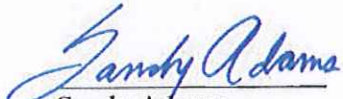
The local government officials from Winter Park informed us that the property is currently used as a U.S. Post Office location for both retail and distribution functions at 300 North New York Avenue. It is located within the heart of downtown Winter Park directly adjacent to the City's Central Park and upscale shopping district. The local government officials conveyed to us that the city wants to retain a retail location in the area, but that the large distribution center is incompatible with the historic downtown area. In short, the city of Winter Park is highly interested in using this land to expand its Central Park if and when the U.S.P.S. no longer wants to operate a distribution center from this location. While it is our understanding that the U.S. Postal Service currently has no plans to discontinue operating at the current location, we ask that the U.S. Postal Service consider granting the City a right of first refusal in the land so that if and when the Postal Service decides they want to sell the property, the City would have an opportunity to purchase it.

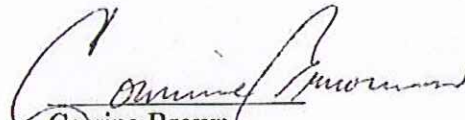
We appreciate your consideration regarding this issue. We look forward to hearing from you in the future. Lastly, if we can be of any assistance to you, please do not hesitate to contact us.

Sincerely Yours,


Marco Rubio
United States Senate

Bill Nelson
United States Senate


Sandy Adams
Members of Congress


Corrine Brown
Member of Congress


John Mica
Member of Congress


Daniel Webster
Member of Congress

Cc: Mr. Mico Milonovic, USPS Government Relations Representative

RESOLUTION NO. 2043-10

**A RESOLUTION OF THE CITY OF WINTER PARK,
FLORIDA SUPPORTING THE ACQUISITION OF THE
PROPERTY CURRENTLY OWNED AND USED BY THE
UNITED STATES POSTAL SERVICE FOR THE
PURPOSE OF PUBLIC PARKLAND.**

WHEREAS, the United States Postal Service (USPS) currently owns the property located at 300 N. New York Avenue in Winter Park (the Property) and has been using said property since 1963 for both retail and distribution functions of the post office, and,

WHEREAS, the Property is located within the heart of downtown Winter Park and is directly adjacent to the City's Central Park and upscale shopping district, and

WHEREAS, the New York Avenue corridor adjacent to the Property is prime for economic redevelopment, and

WHEREAS, the City Commission of Winter Park has recognized that the distribution center located on the Property is neither appropriate nor compatible with Central Park, the upscale nature of the surrounding uses, or the desire to promote economic development downtown, and

WHEREAS, alternative nearby local sites are readily available for the construction of a replacement Post Office and

WHEREAS, as the city and surrounding region increases in intensity and density of land uses the need for added green space has grown substantially, and

WHEREAS, parks are a priority of Winter Park and the city guarantees the citizens' a minimum of 10 acres of parkland per 1000 residents; and

WHEREAS, there is a desire to have the Property become park land for the purpose of expanding Central Park for future generations of Winter Park residents and visitors.

WHEREAS, the City of Winter Park desires the donation of the current Winter Park Post Office land from the Federal government, and guarantees it will not be sold for commercial purposes or financial gain, but will only be utilized for the public good;

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

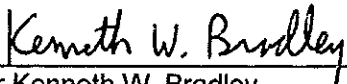
Section 1. The City Commission of the City of Winter Park hereby declares its intention that the Property located at 300 N. New York Avenue be converted to public parkland.

Section 2. The City Commission calls upon the USPS to work with the City of Winter Park to insure that the Property becomes park should it cease to be utilized as a post office.

Section 3. The City Commission calls upon Winter Park Congressional Representatives to assist the City in acquiring the Property in order to stimulate economic development along the New York Avenue corridor and to provide an expansion of the much needed green space in this urban environment.

Section 4. The City Commission commits to keep the Property as park land in perpetuity for the recreational use and enjoyment of current and future residents and visitors.

Adopted at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida on the 25th day of January 2010.

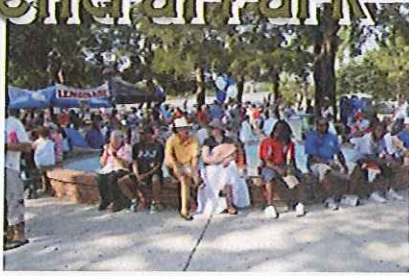


Mayor Kenneth W. Bradley

Attest: 

City Clerk Cynthia Bonham

Central Park



Winter Park's



Crown Jewel



1800

- 1881 - Loring Chase and Oliver Chapman founded the town of Winter Park and platted Central Park as "Park" the centralized park in the original design of the Town of Winter Park.
- 1894 — Volunteers cleared the land to create a pleasant stretch of green surrounding the railroad station, which served to anchor the town's civic buildings and commercial center. For the next half century, Central Park served as the port of arrival and departure for Winter Park.

1900

- 1906 — Charles Hosmer Morse deeded a six-acre tract to the city with the condition that it would always be used as a park. The deed also stated that if this acreage was used for any other purpose, it would revert to the donor, his heirs or assigns. This six acres is currently enjoyed as Central Park.
- 1920 — A park fountain (Veterans Fountain) was dedicated to local heroes who served in World War I.
- 1959 — The city planned its first large-scale redevelopment, which included replantings, new walkways, rearranging and adding benches, as well as numerous other plans to ensure the park was adequate for the city's residents. At this time, the historic 1913 train station was demolished and a new station built.
- 1960s — Morse Boulevard was widened to four lanes and extended through the park.

1999

- Following completion of the Park Avenue Enhancement Project, the park edge was enhanced by widening the sidewalks, reducing the width of the travel lanes, and changing Park Avenue to a brick-lined street. These additions improved the connectivity of the eastern park edge to the retail side of Park Avenue.
- The city passed an Ordinance that requires a referendum before approving any construction on city-owned property on or adjacent to the Central Park.

2006

- Central Park celebrates its centennial.

2007

- City committed approximately \$4 million to ensure the post office property would remain green space deterring potential redevelopment of this property.
- Help Our Park Expand (HOPE) Fund was established to help finance the city's acquisition of the United States Post Office property. This fund was also created in hopes to expand the park ensuring more parkland for future generations to enjoy. There is approximately \$200,000 currently in the green space fund.

2008

- Winter Park is listed as the #38 historic destinations by *National Geographic Travel Magazine*
- Municipal parking lot located directly west of Central Park, is transformed into open green space, now known as the Central Park West Meadow and home to many events including the annual Autumn Art Festival, Park Avenue Fashion Show and the holiday ice skating rink.

2010

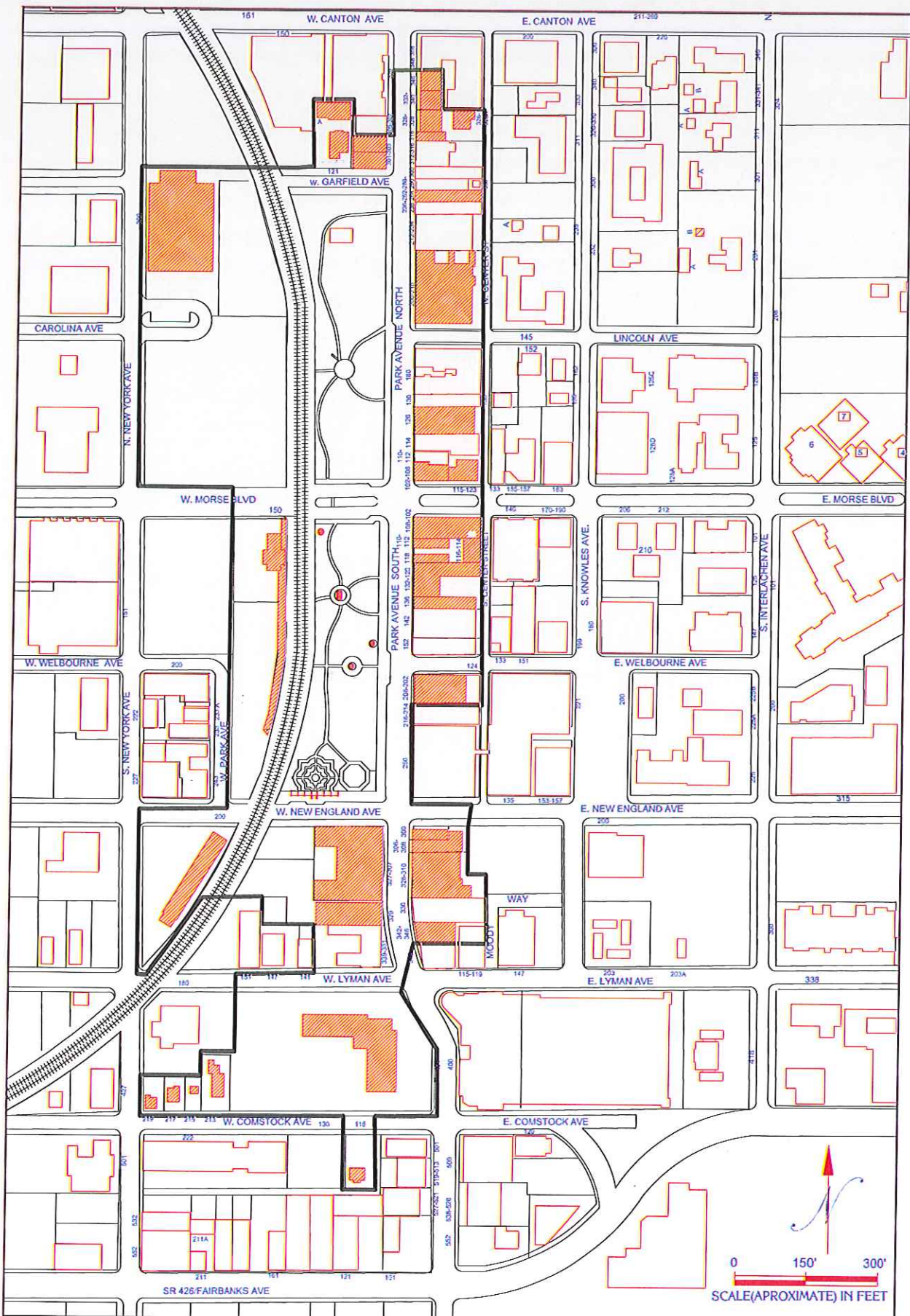
- Central Park undergoes park renovations to include decorative light posts, sod, electrical system, landscaping, more water-efficient irrigation system & wider sidewalks.
- Ordinance passed changing zoning from commercial (C-2) district to parks and recreation (PR) district on the south half of the post office property and to public quasi-public (PQP) on the north half of the property.

2011

- Two Winter Park residents, along with a local landscaping and lawn care company donated almost \$15,000 of their own money to improve the exterior landscaping of the post office.
- Downtown Winter Park Historic District (which includes Central Park and the post office) was approved by the National Park Service to be added to the National Register of Historic Places.

2012

- Veterans Fountain rededicated.



Downtown Winter Park Historic District
Winter Park, Orange County, Florida

- LEGEND**
- Contributing Buildings
 - Noncontributing Buildings
 - Street Addresses
 - Historic District Boundary

