

1 MINUTES OF THE LAKE MARY CITY COMMISSION WORK SESSION held February  
2 18, 2016, 6:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club  
3 Road, Lake Mary, Florida.

4  
5 The work session was called to order by Mayor David Mealor at 6:02 P.M.

6  
7 Mayor David Mealor Jackie Sova, City Manager  
8 Commissioner Gary Brender Carol Foster, City Clerk  
9 Deputy Mayor George Duryea Dianne Holloway, Finance Director  
10 Commissioner Sidney Miller John Omana, Community Development Dir.  
11 Commissioner Jo Ann Lucarelli Steve Noto, City Planner  
12 Tom Tomerlin, Economic Development Mgr.  
13 Bruce Paster, Public Works Director  
14 Bryan Nipe, Parks & Recreation Director  
15 Deb Barr, Senior Programs Manager  
16 Steve Bracknell, Police Chief  
17 Frank Cornier, Fire Chief  
18 Mary Campbell, Deputy City Clerk  
19

20 Items for Discussion

21  
22 1. Wilbur Avenue Signal Update  
23

24 Ms. Sova apologized for the late moment work session. She didn't know at the last  
25 meeting but wanted to proceed with the Wilbur Avenue item. The County Engineer is  
26 leaving and she would like to get this further in process while he is still there because  
27 the County has offered to do the engineering for it and we would rather not lose any  
28 momentum in that regard. As the County Traffic Engineering has begun looking at this,  
29 they have warned us of some reality regarding that intersection.

30  
31 Mr. Paster said staff did a traffic study and one of the recommendations was placing a  
32 traffic signal at the intersection of Wilbur and Country Club. He talked with Charlie  
33 Wetzal with Seminole County Traffic Engineering and he agreed to design a traffic  
34 signal for the City. He did a draft design and came up with two options. One option is  
35 to put the signal up with the road as is, one lane in each direction. He showed another  
36 draft of a signal having a left-hand turn on Country Club. Going east or west on Wilbur  
37 you have a place to stage on Country Club. He recommended that and signal efficiency  
38 would be greatly improved. It would actually make it worse if you don't install turn lanes.

39  
40 Mr. Paster showed the proposed layout. The red line is the City right-of-way. The blue  
41 line would be the proposed road. We need to move the curb on the west side six feet.  
42 To the north you have the church so going six feet over is not an issue. Even the  
43 sidewalk is far enough back. On the south where Bella Beauty Bar currently is, we have  
44 nine parking spaces and we will have to lose those nine parking spaces. He  
45 recommended adding a sidewalk. The sidewalk comes up to the flooring place and it

1 stops in the alleyway. There is no sidewalk for the Bella Beauty bar; it is just parking.  
2 To make it more of a standard city right-of-way with a sidewalk with a curb, some minor  
3 stormwater modifications would have to be made.  
4

5 Mr. Paster said his recommendation would be to do this. As far as the parking spaces,  
6 there are nine parking spaces to the north of the building. The size of that building is  
7 approximately 3,000 square feet. With our Downtown Development Code, 3,000  
8 square feet requires nine parking spaces. It is not creating something that would be  
9 against code. The nine spaces to the north can service the whole 3,000 square feet.  
10 What we are losing is nine parking spaces off of Country Club which in the long run  
11 might make that safer. He did not recommend adding more spaces on Country Club.  
12

13 Mr. Paster said the County just designed the traffic signal with the mast arm and lights.  
14 If we decide to move the road six feet over, we would hire a consultant to do the plans  
15 for curb, sidewalk, and stormwater modifications. We'll take the County's plan and add  
16 that to it.  
17

18 Deputy Mayor Duryea asked the effect on Country Club Road and Crystal Lake Avenue.  
19 It's getting to be really dangerous. He asked if it would hurt or help.  
20

21 Mr. Paster said part of the original study looked at all of these intersections. The hope  
22 is that people coming down Old Lake Mary Road cutting through town would rather go  
23 down Wilbur where there is a signal for safer means to get onto the road and back up  
24 on Crystal.  
25

26 Commissioner Brender asked the cost.  
27

28 Mr. Paster said the lights will be the bigger chunk of this. The road work might be  
29 \$50,000 but would be \$200,000 when all is said and done.  
30

31 Deputy Mayor Duryea asked if there was anything they could do in the area they were  
32 about to tear up to make it look better and enhance it in some way.  
33

34 Mr. Paster said that was a whole other project but if you look at Sav-A-Ton there is no  
35 real sidewalk but is just paving. In the past we have put in islands. What we could do in  
36 front of Bella Beauty Bar is take out the asphalt between the curb and the sidewalk and  
37 put in sod. That would definitely enhance that area. On Sav-A-Ton we don't have a lot  
38 of room between the pavement and right-of-way line. We could rip up some asphalt  
39 and put in a normal entry into the gas station with some landscaping.  
40

41 Mayor Mealor suggested a big planter with a tree or something that is somewhat  
42 permanent. You have the west side where you have some  
43 enhancements/improvements. Maybe come over to Sav-A-Ton or the area of Versini's  
44 and just stagger so there is a visual and as you're driving you see something that is  
45 relatively attractive that takes your eye away from this non-descript area.

1  
2 Commissioner Miller clarified that we are creating two left-turn lanes on Country Club  
3 Road and a traffic signal. He asked what that fixed.  
4  
5 Mayor Mealor said it fixes the stacking.  
6  
7 Commissioner Miller said it didn't fix the stacking coming towards Lake Mary Boulevard.  
8  
9 Mayor Mealor said only to the degree if we put a light in. The issue is if you watch  
10 people coming down and somebody wants to turn left on Wilbur coming from the Events  
11 Center, it can be problematic.  
12  
13 Commissioner Miller said at 5:00 in the afternoon because of oncoming traffic. He  
14 asked the Mayor if that was what he was saying.  
15  
16 Ms. Sova said it's problematic all morning too. Anywhere between 7:00 A.M. and 9:00  
17 A.M.  
18  
19 Mayor Mealor said sometimes he wants to turn left on Wilbur when heading north to the  
20 Events Center. If he looks back and there are five or six cars behind him and some  
21 coming he won't do it. He will go up and wait for the first opportunity.  
22  
23 Commissioner Miller said what the Mayor is saying is his stopping northbound causes it  
24 to back up towards Lake Mary Boulevard.  
25  
26 Mayor Mealor answered affirmatively.  
27  
28 Commissioner Brender said the stacking problem is going to get worse because we're  
29 putting the light in whereas now you may be able to squeeze one car through without a  
30 light.  
31  
32 Mayor Mealor said this is the outcome of when we looked at the roundabout. We tried  
33 to look at a number of traffic calming and because of right-of-way, costs and a number  
34 of other issues, he felt this was the best option at the time. It was over \$1 million.  
35  
36 Mr. Paster said the realignment, roundabouts and everything else was over \$1 million  
37 and it wouldn't solve all the issues. This won't solve all the issues but is a big step  
38 forward and a lot less costly. The traffic light does provide traffic calming.  
39  
40 Deputy Mayor Duryea said it stops the traffic from Wilbur going south. You still have to  
41 contend with the stacking problem that goes all the way up through Wilbur in the  
42 morning. The light is not going to help that situation at all.  
43  
44 Mr. Paster said it is not going to help the Boulevard.  
45

1 Commissioner Lucarelli said instead of Crystal Lake they take Wilbur instead to get out  
2 on the Boulevard.

3  
4 Mr. Paster said we have a lot of people crossing to avoid this intersection. At the  
5 Boulevard there is a lot of cross traffic coming north.

6  
7 Commissioner Miller said this would encourage people to circumvent Lake Mary  
8 Boulevard and Country Club Road and put more traffic through residential because now  
9 they have a traffic light. They get off at McLean's office and come out.

10  
11 Deputy Mayor Duryea said or go to Fifth Street to Lake Mary Boulevard.

12  
13 Mayor Mealor said the quickest they could turn coming in to bypass is Seventh Street  
14 and some come to Fifth.

15  
16 Commissioner Miller said you can go in at McLean's and work your way through.

17  
18 Mayor Mealor said not really. You can come here and go out at McLean's but you can't  
19 enter at McLean's because there is no access. The closest access is Seventh. When  
20 we talked about doing some widening or how we were going to handle this, he thought  
21 this was a reasonable alternative. The only thing we can hope for if we do this,  
22 hopefully because of the convenience of the flow, is that people will be taking Wilbur  
23 and not coming down Crystal Lake because it really does stack and is problematic.

24  
25 Commissioner Brender said Crystal Lake is a problem too. Depending on how the light  
26 is timed and how long the green or red is, we may be able to create enough delay that  
27 people making a left from Crystal Lake onto Country Club Road can have a break in  
28 traffic. Sometimes trying to make that left is next to impossible.

29  
30 Mr. Paster said that is a good point. When this light is red it will enable you to get out.  
31 We are doing another project on Crystal right now. We are putting a sidewalk on the  
32 north side of Crystal to get people from Station House Apartments to the Downtown  
33 area. As part of that project will be a right-hand turn onto Crystal in front of the ice  
34 cream store. There is not a lot of room for stacking—only about three or four cars—but  
35 there is plenty of right-of-way. That will help the stacking.

36  
37 Mayor Mealor said it is better to go to Wilbur to get the left. He said staff is seeking  
38 direction and asked the Commission what they thought.

39  
40 Commissioner Miller said we are spending \$200,000 making a small fix.

41  
42 Mayor Mealor said as opposed to \$1 million and uncertainty. We have to do something  
43 and this is the first step. There will be no ideal solution.

44  
45 **It was the consensus of the Commission to move forward with the project.**

1  
2 2. Senior Center/Wallace Court Use of Space  
3

4 Ms. Sova said this is an idea that comes from her. She thought it might be cheaper to  
5 do because of some firewalls. Wallace Court was built at a time when we were  
6 booming. There is a considerable amount of extra space and it is paid for. There  
7 doesn't seem to be any reason to leave a bunch of empty offices stacked with boxes  
8 and not going ahead and make some room for the Senior Center. If this is approved we  
9 are going to do some parking changes, employee parking changes, and equipment  
10 storage changes to create a few more parking spots. The effort is to expand some  
11 space without creating a whole lot more simultaneous activities because we already  
12 have jammed up parking. We all know how popular our Senior Center is. We think we  
13 can increase the space and increase the effectiveness and not make the parking  
14 situation worse.  
15

16 Ms. Sova said because the rooms on the sides are so full of records, the administrative  
17 secretary in Community Development left us and the work got absorbed very well. She  
18 will be refilling that position with a Document Imaging Specialist. We have the  
19 equipment to do the imaging but nobody has the time. We will be looking for somebody  
20 with a library type mentality. There was a lot of scanning done by the inspectors when  
21 work was slow. We are quality control checking that work. Carol and Sue are doing  
22 that at City Hall. We are learning a lot about imaging and how effective we can be. We  
23 have got to get it done. We are pretty far behind.  
24

25 Mr. Nipe said we have our Senior Programs Manager, Deb Barr, present who has done  
26 a bang up job the last several years at our Senior Center. He showed the general  
27 layout of Wallace Court on the overhead (copy attached). The majority of it is taken up  
28 by Fire and Community Development. He said Kathy Gehr has an office in Community  
29 Development located at the bottom left of the layout and an office for her assistant, Lisa  
30 Starr. He pointed out Public Works over to the top right and the Senior Center.  
31

32 Mr. Nipe said the Senior Center is currently made up of a large activity area, a computer  
33 room, a small activity area, as well as Deb's office, a kitchen, and restrooms. He  
34 pointed out the boundaries for the Senior Center, much of which are firewalls because it  
35 is an activity center and the building permitting requires firewalls all the way up to the  
36 truss. That is something we have to deal with if any type of expansion is approved.  
37

38 Mr. Nipe showed the proposal on the overhead. To the bottom of the layout we have  
39 the existing activities area and we are looking at expanding over to the left to usurp  
40 some of that. Those are one storage room and one office. At the bottom is existing  
41 storage for the Senior Center. That would push out a little more and will allow Deb to  
42 create a larger space there and make better use of an air wall to the right to keep that  
43 separated. We have maybe two larger rooms in that area. To the left above the activity  
44 room you see storage has been created for the activities for those programs. Above  
45 that taking over a lot of storage are files dating back to the 80's and 90's and are taking

1 over some of that area and creating a small activity room that can be programmed a  
2 number of ways. Above that is crafts, a storage room to the left for crafts, a computer  
3 room to the right, Deb's office to the right of that and the manager's office. We create a  
4 welcome counter so the lobby becomes an open space and more welcoming as people  
5 come in.

6  
7 Mr. Nipe said Deb liked the way the Community Center is laid out. As you walk into our  
8 Community Center you are welcomed by the counter to the right and that leads into the  
9 office. When activities are going on, a lot of times Deb is pulled away because she is  
10 right there in the mix of things. Her current office is where the proposed library and  
11 resource center would be. We have a ton of books that have been donated through the  
12 years but there is also a need for additional space for resources when an older adult  
13 comes to our center and needs information about insurance, healthcare, transportation  
14 and anything like that can be housed in that area.

15  
16 Mr. Nipe said we think there are some good ideas. We have spoken with T. Gray  
17 Frazier and he has helped us come up with some probable costs for construction and  
18 engineering. Construction would be around \$190,000 and that is very conservative  
19 knowing we have to take out a firewall and create a new one. The design fee is 10% to  
20 20% for a total construction cost of \$210,000.

21  
22 Deputy Mayor Duryea asked how Community Development and Fire Department feel  
23 about you stealing their space.

24  
25 Mr. Nipe said in looking at the layout, to the top of the design are crafts and Deb's office  
26 and storage to the left, a few offices and conference rooms.

27  
28 Mr. Paster said it is a conference room and two storage spaces.

29  
30 Mr. Omana said we also concur with the layout. We are aggressively pursuing the  
31 records program and we'll realign that in another part of the building. We have no  
32 personnel on that side.

33  
34 Commissioner Brender asked if we were okay with any future person.

35  
36 Mr. Omana answered affirmatively.

37  
38 Ms. Sova said there is a ton of extra space beyond this.

39  
40 Commissioner Miller asked about the restrooms.

41  
42 Mr. Nipe said the restrooms in the Senior Center will be moved. Public Works still has  
43 restrooms, and Community Development and the Fire Department.

44

1 Mayor Mealor said he couldn't tell you how many compliments he gets about the Senior  
2 Center. This is a very positive step and is creative.  
3  
4 Commissioner Miller said his thought is the destruction and the construction on the very  
5 good operation that we have now. To do this is not something we do in a day or two  
6 days. It is a lengthy process and you are knocking down a bunch of walls and it's also  
7 kind of nasty. To keep the Senior Center up while you do this is going to be a real  
8 challenge. He asked if it would be shut down.  
9  
10 Mr. Nipe said we may be able to do some of it in phases and keep some of the center  
11 open at the same time. When we get into the big work, especially the firewall work, he  
12 and Jackie have talked about a lot of the programs moving to the Community Center  
13 whenever possible. Having a lot of advance communication with the users. There will  
14 be disruption.  
15  
16 Deb Barr, Senior Programs Manager said we are looking to do this during the summer.  
17 Our slowest time is in the summer.  
18  
19 Deputy Mayor Duryea asked where we are going to get the money.  
20  
21 Ms. Sova said if we want to do this, we have over \$200,000 left over from the road  
22 paving program. We will be forthcoming with a budget amendment. That would be the  
23 primary place. We could hold off and budget it for next year. If we want to proceed this  
24 year that would be her recommendation.  
25  
26 Deputy Mayor Duryea said we want to do it when we have the least amount of  
27 interference.  
28  
29 Ms. Sova said we could do it in the summer of 2017 or the summer of 2016.  
30  
31 Mayor Mealor said if we could do a transfer the sooner the better. He said he didn't  
32 think we had anything on the horizon that would be problematic in terms of unexpected  
33 costs other than the storms. He asked if there was any objection with staff moving  
34 forward with this proposal.  
35  
36 Commissioner Brender interjected and do the transfer of funds.  
37  
38 Ms. Sova said we will bring forward a budget amendment.  
39  
40 Mayor Mealor said we have guesstimates of \$210,000 to \$225,000.  
41  
42 Deputy Mayor Duryea said that was conservative.  
43  
44 Mr. Nipe said there will be times where you have contractors that are higher for  
45 government services. We are going to go in and wherever we can get creative, we will

1 work with our GC. If our electrician can pull some wires and our AC guy can come in  
2 and do some duct work, we will get creative and save money wherever we can.  
3  
4 Mayor Mealor said to think about the wellness center and some of the other activities  
5 we have taken on ourselves. We have gotten better at some of that.  
6  
7 Commissioner Brender asked if we would need any other furnishings.  
8  
9 Ms. Barr said we will need some tables and equipment. We discussed that with T.  
10 Gray.  
11  
12 Mr. Nipe said not furnishings but flooring and things like that.  
13  
14 Commissioner Miller said the flooring going into the activity center, we are good with  
15 what we've got now and it will be more of the same.  
16  
17 Mr. Nipe answered affirmatively.  
18  
19 Mayor Mealor asked if there were any objections.  
20  
21 There were no objections from the Board.  
22  
23 Ms. Sova said we have had meetings about this. We are already talking about how to  
24 optimize the parking and grab a few more spaces.  
25  
26 Mayor Mealor asked Ms. Barr if she was comfortable with what she was hearing.  
27  
28 Ms. Barr said she was and thought it was a great idea and was glad the Commission  
29 was on board with it.  
30  
31 There being no further business, the work session adjourned at 6:35 P.M.  
32

1 MINUTES OF THE LAKE MARY CITY COMMISSION MEETING held February 18,  
2 2016, 7:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road,  
3 Lake Mary, Florida.

4  
5 1. Call to Order

6  
7 The meeting was called to order by Mayor David Mealor at 7:08 P.M.

8  
9 2. Moment of Silence

10  
11 3. Pledge of Allegiance

12  
13 4. Roll Call

14  
15 Mayor David Mealor Jackie Sova, City Manager  
16 Commissioner Gary Brender Carol Foster, City Clerk  
17 Deputy Mayor George Duryea Dianne Holloway, Finance Director  
18 Commissioner Sidney Miller John Omana, Community Development Dir.  
19 Commissioner Jo Ann Lucarelli Steve Noto, City Planner  
20 Tom Tomerlin, Economic Development Mgr.  
21 Bruce Paster, Public Works Director  
22 Bryan Nipe, Parks & Recreation Director  
23 Steve Bracknell, Police Chief  
24 Frank Cornier, Fire Chief  
25 Katie Reischmann, City Attorney  
26 Mary Campbell, Deputy City Clerk  
27

28 5. Approval of Minutes: February 4, 2016

29  
30 **Motion was made by Commissioner Brender to approve the minutes of the**  
31 **February 4, 2016, meeting, seconded by Commissioner Lucarelli and motion**  
32 **carried unanimously.**

33  
34 Mayor Mealor recognized the liaisons from the Forest. He thanked the Forest  
35 community for their feedback on the housing going in.

36  
37 Mayor Mealor said we have a boy scout present from Troop 854, Keegan Maer, who is  
38 working on his Eagle Scout badge. Mr. Maer is a junior at Lake Mary High School. He  
39 said if he had a project any member of the Commission will work with him if needed. He  
40 extended congratulations for a remarkable accomplishment.

41  
42 6. Special Presentations

43  
44 A. Convergys – Veterans Job Fair Hiring Program

45

1 Audrey Hardin and Ilea Hristov came forward. Mr. Hristov distributed a flyer (copy  
2 attached). Ms. Hardin said we are honored to be here to talk about Convergys and the  
3 efforts we have in the community right now. She didn't think you would find a better  
4 company that embodies long-term longevity as far as working is concerned. When we  
5 mentioned start with Convergys, stay with Convergys and grow with Convergys we  
6 simply do mean that in the most profound manner. We are located in 32 countries and  
7 are in every major state in the United States. Our focal point today and as it is always is  
8 to the citizens of Seminole County. For the month of April we are looking to staff all of  
9 our lines of business with veterans—people who have served our country well and know  
10 what it means to partake in something long term and has a benefit associated with it. In  
11 our efforts to do so we partnered with various community outreach programs and you  
12 allowed us to speak tonight regarding that platform. Convergys is a long standing  
13 company in the community. We have over 2,500 employees and we are looking to  
14 grow that number. Our ability to grow that number with veterans associated with what  
15 we do is very profound to us and it's a partnership we are looking and hoping will last  
16 long term.

17  
18 Mr. Hardin said we have several lines of businesses that we partner with so an  
19 individual who comes aboard and works with Convergys will start with a salary of  
20 \$12.00 an hour up to \$22.50 an hour. We are looking to staff the positions that are  
21 paying between \$18.00 an hour and \$22.50 an hour long term, full benefits package,  
22 with veterans. Your graciousness in allowing us to get the message out is most  
23 appreciated. We are hoping that this moment of time that we are taking will bode us  
24 long term.

25  
26 Ms. Hardin said she would allow Ilea an opportunity for the platform to speak as he is  
27 the Senior Hiring Manager for this initiative. This initiative will take place throughout the  
28 entire month of April.

29  
30 Ilea Hristov said with Convergys we not only offer job opportunities for veterans but for  
31 everyone. We have the long term career growth. We have opportunities in diverse  
32 industries from technology to automotive to finance industries to customer service to  
33 telecommunications. The opportunity is tremendous. He said he had been with  
34 Convergys over 7-1/2 years. It was his first job after college and have a tremendous  
35 experience with his career with Convergys. He is pleased to be part of the team and  
36 now to invite and offer and match candidates to great careers where they can grow.

37  
38 Mayor Mealar said we truly appreciate it. He said Commissioner Brender as a retired  
39 naval officer and he as a veteran appreciate this outreach initiative. It's very important.  
40 The fact that you are a company with a true international footprint speaks volumes. He  
41 thanked Ms. Hardin and Mr. Hristov for their commitment to the community and are  
42 pleased to have them as corporate neighbors.

43  
44 7. Citizen Participation – This is an opportunity for anyone to come forward and  
45 address the Commission on any matter relating to the City or of concern to our

1 citizens. This also includes: 1) any item discussed at a previous work session;  
2 2) any item not specifically listed on a previous agenda but discussed at a  
3 previous Commission meeting; or 3) any item on tonight's agenda not labeled as  
4 a public hearing. Items requiring a public hearing are generally so noted on the  
5 agenda and public input will be taken when the item is considered.  
6

7 No one came forward at this time and citizen participation was closed.  
8

9 8. Unfinished Business

10  
11 A. Ordinance No. 1536 – Amending Firefighters' Pension Ordinance Providing  
12 for Purchase of Prior Military Service at any time Prior to Retirement –  
13 Second Reading (Public Hearing) (Dianne Holloway, Finance Director)  
14

15 The City Attorney read Ordinance No. 1536 by title only on second reading.  
16

17 Ms. Holloway stated she had nothing further to add.  
18

19 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1536. No  
20 one came forward at this time and the public hearing was closed.  
21

22 **Motion was made by Commissioner Lucarelli to approve Ordinance No. 1536 on**  
23 **second reading, seconded by Commissioner Brender and motion carried by roll-**  
24 **call vote: Commissioner Brender, Yes; Deputy Mayor Duryea, Yes;**  
25 **Commissioner Miller, Yes; Commissioner Lucarelli, Yes; Mayor Mealor, Yes.**  
26

27 B. Ordinance No. 1537 – Amending Section 50.142, Sewer Impact Fee, and  
28 Section 53.31(A), Rates and Charges, to correct scrivener's errors (no  
29 change in rates) – Second Reading (Public Hearing) (Dianne Holloway,  
30 Finance Director)  
31

32 The City Attorney read Ordinance No. 1537 by title only on second reading.  
33

34 Ms. Holloway stated she had nothing further.  
35

36 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1537. No  
37 one came forward at this time and the public hearing was closed.  
38

39 **Motion was made by Commissioner Brender to approve Ordinance No. 1537 on**  
40 **second reading, seconded by Commissioner Lucarelli and motion carried by roll-**  
41 **call vote: Deputy Mayor Duryea, Yes; Commissioner Miller, Yes; Commissioner**  
42 **Lucarelli, Yes; Commissioner Brender, Yes; Mayor Mealor, Yes.**  
43

44 9. New Business  
45

1 A. Ordinance No. 1538 – Small Scale Future Land Use Amendment for .38  
2 acres of property located at the southeast corner of Lake Mary Boulevard and  
3 Longwood-Lake Mary Road from no designation to RCOM, Restricted  
4 Commercial; Oaks at Lake Mary LTD, Stephen Coover, applicant – First  
5 Reading (Public Hearing) (Steve Noto, City Planner)  
6

7 The City Attorney read Ordinance No. 1538 by title only on first reading.  
8

9 Mayor Meador asked Mr. Noto if he would like to take up Ordinance No. 1539 at this  
10 time.  
11

12 Mr. Noto answered affirmatively.  
13

14 The City Attorney read Ordinance No. 1539 by title only on first reading.  
15

16 Mr. Noto said this is a cleanup item. He showed the future land use map on the  
17 overhead. In working with the applicant, they are looking to do some improvements to  
18 their property and come to find out this rectangle they own has no zoning or land use  
19 designation. The designations they are proposing are consistent with the corridor. The  
20 proposed land use is RCOM. On the land use map the pink indicates the RCOM  
21 corridor along Lake Mary Boulevard. From a zoning perspective the red indicates C-1  
22 General Commercial and is the designation they are looking at for their zoning. It will be  
23 consistent with the area and consistent with the Code of Ordinances and  
24 Comprehensive Plan.  
25

26 Mr. Noto said the Planning & Zoning Board heard both of these requests at their regular  
27 January 26, 2016, meeting and voted unanimously to recommend approval of the  
28 rezoning request and the land use amendment.  
29

30 Mr. Noto said staff is recommending approval of both items. The land use amendment  
31 is a small scale amendment and with the new state legislation there is no state review  
32 between the first and second readings so both of these items will be before the  
33 Commission at the next meeting for final approval.  
34

35 Commissioner Brender said he remembered that somebody wanted to put up a small  
36 office building. He asked if this was the same lot.  
37

38 Mr. Noto said it was the same lot. At this point we have no development plans that we  
39 are reviewing but at one time we were looking at a small office there.  
40

41 Mayor Meador asked if anyone would like to speak in reference to Ordinances Nos.  
42 1538 and/or 1539. No one came forward at this time and the public hearings were  
43 closed.  
44

1 **Motion was made by Commissioner Lucarelli to approve Ordinance No. 1538 on**  
2 **first reading, seconded by Commissioner Miller and motion carried by roll-call**  
3 **vote: Commissioner Miller, Yes; Commissioner Lucarelli, Yes; Commissioner**  
4 **Brender, Yes; Deputy Mayor Duryea, Yes; Mayor Mealor, Yes.**

5  
6 B. Ordinance No. 1539 – Rezone .38 acres of property located at the southeast  
7 corner of Lake Mary Boulevard and Longwood-Lake Mary Road from no  
8 designation to C-1 General Commercial; Oaks at Lake Mary LTD, Stephen  
9 Coover, applicant – First Reading (Public Hearing) (Steve Noto, City Planner)

10  
11 Ordinance No. 1539 was read by title only, presented and a public hearing held under  
12 Item A.

13  
14 **Motion was made by Commissioner Brender to approve Ordinance No. 1539 on**  
15 **first reading, seconded by Commissioner Lucarelli and motion carried by roll-call**  
16 **vote: Commissioner Lucarelli, Yes; Commissioner Brender, Yes; Deputy Mayor**  
17 **Duryea, Yes; Commissioner Miller, Yes; Mayor Mealor, Yes.**

18  
19 C. Conditional Use Approval for a Private and Retail Recreational Facility, Focus  
20 Performing Arts Studio, located at Lot 8 in Williston Park; Jenny Clifton,  
21 applicant (Public Hearing) (Quasi-Judicial) (Steve Noto, City Planner)

22  
23 Mr. Noto said on the overhead is the location map for the subject property. Rinehart  
24 Road is where the purple line is drawn and Wallace Court is the other purple line. This  
25 is Lot 8 of the Williston Park Point plat. It is currently vacant and sits at the southwest  
26 corner of Rinehart and Williston Park.

27  
28 Mr. Noto said this is a bit unique. We usually bring conditional use requests for sites  
29 that have a building on them. We are currently reviewing the site plan and that goes  
30 along with this conditional use. There are parts of the conditional use requirements that  
31 rely on buffering, parking, and things of that nature. What he will get to in the  
32 presentation is how we went about reviewing that with the proposal and how that  
33 interacts with the conditional use request this evening.

34  
35 Mr. Noto said the Focus Performing Arts Studio will be made up of a dance studio and a  
36 karate studio. Both of those studios exist in the City already and they are joining  
37 together and expanding. We have some existing small business activity going from the  
38 Lake Mary Boulevard corridor to the Rinehart Road corridor. In the past we have had  
39 requests come before you for these types of uses in the M-1A zoning. Most recently it  
40 was the D1 Sports. Their current facility was at the end of the cul-de-sac of Williston  
41 Park and are now moving to Skyline Drive. We have seen this type of request happen a  
42 lot over the last few years where folks would be doing karate studios, workout studios  
43 and such in the M-1A taking advantage of these larger buildings that exist today.

1 Mr. Noto said in the second page of the staff report we provided a description of the two  
2 businesses. They are looking to grow. They are looking to construct a 10,760 square  
3 foot building with the associated site improvements, parking and such. Both facilities  
4 have provided their projected hours of operation, number of students and employees.  
5 We take those numbers and review them with the different findings of fact for the  
6 conditional use. The specifics of the hours and the number of employees are outlined in  
7 the three paragraphs under the description on Page 2 of the staff report.

8  
9 Mr. Noto said he mentioned we were reviewing the site plan. That will come before you  
10 in the March cycle. The exhibit on the overhead will help us put the pieces together of  
11 how we reviewed our findings against what they proposed. What is before the  
12 Commission tonight is the request for the actual use and we have outlined the  
13 parameters in the staff report. We are currently reviewing this site plan for the building.  
14 There are a couple of landscape variances that go along with it and the direction we  
15 chose to take on this was take the parameters that they gave us—number of students,  
16 employees, etc.—and apply it to the site plan that we are reviewing with the  
17 understanding that if the conditional use is approved by the Commission, that in no way  
18 guarantees this site plan to be approved when it comes before you at a later date. We  
19 are very comfortable at this time with where the site plan is in review. It will go to P&Z  
20 next Tuesday and will come before the Commission in the March cycle.

21  
22 Mr. Noto said we took the site plan proposed and we measured their proposed number  
23 of students, employees, proposed traffic flow, landscaping and there are a couple of  
24 variances involved; however, we felt comfortable with that variance we will present later  
25 given Rinehart Road and the surrounding uses. The six findings of fact we usually  
26 review against existing sites, the proposed site worked very well with the use that is  
27 proposed.

28  
29 Mr. Noto said the Planning & Zoning Board heard this item at their regular January 26,  
30 2016, meeting and voted unanimously 5–0 to recommend approval of the conditional  
31 use. They will hear the site plan with variances on Tuesday.

32  
33 Mr. Noto said staff has found that the applicant has met all seven findings of fact and we  
34 are recommending approval. He noted the applicant was present.

35  
36 Mayor Mealor asked if anyone wanted to speak in reference to this request. No one  
37 came forward at this time and the public hearing was closed.

38  
39 **Motion was made by Commissioner Lucarelli to approve the conditional use for a**  
40 **private and retail recreational facility, Focus Performing Arts Studio at Lot 8 in**  
41 **Williston Park, seconded by Commissioner Miller and motion carried by roll-call**  
42 **vote: Commissioner Brender, Yes; Deputy Mayor Duryea, Yes; Commissioner**  
43 **Miller, Yes; Commissioner Lucarelli, Yes; Mayor Mealor, Yes.**

1 Mayor Mealor thanked the applicant for their willingness to invest in the City of Lake  
2 Mary.

3  
4 10. Other Items for Commission Action

5  
6 There were no items to discuss at this time.

7  
8 11. City Manager's Report

9  
10 A. Items for Approval

11  
12 a. Expenditure from Law Enforcement Trust Fund

13  
14 Ms. Sova said this is an expenditure from the Law Enforcement Trust Fund.  
15 Expenditures from the Law Enforcement Trust Fund require Commission approval. This  
16 is to purchase additional lockboxes to continue our Lockbox Program. This program  
17 allows an effective way to gain access to homes in an emergency, allowing residents to  
18 maintain their home security. These lockboxes can be opened by the police or EMS.  
19 The program is targeted for citizens who are at least 55 or who have a serious medical  
20 condition. These lockboxes cost \$18.95 each and would like to purchase an additional  
21 48 for a total expenditure of \$909.60.

22  
23 Ms. Sova requested the Commission authorize the purchase of 48 Shurlock lockboxes  
24 not to exceed \$909.60.

25  
26 **Motion was made by Commissioner Brender to approve the expenditure from the**  
27 **Law Enforcement Trust Fund for the purchase of 48 Shurlock lockboxes in an**  
28 **amount not to exceed \$909.60, seconded by Commissioner Lucarelli and motion**  
29 **carried unanimously.**

30  
31 b. Surplus Item –Speed Measurement Devices and Printers

32  
33 Ms. Sova said this is two sets of surplus items: speed measurement equipment and  
34 printers for the Police Department. These have all exceeded their useful life and  
35 requested the Commission declare them surplus and authorize her to dispose of.

36  
37 **Motion was made by Commissioner Lucarelli to declare two Pro Laser III units**  
38 **(Serial #PL21159 & #PL22721) and associated equipment and two Zebra 420**  
39 **printers (Serial #XXRC06-06-5033 & #XXRCj123800040) surplus and authorize the**  
40 **City Manager to dispose of. Seconded by Commissioner Miller and motion carried**  
41 **unanimously.**

42  
43 B. Items for Information

44  
45 a. Monthly Department Reports – December & January

1  
2 C. Announcements  
3

4 Ms. Sova reminded everyone the Lake Mary Little League Opening Day ceremony is  
5 this Saturday, February 20<sup>th</sup> from 9:00 A.M. to 10:00 A.M. They asked us who will be  
6 there to arrive at 8:15 A.M.  
7

8 Ms. Sova reminded everyone the Car Show Spring Series will be held this Sunday in  
9 Central Park from 11:00 A.M. to 2:00 P.M. We are expecting over 100 cars on display.  
10

11 12. Mayor and Commissioners' Reports  
12

13 Mayor Meador said we have requests for appointments to the Parks & Recreation  
14 Advisory Board and the Elder Affairs Commission. The Parks & Rec Board is  
15 recommending that Mr. Nicholas Carlin be appointed.  
16

17 **Motion was made by Commissioner Miller to appoint Nicholas Carlin to the Parks**  
18 **& Recreation Advisory Board, seconded by Commissioner Brender and motion**  
19 **carried unanimously.**  
20

21 Mayor Meador said for the Elder Affairs Commission it was recommended to appoint Ms.  
22 Kathryn Kellgren.  
23

24 **Motion was made by Commissioner Miller to appoint Kathryn Kellgren to the**  
25 **Elder Affairs Commission, seconded by Commissioner Lucarelli and motion**  
26 **carried unanimously.**  
27

28 Mayor Meador thanked Mr. Carlin and Ms. Kellgren for their willingness to serve.  
29

30 Mayor Meador said yesterday under Florida Hospital's Kids' Urgent Care we did a  
31 wonderful ribbon cutting. This is urgent care after hours seven days a week, no waiting,  
32 board certified physicians, pharmacy. For young moms and parents with teenage  
33 children that is a facility that will be a welcome addition to our community. He had the  
34 pleasure of meeting the head physician and the team assigned to Florida Hospital Lake  
35 Mary. They are very enthusiastic. That will be an incredible addition to our community  
36 and quality of life. He welcomed them to the City of Lake Mary.  
37

38 Commissioner Lucarelli said it was nice to see everyone at the luncheon today.  
39

40 Commissioner Lucarelli said we have everyone in Parks & Rec doing a great job getting  
41 ready for Family Fun Day. She showed the new flyer. It will be Saturday, April 2<sup>nd</sup> from  
42 9:00 A.M. to 2:00 P.M. at Central Park. There will be food trucks, DJ, entertainment,  
43 games, and bounce houses. We already have Florida Hospital as a sponsor as well as  
44 Primrose, Nightlight Pediatrics, Insight Federal Credit Union, and there are more  
45 coming. It is a free event.

1  
2 Commissioner Brender said he attended the State of the County. He thought the tone  
3 was good.  
4  
5 Deputy Mayor Duryea asked the status of the Griffin property. He has been getting a lot  
6 of questions about that.  
7  
8 Mr. Omana said the project is going through the DRC process and we are preparing a  
9 timeline for the upcoming hearings. Possibly we are looking at this coming forward in  
10 the March cycle.  
11  
12 Deputy Mayor Duryea asked if the project has gone through the County and St. Johns.  
13  
14 Mr. Omana said we are coordinating the project with Seminole County with their  
15 engineering office. Since there is no technical design under 100% engineered  
16 requirement, there is no need to go for the full permitting analysis at this point since we  
17 are only dealing with the PUD and rezoning part.  
18  
19 Commissioner Miller said he attended the State of the County today.  
20  
21 Commissioner Miller said he attended a briefing with FDOT and a few other people with  
22 the Department of Transportation on Beyond I-4 Ultimate. There were two items of  
23 interest. There are two things you should begin to understand. One is called the  
24 Double Diamond Interchange which is going to be very popular. It is a way of using  
25 traffic signals to make left turns efficient like right turns are. It is a way of making the  
26 intersections more efficient by handling left turns better.  
27  
28 Commissioner Miller said the other thing about that session that is important is the  
29 change they are recommending for the Lake Mary Boulevard exit. What they are  
30 recommending is an exit coming off of Interstate 4 behind Gander to Lake Emma Road.  
31 There would also be an entryway from there as well so you could leave there going  
32 south or north but you could exit off I-4 into there. The value of that information is when  
33 you look at their traffic congestion numbers for the intersection of Lake Emma, Lake  
34 Mary Boulevard, and Primera, it is probably one of the worst intersections in the County  
35 as far as the timing to get traffic through there. This will alleviate that. It's 20 years  
36 away at best. The appeal we made to them and to the County was for some help to try  
37 to expedite that exit and if there was any way to move that up in the process. It would  
38 benefit the City if they moved it forward.  
39  
40 Mayor Meador said the City Manager and staff have been talking about the possibility of  
41 expediting that process through sales tax money and other things.  
42  
43 Commissioner Brender said we are hosting CALNO next month on March 2<sup>nd</sup>. It will be  
44 in the Commission Chambers. CALNO is the Council of Local Governments in  
45 Seminole County. We'll be hosting at 5:30 if you want to do the food trucks for

1 WineART Wednesday and 6:00 for the meeting. We will be discussing Beyond I-4  
2 Ultimate. It is interesting to note the flyover at 17/92 and 436 was originally scheduled  
3 for 2028 and is now complete. He thought with cooperation from the other cities and  
4 some push, Beyond I-4 doesn't need to be 20 years hence. It is an open meeting.

5  
6 13. City Attorney's Report  
7

8 Ms. Reischmann said the Florida Tax Watch put out the predatory public records  
9 request which is amazing reading, particularly about the Town of Goldstream. They  
10 have 1,000 residents and a budget of \$5.8 million. They had 2,000 public records  
11 requests in two years. One individual made 400, one company made 500 and they  
12 have 42 lawsuits. They budgeted \$1 million, reduced their hurricane reserve, and  
13 raised their millage 40% just for the public records lawsuits. They cite examples of  
14 requests for electronic versions of letterhead. They wanted to know all public records  
15 on the police chief's desk on 7/15/14 at 11:12 A.M. This was some months after that.  
16 Those kinds of ridiculous things. One non-profit has filed 140 public records in 27  
17 counties in the last couple of years. Fifty percent were filed against private companies  
18 that do business with the cities. A lot of engineering firms and those kinds of firms that  
19 do business is where they try to catch you up. She said she was sure they were  
20 following the League's articles on the senate. The senate bill has been modified  
21 somewhat. It is going to have a provision that says that the judge must award  
22 attorney's fees if the lawsuit is brought but they have to give them five days' notice.  
23 There is an option for the judge if he knows the primary purpose is to harass or trick  
24 then he or she cannot award and the city has to designate a records custodian to get  
25 that benefit. She thought the Commission might want to take a look at the Tax Watch.

26  
27 Commissioner Miller asked Ms. Reischmann if she was tracking what was going on in  
28 the legislature with fracking. He read an article this week that said it's through the  
29 House and the Senate has it now. What they are going to do is take away from cities  
30 and counties the right to reject fracking.

31  
32 Ms. Reischmann said they are going to preempt the field. There are maybe 30 bills now  
33 that would preempt cities and counties. That's a big issue.

34  
35 Commissioner Miller said given the tenuous nature of the aquifer and our water supply  
36 that is crazy to even entertain fracking in the State of Florida.

37  
38 Mayor Meador said he thought the Senate would treat that as they do the carry gun  
39 legislation and just defer to common sense. Simply look at the states where it has  
40 taken place and the impact on the water supply and other outfall. We just simply do not  
41 have the luxury of allowing anything to impact the aquifer as sensitive as it is right now.  
42 Just as it was said in this chamber in 1992, one of the most sensitive, long-term issues  
43 to the State of Florida is the health of the aquifer and it is every bit as true today as it  
44 was then and even more so.  
45

1 14. Adjournment

2

3 There being no further business, the meeting adjourned at 7:45 P.M.

4

5

6

7

8 \_\_\_\_\_  
David J. Meador, Mayor

\_\_\_\_\_   
Mary Campbell, Deputy City Clerk

9

10

11

12 ATTEST:

13

14

15

16 \_\_\_\_\_  
Carol A. Foster, City Clerk