

1 MINUTES OF THE LAKE MARY CITY COMMISSION WORK SESSION held February 21,  
2 2013, 6:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road, Lake  
3 Mary, Florida.

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6	Mayor David Mealor	Jackie Sova, City Manager
7	Commissioner Gary Brender	Carol Foster, City Clerk
8	Commissioner George Duryea	Dianne Holloway, Finance Director
9	Commissioner Allan Plank	John Omana, Community Dev. Dir.
10	Deputy Mayor Jo Ann Lucarelli	Gary Schindler, City Planner
11		Steve Noto, Planner
12		Tom Connelly, City Engineer
13		Randy Petitt, Human Resources Mgr.
14		Bryan Nipe, Parks & Recreation Dir.
15		Bruce Paster, Public Works Director
16		Steve Bracknell, Police Chief
17		Bruce Fleming, Sr. Code Enf. Officer
18		Craig Haun, Fire Chief
19		Mary Campbell, Deputy City Clerk
20		

21 The work session was called to order by Mayor David Mealor at 6:00 P.M.

22  
23 ITEMS FOR DISCUSSION:

24  
25 1. Crescent Property Economic Analysis

26  
27 Ms. Sova said we previously had a workshop regarding a potential sports complex that  
28 Seminole County is interested in building. They are looking at a few locations and one is the  
29 Crescent property near I-4. At the end of that meeting there were a few questions left to be  
30 answered: jobs impact, the impact for highest and best use, and a full economic impact more  
31 than just ad valorem taxes for that property. She asked at the last meeting if we could bring  
32 the County's Economist here who has been working with Steve Noto. She felt he could best  
33 explain the formulas and information that has been developed and shared with us and the  
34 County Commission regarding this piece of property and its potential economic impact.

35  
36 Tom Tomerlin, Seminole County Economic Development Division, came forward. (Mr.  
37 Tomerlin's PowerPoint presentation is attached and made a part of these official minutes.) He  
38 said he was an economist by education and work experience. He had experience doing  
39 similar text studies for projects ranging from new airlines to a typical office complex. It is a  
40 pleasure working with the planning staff. Our goal is to put side by side two development  
41 scenarios. One is a potential office park and the other is the sports complex that is being  
42 considered by the County.

43  
44 Mr. Tomerlin asked the Commission to read and take note of the statement on the overhead  
45 on projections and forecasts:  
46

1 All forecasts are based on assumptions. Actual results could vary materially from  
2 the forecast for any number of reasons. These reasons include how the project  
3 will eventually develop and the ability to attract anticipated events. It is important  
4 to note that timing is not addressed herein, and this factor may have a significant  
5 impact on actual results.  
6

7 Mr. Tomerlin said he didn't think these are the kind of numbers that ought to be the thing that  
8 tips your decision towards supporting or not supporting. They are forecasts and is a crystal  
9 ball exercise. All crystal balls are cloudy. He said Mr. Noto would explain the planning side.  
10

11 Mr. Noto said the location of this potential project is New Century Park just south and west of  
12 the Municipal Services facility on Wallace Court. The existing zoning of the property is M-1A  
13 and allows for office, medical, and professional office type uses. The future land use is  
14 industrial. It is also within the high tech corridor protection area.  
15

16 Mr. Noto said there is an existing DRI that has no vesting involved. No traffic analysis was  
17 done. There are six office parcels that we identified and three parcels for flex space that were  
18 called out in the DRI as lands that would be developed. There are a few other parcels towards  
19 the front of the project that abut Rinehart Road that we did not take into consideration during  
20 this research because the sports complex vision and concept plans did not go that far out.  
21 These are the lands that we looked at when we did our research.  
22

23 Mr. Noto said we have two scenarios. The one on the left are the entitlements outlined in the  
24 DRI: About 1.2 million square feet of Class A office space, 357,000 square feet of flex space,  
25 8,000 square feet of commercial, and those are not vested entitlements. When we came up  
26 with Scenario A which is what Mr. Tomerlin used to put together his conceptual economic  
27 numbers we took a look at how other DRIs have developed in North Point, Primera, Colonial  
28 Center and we took a look at the types of buildings that were situated on parcels that had  
29 similar acreage as the New Century Park DRI. It was staff's opinion New Century Park would  
30 more than likely build out 900,000 square feet of Class A office over those six parcels,  
31 approximately 178,000 square feet of flex space, and the commercial area would be excluded.  
32

33 Mr. Tomerlin said Scenario A is the office scenario and Scenario B is what kind of economic  
34 impacts would be associated with the sports complex. Scenario A is the economic analysis  
35 associated with the disposition of this property towards an office park. He stressed that the  
36 time element is not addressed in these numbers. There is a time value of money and this is  
37 assuming this would come on line almost immediately so there is no discounting that this may  
38 occur sometime in the future. It's a big caveat recognizing at the outset that we don't have the  
39 time dimension addressed. If the Commission wants to discuss the time dimension we can.  
40

41 Mr. Tomerlin said Scenario A is the office scenario. They looked at how similar development  
42 patterns have occurred, especially in the adjacent property at Primera, and it looks like  
43 900,000 square feet of office, 178,000 square feet of flex space, for about 1 million square feet  
44 of office space. The 350 square feet (per office employee) is a back-of-the envelope estimate.  
45 It has been tossed around and argued plenty but is in the middle of the range typically  
46 associated with how much space is going to be occupied by one office worker in an office

1 building. The range goes from 280 up to 400 so 350 is in the middle of the road and accounts  
2 for some of that being flex space. Once we come up with that rule of thumb parameter, we are  
3 able to back into the number of employees we believe can be absorbed on site. He noted the  
4 green in the table are things that are going to occur on site within that 155 acres. The blue is  
5 showing the broader economic impact and what it does in the overall community.  
6

7 Mr. Tomerlin said we got to 3,082 employees by dividing the total square footage that we  
8 believe could be built on that property. This is where the economics comes in. These  
9 multipliers were purchased from the Bureau of Economic Analysis, which is part of the  
10 Department of Commerce, and they are called RIMS (Regional Input/Output Modeling System)  
11 multipliers. It is one of three ways you can do economic modeling. The others require that you  
12 purchase software. This is a set of multipliers that have been calibrated for Seminole County  
13 to address economic impacts. The 2.04 is derived from the RIMS multipliers that have been  
14 purchased to analyze problems for Seminole County and we come up with a total economic  
15 impact of 6,310 potential employees being generated as a result of this project developing with  
16 that 1 million square feet of office. The 6,310 includes the 3,000 on site. The extra 3,000  
17 comes from the fact that now you have additional population, additional office workers, the  
18 Publix grocery store may need to hire a couple of other people, the medical people up and  
19 down the Boulevard might need to hire additional persons. The businesses that do business  
20 with the project site are going to need to hire folks. These are ripple effects associated with this  
21 project.  
22

23 Mr. Tomerlin said we isolated a particular multiplier for Category 48 in the RIMS multiplier  
24 which is referring to anything that would fall under this classification of being a professional,  
25 scientific or technical service. We felt that was the most generic multiplier that we could use  
26 that would apply generally to that overall site.  
27

28 Mr. Tomerlin said half of the total 6,310 impact is coming from what would be absorbed on site  
29 and the other half from the broader community. The current wage level that exists in Seminole  
30 County is \$38,937 so we applied that average, so we are saying \$119 million on an annual  
31 basis being generated in wages on that site should it develop with this 1 million square feet of  
32 office. The earnings multiplier of 1.6702 is again the Category 48 and is utilized to multiply  
33 against the earnings that are earned by the project so we are treating the whole 155 acres as  
34 one project. We multiply that 1.6 and come up with a total wage impact across the community  
35 of \$200 million annually.  
36

37 Mayor Meador asked Mr. Tomerlin to introduce his colleague.  
38

39 Mr. Tomerlin introduced John Krug who is the Director of Economic Development with  
40 Seminole County.  
41

42 Mayor Meador said just going by the Enterprise Florida Seminole County wage, what we will  
43 have before us later this evening is the Verizon project with an average salary of \$55,000. It  
44 speaks volumes and thanked Messrs. Tomerlin and Krug for the work that the county  
45 economic development arm has done to make that a reality.  
46

1 Mr. Tomerlin thanked the Mayor for those comments. The reason we used \$38,000 when we  
2 were able to attract a firm that pays \$50,000 is that we are trying to be conservative. This is in  
3 the spirit of trying to present a conservative forecast.

4  
5 Commissioner Duryea asked if there was an analysis that shows if those office parks were to  
6 develop what would be the ad valorem revenues, sales tax revenues and all those things  
7 generated by those office buildings.

8  
9 Mr. Tomerlin said that was a tremendous question and answered negatively. This is an  
10 economic analysis so it is looking at what happens in the broader community and the  
11 economy. What Commissioner Duryea is asking for is a fiscal analysis which is saying what  
12 the government tax revenues would be associated with this project. He said he had not done  
13 that.

14  
15 Commissioner Brender asked Mr. Noto if he had an estimate from the last time.

16  
17 Mr. Noto said when we estimated the total square footage under Scenario A we used Primera.  
18 We put together some maps. One parcel in Primera is 10-1/2 acres, the square footage of the  
19 building is 150,000 and it brings for the City \$47,000 a year. If we round it up to \$50,000 we  
20 are looking at about \$300,000 to the City using that average in property taxes.

21  
22 Commissioner Duryea asked if that was all.

23  
24 Ms. Sova said the buildings are big shells and are not real intense. She asked Mr. Noto if he  
25 picked up the personal property tax portion for the equipment inside.

26  
27 Mr. Noto answered negatively and was just the ad valorem using the Property Appraiser.

28  
29 Ms. Sova said it is probably another 60% more than that. Right now the Verizon building is  
30 going to be \$30 million for the building and \$20 million for the interior.

31  
32 Mr. Tomerlin said if the Commission wanted to look at Verizon as a "guesstimation" just to the  
33 City, looking at both the real estate and tangible personal property, the tax revenue stream  
34 would be about \$181,000 per year. If you want to use that as a template for the rest of those  
35 parcels you can multiply that out.

36  
37 Mr. Noto showed on the overhead the remaining tracts of land in the City that could handle  
38 Class A office development such as another Verizon or New Century Park style development.  
39 This does not take into consideration redevelopment in Downtown or along Lake Mary  
40 Boulevard. These are vacant tracts of land that are left.

41  
42 Mr. Tomerlin showed the sports complex with 15 ball fields. Something being proposed for a  
43 later phase is an indoor sports complex of about 80,000 square feet. With this ballpark we  
44 have worked with the Central Florida Sports Commission as well as the State Sports  
45 Commission and looked at softball and baseball events that could be attracted to the facility of  
46 the scale we are talking about on the Crescent property. He showed a list identifying the

1 number of events he believed they could capture and the number of room nights associated  
2 with each event. The room nights are one group staying in one hotel room for one night is one  
3 room night. These are the number of room nights projected to be generated from all the  
4 events that could be captured on the site. We are looking at a total room night count of 31,700  
5 room nights captured on an annual basis. There is going to be a follow-up study by the County  
6 about tournament attraction, but this is a list of sporting events we believe could be captured  
7 by this type of facility.

8  
9 Mr. Tomerlin said the economic impacts associated with Scenario B are driven by the room  
10 nights that are generated in the hotels. The restaurants are getting additional business and  
11 purchases made in the retail are getting additional business. The multiplier being used is for  
12 every 100 room nights—that could be 100 rooms rented for one night or 50 rooms rented for  
13 two nights—and is in the ballpark of \$60,000 to \$70,000 being generated in the local economy.  
14 This number was derived from prior tourism studies and is a ballpark figure. Utilizing that type  
15 of multiplier it is estimated that on an annual basis we could expect about \$19.1 million worth  
16 of impact generated because of those room nights.

17  
18 Mr. Tomerlin said there are some things besides the room nights that could be generated.  
19 There is going to be a need to staff the ballpark. He spoke to their Leisure Services Director  
20 and he was thinking 14 people which is 14 additional jobs to run that ballpark. There would be  
21 additional impacts associated with the future phase of the indoor sports complex. The analysis  
22 is tied to the idea of attracting people to the community from outside. Economic development  
23 is about attracting money that is earned elsewhere into our community.

24  
25 Mr. Tomerlin said the Commissioner brought up the idea of a fiscal analysis. The office park is  
26 going to put this property on the tax rolls and generate tax revenue streams. There is going to  
27 be more jobs associated with the office park and the improved traffic network could be capable  
28 if this office park was connected to the Primera office park and have some kind of internal flow.  
29 The idea this might develop into office is going to lend additional support to how the entire  
30 north I-4 area has been cast. It has been cast as an office job center. It is a good way to be  
31 cast.

32  
33 Mr. Tomerlin said for the sports complex some of the things hard to quantify is connectivity to  
34 the trail network. There is a fantastic trail network associated with Rinehart Road and having a  
35 sports complex would be a great deal of synergy. There would be low peak-hour traffic. The  
36 ball fields would be occupied during non-peak hours so that ripples into whether or not  
37 Rinehart Road improvements would be triggered. He said he was not the expert on that.  
38 There is the national recognition that would be associated with a sports complex of this  
39 magnitude.

40  
41 Mr. Tomerlin said one of the big unknowns with the office park is timing. Timing can make a  
42 big difference. If we discounted 3% over a 15-year period, this \$200 million in local economy  
43 wages would not come on line until 15 years from now and that \$200 million drops to \$125  
44 (million).

1 Mr. Tomerlin said we have some comments from the Public Works Director regarding the  
2 contamination issue.

3  
4 Mr. Sova said Bruce (Paster) has a summary of the 1,474-page report that came out this  
5 week.

6  
7 Mr. Paster said last week we got the report which was the Remedial Action Plan. He said he  
8 would give a summary of where they are with the contamination at Siemens and he didn't see  
9 it affecting this analysis.

10  
11 Mr. Paster said this has been going on over 10 years. In 2012, FDEP approved the  
12 completion of the site assessment. For the last 10 or 12 years they have been assessing the  
13 contamination and FDEP has said you have done enough assessing and we agree this is  
14 exactly where the contamination is. What follows a site assessment is the Remedial Action  
15 Plan which was prepared by Brown & Caldwell. The primary chemicals of concern were 1,1-  
16 dichloroethene and 1,4-dioxin. Groundwater is the only thing warranting remediation. It is not  
17 in the soil or air, just the groundwater. The primary site source area is located near the  
18 southeast corner of the main plant building and covers an area of approximately 120' X 175'. It  
19 is about 30 to 50 feet down into the ground and is the source of the contamination. He pointed  
20 out the area on the overhead.

21  
22 Mr. Paster said in 2006 they installed an interim source removal system. They put in wells,  
23 pulled groundwater out, aerated it and put it back in the ground clean. Concentrations of the  
24 interior portions of the plume are declining. The treatment is working.

25  
26 Mr. Paster said the Floridan Aquifer where we get our water from is in a state of equilibrium  
27 and they are not expecting it to expand beyond its current footprint before it begins to contract  
28 within 5 to 50 years. Several remediation options were evaluated and the plan recommends  
29 the existing system be operated until new innovative treatment technologies are developed.  
30 The plan is pretty much saying leave things alone. The treatment system has been operating  
31 for 5 years so let's just keep it operating. The Remedial Action Plan is not recommending  
32 anything new at this point. There are new technologies out there and are being pilot tested  
33 and if they are better than what they are doing right now, they will implement them in the  
34 future.

35  
36 Mr. Paster said regarding the Crescent Resources parcel, FDEP has agreed that no additional  
37 assessment or remediation work is required beyond implementation of a restrictive covenant to  
38 prevent prohibition of the use of groundwater. They are saying we're done looking at the  
39 Crescent properties and we don't have to remediate anything there but we don't want you  
40 using the groundwater. That is fine today because the City has ample water supply all around  
41 these properties that they can tie into. Thirty years ago they were using the groundwater for  
42 use in the Siemens building. The City has plenty of water capacity so any new building will tie  
43 into the City's system.

44  
45 Mr. Paster said Well 5 which is one of the wells the City uses is on the Siemens site. We have  
46 that wonderful treatment system at the water treatment plant. In the last 10 years the

1 concentrations have been going down in the Floridan Aquifer. No new contamination is going  
2 in. In 2006 they put that system in to make sure from that hot spot no new contamination  
3 makes it down into the Florida Aquifer. He noted these were in parts per billion (not parts per  
4 million). Someone once told him what parts per billion is. If you take a row of marbles from  
5 here to the moon and back again and pull out one marble that is 1 part per billion. It's really  
6 more a function of science that we can measure parts per billion. The action limit for DCE is 7  
7 parts per billion and we are averaging very close to that within the last 12 months.

8  
9 Commissioner Brender asked if we have a timetable of how well it is working.

10  
11 Mr. Paster said groundwater cleanup is typically a 30 to 50-year program.

12  
13 Commissioner Brender said the portion of the land that is contaminated is a 30<sup>th</sup> of the whole  
14 parcel. We are talking about an area that is 50 feet wide and a couple hundred feet long.

15  
16 Mr. Paster said that is the hot spot and is the source of the contamination. The contamination  
17 from there did make it into the Florida Aquifer. The Remedial Action Plan does not have any  
18 plan of action for the Floridan Aquifer. What they are saying is they will keep working on this  
19 hot spot and keep cleaning it up until the hot spot is clean. The problem with the Floridan  
20 Aquifer is that it is so huge that it's not practical to try to clean it up. What we do at the water  
21 treatment plant is any water we pull out of there we clean it and treat it appropriately so water  
22 is entering our system with any type of contamination in it.

23  
24 Commissioner Brender asked the depth of the hot spot.

25  
26 Mr. Paster said the hot spot depth is 30 to 50 feet. Our well is 500 feet so contamination could  
27 go 500 feet down and we could get hits. The plan is to stay in that hot spot and keep on  
28 cleaning that up and removing the source.

29  
30 Commissioner Plank asked if the restriction on the use of the groundwater is applicable only to  
31 the hot spot or to the entire area.

32  
33 Mr. Paster said the entire area including the Crescent facilities. Anyone that develops in  
34 Crescent will have to enter into an agreement with FDEP saying we will not use the  
35 groundwater for drinking, which we are fine with because it will go to the City of Lake Mary to  
36 get drinking water.

37  
38 Commissioner Brender said aside from that there was no other restriction on the property  
39 based on the contamination.

40  
41 Mr. Paster said during construction if they do dewatering activities, there could be some  
42 restrictions on what to do with that water when they dewater. Other than that nothing major.

43  
44 Mr. Tomerlin said another big unknown is financing. He said John Krug called a couple of  
45 developers active in the area. One of the concerns they expressed was the ability to finance

1 given the perception that the site is contaminated. Financing and bank lending is tight right  
2 now and this adds another layer of unknowns so that could be a concern.

3  
4 Mr. Tomerlin said we've tried to crystal ball how this site ultimately develops but we just don't  
5 know. The supply of aptly entitled land. Steve shared an aerial that showed other places  
6 within the city limits that could absorb Class A office and they are fairly limited with six to ten  
7 parcels. He said Steve would discuss the timing of the improvements to Rinehart Road.

8  
9 Mr. Noto said the City doesn't do traffic counts but we know Rinehart Road is very close to  
10 needing something done to it. Whether it be widening, multi-modal improvements is an  
11 unknown and how it will be paid for is unknown. With the new growth management laws  
12 passed a couple of years ago there was a major push in sharing improvements to rights-of-  
13 way and things of that nature. We're not sure if a 2,000 square foot building will trip the need  
14 for improvements or 200,000 square feet. We just know it's getting close. It may be the sports  
15 complex or it may be the first building of New Century Park. That is one of the big unknowns  
16 we have to take into account in either scenario.

17  
18 Mr. Tomerlin said timing also affects the sports complex. When that goes on line is going to  
19 affect when that expected \$19.1 million would be generated within our economy.

20  
21 Mr. Tomerlin said the County does intend to follow up with a pro forma analysis of the ballpark.  
22 Of all the sites they are considering, they want to do this pro forma that looks at the ballpark  
23 operating, what are the revenue streams it would generate, and the cost streams it would  
24 generate. A detailed pro forma analysis across the years of how the ballpark is going to run is  
25 something the County is going to do regardless.

26  
27 Mr. Tomerlin stated once again that projections and forecasts are assumptions.

28  
29 Mr. Sova said Crescent Properties came in with their attorney, Miranda Fitzgerald, last week.  
30 Crescent went into bankruptcy, they are now emerging from bankruptcy, and their company is  
31 changing so they are ready to address this property. They came in to talk about the fact that  
32 the DRI has expired and what the triggers for Rinehart Road were going to be. They don't  
33 have any final plans. They haven't spent any money at this point except for the attorney. They  
34 asked what their next steps would be so they could move forward and begin their planning for  
35 this property.

36  
37 Mayor Mealor said we talk about the DRI being expired and Dr. Tomerlin's analysis was  
38 predicated on what were the approved uses or entitlements. We have seen the shifting  
39 marketplace and if you look at this piece of property and the frontage and proximity it is  
40 conceivable they would ask for apartments or those types of things. In terms of the analysis  
41 that might change the dynamic and cause us to reevaluate some things. On the horizon that is  
42 something we probably need to anticipate.

43  
44 Commissioner Brender said they were not going to build 150 acres of apartments; they would  
45 build a mixed use of some kind. He was sure they would put some kind of commercial space  
46 on the parcel on Rinehart. He was certain Crescent is now aware this is being discussed. The

1 biggest thing is timing. He said he fully understands a sports complex is two or three years  
2 away. We are talking about an office park that could be 10 or 15 and during that 10 or 15  
3 years the presumption is the contamination problem on that limited space is going to be  
4 cleaned up. You could also argue from the standpoint you put buildings on top of  
5 contamination or put kids and ball fields on top of contamination. We waited a long time for  
6 Primera to become Primera. That was a 10-year wait. During that 10 years we were  
7 approached innumerable times for strip malls, a hospital, a sports complex, the Magic venue.  
8 We were approached by a lot of different ideas in that 10-year period. The bottom line is we  
9 said no. If Crescent comes in and says they want to build 2,000 apartments there, we can say  
10 no. They are not entitled to have apartments. We can wait and that does make some sense.  
11 The other side of the issue is the traffic. Three thousand jobs on the site are going to generate  
12 problems on Rinehart Road. He said he lives on Rinehart Road and did not want more traffic.  
13 Looking at it from the standpoint of the entire city and looking again at the highest and best  
14 use, he was leaning against the sports complex idea.

15  
16 Commissioner Duryea said one of the things Commissioner Brender brought up was the mere  
17 fact that we have designated this target industry section. We said we would love to have  
18 office/commercial there for the reasons we gave at the time and they are still valid. We have  
19 all seen the construction cycle go round and round. He thought if we wait we will have what  
20 we planned for in that development. Commissioner Brender also made reference to how long  
21 that particular Primera took to develop but the City didn't really get hurt by that. We kept to the  
22 original plan and it developed nicely. If we keep to the plan it will develop that way. The fact of  
23 the matter is because it is not happening right now right away doesn't bother me because the  
24 City is in good shape to wait. He thought it was a good idea to wait.

25  
26 Mayor Mealor said until the County comes back with an analysis related to the sports complex,  
27 he asked if there were any objections to the sentiments expressed by Commissioners Duryea  
28 and Brender. There were no objections from the Board.

29  
30 Mayor Mealor thanked Dr. Tomerlin for the analysis presented.

31  
32 Ms. Sova said she would write a letter to the County Manager and let him know what we  
33 discussed tonight because they were looking to see if we would support it or not.

34  
35 Mayor Mealor said right now the sentiment is as far as highest and best use goes, it might be  
36 in our best long term interest to take a wait and see attitude.

37  
38 There being no further business, the work session adjourned at 6:47 P.M.

39

1 MINUTES OF THE LAKE MARY CITY COMMISSION MEETING held February 21, 2013, 7:00  
2 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road, Lake Mary,  
3 Florida.

4  
5 I. Call to Order

6  
7 The meeting was called to order by Mayor David Mealor at 7:10 P.M.

8  
9 II. Moment of Silence

10  
11 **SIDE 1B**

12  
13 III. Pledge of Allegiance

14  
15 IV. Roll Call

16		
17	Mayor David Mealor	Jackie Sova, City Manager
18	Commissioner Gary Brender	Carol Foster, City Clerk
19	Commissioner George Duryea	Dianne Holloway, Finance Director
20	Commissioner Allan Plank	John Omana, Community Dev. Dir.
21	Deputy Mayor Jo Ann Lucarelli	Gary Schindler, City Planner
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27		Steve Bracknell, Police Chief
28		Bruce Fleming, Sr. Code Enf. Officer
29		Craig Haun, Fire Chief
30		Katie Reischmann, City Attorney
31		Mary Campbell, Deputy City Clerk
32		

33 V. Approval of Minutes: February 7, 2013

34  
35 **Motion was made by Commissioner Brender to approve the minutes of the February 7,**  
36 **2013, as written, seconded by Commissioner Plank and motion carried unanimously.**

37  
38 VI. Special Presentations

39  
40 There were no special presentations at this time.

41  
42 VII. Unfinished Business

43  
44 A. Ordinance No. 1484 – Small scale land use amendments from COM (Commercial)  
45 to HDR (High Density Residential) for a +/- 1-acre tract located on the east side of

1 Rinehart Road adjacent to the Legends Apartments; VHB Miller Sellen for Golfview  
2 Apartments LLC – Second Reading (Public Hearing) (Gary Schindler, City Planner)  
3

4 The City Attorney read Ordinance No. 1484 by title only on second reading.  
5

6 Mr. Schindler stated staff had no additional information.  
7

8 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1484. No one  
9 came forward and the public hearing was closed.  
10

11 Mayor Mealor said at the last meeting it was discussed that somebody representing the  
12 applicant was a fraternity pledge of Commissioner Brender's and they had not seen each other  
13 in 30-something years.  
14

15 **Motion was made by Commissioner Brender to approve Ordinance No. 1484 on second**  
16 **reading, seconded by Deputy Mayor Lucarelli and motion carried by roll-call vote:**  
17 **Commissioner Brender, Yes; Commissioner Duryea, Yes; Commissioner Plank, Yes;**  
18 **Deputy Mayor Lucarelli, Yes; Mayor Mealor, Yes.**  
19

20 B. Request to reduce Code Enforcement lien to \$3,000.00 for property located at 605  
21 Magnolia Lane (previously reduced from \$35,810.23 to \$19,310.23 on February 7,  
22 2013); Freddie Crespo, Investors Real Estate (Bruce Fleming, Sr. Code  
23 Enforcement Officer)  
24

25 Bruce Fleming, Sr. Code Enforcement Officer, came forward. Mr. Fleming said on February  
26 14, 2013, the City received a request from a representative of the property owner at 605  
27 Magnolia Lane for the City Commission to consider a further reduction on a code enforcement  
28 lien outstanding.  
29

30 Mr. Fleming said on February 7, 2013, the Commission considered a request for a lien  
31 reduction on the property at 605 Magnolia Lane from \$35,810.23 to \$19,310.23. Since that  
32 time the representative for the property owner has requested a further reduction.  
33

34 Mayor Mealor said he thought the action on the 7<sup>th</sup> of February was fairer than what was  
35 earlier presented and probably in the City's best long-term interest.  
36

37 Commissioner Duryea asked why we were doing this.  
38

39 Ms. Sova explained the applicant came back and asked for a further reduction. He says  
40 Fannie Mae asked him to ask for that further reduction. This is a much greater reduction than  
41 we have done on any of these properties. They do take a lot of staff time and staff work to  
42 keep up with them. This would be a much greater reduction than we have done in the past  
43 and was concerned about additional ones as more of these properties close.  
44

45 Commissioner Duryea said he thought they had made the decision already and was happy  
46 with it.

1  
2 Ms. Sova said we did but he is asking for reconsideration.  
3

4 Mayor Meador asked if there was any desire to modify the vote that was taken by the  
5 Commission on February 7<sup>th</sup>. The Board answered negatively.  
6

7 **The request to further reduce the Code Enforcement lien at 605 Magnolia Lane was**  
8 **denied.**  
9

10 VIII. New Business

- 11  
12 A. Resolution No. 916 – Finding Verizon Corporate Resources Group, LLC be  
13 approved as a Qualified Applicant pursuant to Section 288.106, Florida Statutes  
14 1. Approval of Interlocal Agreement  
15

16 The City Attorney read Resolution No. 916 by title only.  
17

18 Ms. Sova said with us tonight is Tracy Turk with the Economic Development Commission;  
19 John Krug, the County's Economic Development Director; and Tom Tomerlin from the  
20 County's Economic Development Department. They were all instrumental in helping us obtain  
21 this catch of Verizon coming to Lake Mary and bringing 750 jobs that they would like to have  
22 incentivized. The 750 jobs would come over a three-year period with 300 positions by the end  
23 of 2014, 150 in 2015, and another 300 in 2016. They qualified for a State QTI incentive of  
24 \$3,000 per job and because the County and the City agreed to participate, the state gave a  
25 bonus of \$1,000 per job for matching the base wage and another \$1,000 for these being high  
26 impact sector jobs. The total package including State, County and City money is \$6 million.  
27 The City's payout will be \$1,125,000 over a six-year period because it will follow when the jobs  
28 come online. Our first payment we would expect to be \$112,500 in Fiscal Year 2015. The  
29 Center of Excellence is to be built at 899 Heathrow Park Lane and is expected to be about \$50  
30 million in total investment.  
31

32 Ms. Sova recommended approval of Resolution No. 916 and authorize the Mayor execute the  
33 interlocal agreement with Seminole County.  
34

35 Mr. Noto showed on the overhead some conceptual drawings received from the applicant via  
36 Gary Schindler who is currently reviewing the site plan.  
37

38 Mayor Meador said we heard from one of the representatives that of all the local governments  
39 they have dealt with, the most positive interaction they have had was with the City of Lake  
40 Mary Community Development Department.  
41

42 Commissioner Duryea asked if the Building Department had the resources to take care of this.  
43

44 Mr. Omana answered affirmatively. In the recent re-staffing of our department we have  
45 engaged with high and technical people that we believe can handle a variety of jobs including  
46 this one. We will be working closely with the City Manager to make this project a success.

1  
2 Ms. Sova said we have access to contract inspectors should we need them. They are  
3 available on short notice.

4  
5 Commissioner Brender said we would be paying out \$1.1 million. He asked how much the City  
6 would be bringing in over that six-year timeframe.

7  
8 Ms. Sova said there's the economic analysis again but our taxes should be in the \$300,000 a  
9 year range.

10  
11 **Motion was made by Commissioner Plank to approve Resolution No. 916 and authorize**  
12 **the Mayor to execute the interlocal agreement with Seminole County, seconded by**  
13 **Deputy Mayor Lucarelli and motion carried by roll-call vote: Commissioner Duryea,**  
14 **Yes; Commissioner Plank, Yes; Deputy Mayor Lucarelli, Yes; Commissioner Brender,**  
15 **Yes; Mayor Mealar, Yes.**

16  
17 B. Ordinance No. 1481 – Preliminary and Final Planned Unit Development (PUD) for  
18 The Station House located south of Wilbur Avenue, north of East Crystal Lake  
19 Avenue, and west of Old Lake Mary Road – First Reading (Public Hearing) (Steve  
20 Noto, Planner)

- 21 1. Right-of-Way Use Agreement for The Station House
- 22 2. Parking Garage Agreement for The Station House

23 C. Resolution No. 915 – Partial vacation of North First Street, a 54-foot wide right-of-  
24 way (Public Hearing) (Steve Noto, Planner)

25  
26 The City Attorney read Ordinance No. 1481 by title only on first reading.

27  
28 Mr. Noto said there are five items to consider with this project. 2012 RZ-03 and 2012 RZ-04  
29 are the only two the Commission will take action on tonight. 2012 RZ-03 is the Preliminary  
30 PUD which would have to be approved before 2012 RZ-04 can have a motion for the first  
31 reading. The vacate, parking agreement and right-of-way agreement will be heard and voted  
32 on at the March 7<sup>th</sup> meeting depending on tonight's outcome.

33  
34 Mr. Noto said we have been talking about the regulatory table for years. Before he came to  
35 the City Messrs. Omana and Schindler were working on the master planning for over a  
36 decade. Four years ago we came before the Commission to expand the Downtown  
37 boundaries to get ready for SunRail. This project is the culmination of all that work. It is a \$28  
38 million project.

39  
40 Mr. Noto said the location of the property is across the street from the Police Department at the  
41 corners of East Crystal Lake Avenue, Old Lake Mary Road, and East Wilbur. It is 3.2 acres.  
42 The zoning is DC Downtown Centre. The land use is Downtown Development District, TOD  
43 (Transit Oriented Development), and DEPI Overlay (Downtown Economic Policy Initiative)  
44 which are all policies we have brought to the Commission over the last few years to help  
45 encourage development in preparation for SunRail.

1 Mr. Noto said Transit Oriented Development (TOD) is high density development within a  
2 quarter to a half mile from mass transit stations. This is the type of development that is the No.  
3 1 qualifier for TOD. Some have mixed use but this is all residential. There is no retail or office  
4 component. However, urbanism and those planning theories and terms you can go into  
5 horizontal mixed use. We have talked many times about the potential for Mr. Mahnken's  
6 property across the street to develop as a mass transit/mixed use station. Likely no residential  
7 but you have the horizontal mixed use, walkability, etc.

8  
9 Mr. Noto showed the site plan on the overhead. It is a 200-unit luxury apartment development.  
10 There will be 112 one-bedroom units with a minimum size of 640 square feet, 76 two-bedroom  
11 units with a minimum size of 940 square feet, and 12 three-bedroom units with a minimum size  
12 of 1,200 square feet.

13  
14 Mr. Noto showed two colored renderings of the project on the overhead looking generally  
15 northwest from the SunRail station. He pointed out the architectural feature at the corner of  
16 Crystal Lake and Old Lake Mary Road. The main apartment building is four stories, 44+/- feet  
17 to the loadbearing wall, and height to the roof peak is about 60 feet. The façade is broken up  
18 by columns, varying depths, roof overhangs, and a lot of landscaping.

19  
20 Mr. Noto said looking east from the Police Department is the two-story amenities building. In  
21 between that building and the four-story structure is an outdoor pool, hardscape area, and lush  
22 landscaping for the residents. The amenities building is just above 38 feet tall to the top of the  
23 chimney and roughly 26 feet tall to the loadbearing wall. For reference the Police Department  
24 is 36 feet tall to the top of the roof, give or take.

25  
26 Mr. Noto said there is a lot of parking involved with this project with 437 spaces. There are 43  
27 on-site spaces behind the main apartment and amenities building. There will be a gate so  
28 residents only can get into this area. There is a parking garage with a gate inside. There are  
29 80 on-street spaces. On the north side of East Crystal Lake Avenue, the east side of Old Lake  
30 Mary Road, and on the south side of Wilbur, 10 of those spaces around the amenities building  
31 will be exclusive for the applicant. That is for future renters, current tenants, and users of the  
32 amenity building. The remaining 70 spaces will be for the public and anyone can use them.

33  
34 Mr. Noto showed the parking garage on the overhead looking south on Wilbur. It is 52 feet tall,  
35 3-1/2 levels, and 314 spaces. One hundred of those are compact. You may think that's a lot  
36 but it lines up with how many one-bedroom units there are and that is done on purpose. There  
37 are 10 motorcycle spaces. There are 67 spaces on the first floor and are for the use of the  
38 public. Anybody can drive into the entryway from Wilbur and use those 67 spaces. If you go  
39 up the first ramp there will be a gate for the residents to use the remaining portion of the  
40 parking garage. Three hundred of the 437 spaces are for the project which brings it in at 1-1/2  
41 spaces per unit which is consistent with several other projects that we approved earlier this  
42 year and late last year, the Colonial Grande Apartments on International Parkway.

43  
44 Mr. Noto said the buffers and plantings are generally consistent with what is required by the  
45 Land Development Code. This is no different than any other PUD. All these development  
46 standards such as parking requirements, setbacks, plantings, landscape buffers, building

1 heights are all built into the PUD Agreement. He showed the landscape plan on the overhead.  
2 He pointed out the westernmost entry point and the amenities building. Along the perimeter of  
3 the building are palm trees, bamboo, viburnum hedges, and we asked them to be specific and  
4 give us thick landscaping that would grow tall and wide over time.

5  
6 Mr. Noto said there were two internal courtyards. One abuts the parking garage and another is  
7 more internal and is a Zen area for the residents with bamboo, crape myrtles and other types  
8 of plantings located there. At the northeast corner is a small dog park for the residents of the  
9 community.

10  
11 Mr. Noto said an interesting signage feature will be located on the south side of the building on  
12 the north side of Crystal Lake Avenue perpendicular to the building identifying Station House.  
13 There will also be a monument sign at the northeast corner of the project with a brick base and  
14 aluminum fencing. We will work with the applicant to provide Downtown Lake Mary signage.

15  
16 Mr. Noto said 11 years ago the City did a study to see what the traffic impacts would be at 25%  
17 build out of the Downtown. The Downtown is not a DRI but using this study we viewed it as a  
18 DRI. We know the finite boundaries of the Downtown. We asked the consultant at the time to  
19 use future commuter rail or master transit and take that into account and tell us what type of  
20 development could occur before widening would need to occur on Country Club. They came  
21 back with just under 300,000 square feet of retail and around 560 residential units could be  
22 built at 25% build out before any widening would have to be done. That is utilizing the current  
23 level of service at 2002 being just under 17,000 average daily trips. With this project and other  
24 developments that have occurred in Downtown, there is just over 200,000 square feet of retail  
25 and roughly 360 residential units remaining before improvements have to be made. That also  
26 takes into account recent trip studies that were done showing that Country Club is at 10,000  
27 daily trips. We still have entitlements in the way of square footage and residential units as well  
28 as trips. We have had workshops talking about the traffic circles and other improvements we  
29 are looking to do as part of this project and as part of the SunRail planning.

30  
31 Mr. Noto noted on Sheet 6-C of the site plan, it shows the total parking is 300. He clarified  
32 there were 437 spaces. Those 300 are for the project specifically.

33  
34 Mr. Noto said without the vacate this project wouldn't happen. The applicant is requesting to  
35 vacate a portion of First Street in order to build the building as well as parking and vehicular  
36 areas.

37  
38 Mr. Noto said at their January 22, 2013, meeting, the Planning & Zoning Board unanimously  
39 recommended approval of the two rezoning items, 2012 RZ-03 and 2012 RZ-04, as well as the  
40 vacate. The two things they did not see was the Right-of-Way Use Agreement and Parking  
41 Garage Agreement because it was the Commission's purview. These are two smaller  
42 agreements but have great importance to this project. The Right-of-Way Use agreement is  
43 needed to memorialize the location of the trash compactor, a portion of the parking garage,  
44 and 10 spaces in the right-of-way solidifying their use as exclusive for the applicant as well as  
45 the alleyway for landscaping and a portion of the parking that is designed on site.

1 Mr. Noto said the Parking Garage Agreement covers numerous things: financing, the City's  
2 contribution, construction timelines, etc. It also outlines the City's use of the 67 spaces on the  
3 first floor of the garage.

4  
5 Mr. Noto said this is the PUD. This is 30% engineered and is not the final stop of the train.  
6 This item will be back for second reading on March 7<sup>th</sup>. The applicant has to go back one  
7 more time to the Planning & Zoning Board and City Commission because it is a full site plan  
8 being done in the Downtown. Normally they would stop at P&Z but since this is in the  
9 Downtown, per code it is required to come back to the Commission one more time.

10  
11 Mr. Noto said staff finds that the request for rezoning the PUD, the vacate, the Right-of-Way  
12 Use Agreement, and Parking Garage Agreement meet all applicable codes of the Land  
13 Development Code, specifically the PUD with Section 154.61(D)(2)(d) 1 through 4. He  
14 reiterated the only items getting attention tonight are the two rezonings. There is no action  
15 tonight on the other three. He noted the applicant was present with his team.

16  
17 Mayor Mealor said we will vote on Ordinance No. 1481. We will vote separately on the Right-  
18 of-Way Use Agreement and Parking Garage Agreement on March 7<sup>th</sup>. Those are discussion  
19 items only this evening.

20  
21 Mayor Mealor asked the reaction at the presentation to Planning & Zoning.

22  
23 Mr. Noto said they unanimously approved both the vacate and the PUD requests. They had  
24 no conditions added to the requests.

25  
26 Mayor Mealor asked if anyone wanted to address Ordinance No. 1481, Preliminary and Final  
27 PUD for The Station House.

28  
29 Richard Riga, 353 Oak Leaf Circle, came forward. He said he represented Misty Oaks  
30 Homeowners Association and was their president. It is a 62-member neighborhood. We are  
31 adjacent to the proposed development site and was here to represent the concerns, questions  
32 and comments of our residents and to talk about the 200-unit complex proposed by Epoch  
33 Properties.

34  
35 Mr. Riga said in the mornings it can be difficult getting in and out of their subdivision already. If  
36 you couple that with the potentially high flow of traffic for commuters to get to the rail station  
37 from Lake Mary via Lake Mary Boulevard, from Sanford via Old Lake Mary Road, our concerns  
38 regarding the flow of traffic and potential bottlenecks as speed limits decrease from 45 to 25  
39 approaching East Crystal Lake Avenue on Old Lake Mary Road. We are wondering what the  
40 potential is to widen Old Lake Mary Road in the future and we are interested in what you would  
41 like for us to do and the impact on our community as a whole.

42  
43 Mr. Riga said Misty Oaks is currently on City water service and each home having its own  
44 septic tank. We are curious about what our sewage options or requirements will be in the  
45 future. We want to make sure the City is looking out now and in the future about making sure  
46 drainage, water and sewerage is sufficient especially considering East Crystal Lake Avenue

1 and Old Lake Mary Road do not have on-street drainage and are in obvious proximity to Big  
2 Lake Mary and Crystal Lake and the City's ongoing commitment to water quality.

3  
4 Mr. Riga said we are wondering if the new project is going to be LEED certified. We would  
5 appreciate any new buildings, especially residential in the new Downtown development area to  
6 be LEED certified similar to Seminole State's recent changes and Colonial Town Park. Energy  
7 efficiency is a huge consideration with the concerns of climate change and limiting natural  
8 resources and we feel it would be an earmark of a quality development.

9  
10 Mr. Riga said we have a brick wall that stretches along the south side of our subdivision  
11 bordering Old Lake Mary Road. We are worried that construction and increased traffic would  
12 have a negative effect on the structural integrity of our wall and what the cost of replacement  
13 or repair would be to our residents if anything unfortunately would happen.

14  
15 Mr. Riga said our residents' highest concern stems from the height of the structure. At four  
16 stories it would be the highest building in the Downtown area thus far and some residents are  
17 concerned about the invasion of privacy into their own backyards.

18  
19 Mr. Riga said those are our concerns but would like to recognize the obvious gains and  
20 benefits to having a neighbor such as this. The increase in property valuation and potential  
21 increase of quality homes in an exceptional neighborhood like ours in and around Downtown  
22 Lake Mary overall, having a set of high end neighbors, a well-known and respected property  
23 management company like Epoch who is interested in the long-term care and maintenance  
24 and upkeep of the development in their charge, and SunRail providing this opportunity for  
25 growth and offering us an affordable alternative to commuting and being so easily accessible  
26 to us. Many of our residents are interested in making sure SunRail operates seven days as  
27 opposed to just five.

28  
29 Mr. Riga said Epoch does have plans to meet with our residents at our annual meeting on  
30 March 4<sup>th</sup>. We thank them for meeting with us to address any of these concerns and to be a  
31 good partner with them as they move forward.

32  
33 Mr. Riga said we are thankful for a city commission that is forward thinking and looking for  
34 ways to continue to make Lake Mary an exceptional place to live, work and play. He thanked  
35 the Commission for listening to their concerns and take them into consideration when planning  
36 not only this but future development in and around the Downtown area.

37  
38 Mayor Meador said he represents the Tri-County League of Cities on the East Central Florida  
39 Regional Planning Council. Yesterday we had a detailed presentation on SunRail and their  
40 latest updated activities. From Volusia County there was a request for weekend service and  
41 SunRail is investigating that as well as special events such as Magic Games and other types  
42 of transportation. He appreciated Mr. Riga bringing that to their attention.

43  
44 Mayor Meador asked staff prior to second reading to make sure staff has adequate responses  
45 from the homeowners' association as presented by their president. We will probably reach out

1 to Mr. Riga in the interim and for Mr. Riga to feel free to contact any Commissioner or staff if  
2 additional areas of concern come up.

3  
4 Ms. Sova said she would ask staff to have this information ready prior to their annual meeting  
5 on March 4<sup>th</sup>.

6  
7 Steven DeBole, 300 Tullis Avenue, Longwood, Florida, came forward. He said he owned  
8 property in the transit oriented development area. He has a half-acre parcel at the intersection  
9 of Hollis and Lake Mary Boulevard. He said he was in support of the project. He and other  
10 property owners on the east side are hoping the sewer sleeve that's been discussed might  
11 become part of future engineering considering the size and scope of this development being  
12 right next to the intersection where the rail, Palmetto and Greenleaf intersect. That is the  
13 possible site for the sewer sleeve for our side of the transit oriented development. We are  
14 hoping during this development that maybe that sleeve or plans for the sleeve can be  
15 facilitated into the overall project.

16  
17 Mayor Mealor said the City Manager has been in discussion with the County and will be  
18 pursuing that.

19  
20 Mr. DeBole said we are hoping this transit oriented development and SunRail is a success.

21  
22 No one else came forward and the public hearing was closed.

23  
24 Commissioner Duryea said he was still concerned about the traffic. It's unbelievable how the  
25 cars can be stacked all the way from Lake Mary Boulevard on Country Club Road past Wilbur  
26 and on Crystal Lake Avenue almost past the Police Department. He was skeptical about the  
27 traffic counts and current situation.

28  
29 Commissioner Duryea asked if the applicant had addressed any architectural aspects that  
30 were discussed in workshops.

31  
32 Mr. Noto answered affirmatively. When the applicant first submitted the PUD plan, 40% did  
33 not look like the rendering. Based on development committee comments as well as comments  
34 from the Commission, they resubmitted with the design as shown on the overhead. We feel  
35 what they are proposing does meet the intent of what we were looking for and what the  
36 Commission was looking for. The architectural features along the frontages as far as the  
37 columns, change in depth from the sidewalk, we feel that has added enough detail where you  
38 won't get the tunnel effect as much as just a flat façade.

39  
40 Mr. Omana said when the applicant came in we made it abundantly clear don't give us flat  
41 surfaces. Give us articulation and design, change of angle, be creative, and give us something  
42 different. The articulation was a key issue with us and we believe they have accomplished  
43 those criteria.

44  
45 Mayor Mealor said the traffic issue has been a concern. If there is a fender bender it becomes  
46 more complicated. Part of the plan is the way we are engineering Palmetto, in many ways if

1 you follow the flow of traffic they stack in front of your house, they turn left, go down two blocks  
2 and turn right. With that flow pattern Palmetto may actually present a viable option that is not  
3 currently available and was hoping that's the case. The others we are working on.

4  
5 Ms. Reischmann asked the Commission to state any ex parte communication they have had.

6  
7 Commissioner Brender announced he had met with the architect and entire team.

8  
9 Commissioner Duryea stated he had not met with anyone.

10  
11 Commissioner Plank stated he had not met with the developer.

12  
13 Mayor Meador announced he had met with representatives of this project, had talked to some  
14 residents, and also walked the property on numerous occasions trying to get a visual feel.  
15 One of the issues brought up would be the privacy factor and how that may be impacted. If  
16 you walk the Misty Oaks neighborhood and then orient yourself out in that direction, we will be  
17 addressing that. He stated his vote would be based on what is presented this evening.

18  
19 Deputy Mayor Lucarelli stated she had not met with anyone.

20  
21 Commissioner Brender thanked the Epoch staff. He said he had been a stick in the mud  
22 regarding the architecture of this building. He said he still would prefer something a little more  
23 avant-garde but with the articulation and color changes has made a significant difference in  
24 how this is going to appear.

25  
26 **Motion was made by Deputy Mayor Lucarelli to approve Ordinance No. 1481 on first**  
27 **reading, seconded by Commissioner Brender and motion carried by roll-call vote:**  
28 **Commissioner Plank, Yes; Deputy Mayor Lucarelli, Yes; Commissioner Brender, Yes;**  
29 **Commissioner Duryea, Yes; Mayor Meador, Yes.**

30  
31 Mayor Meador said this is a critically important project not just for Lake Mary but for Seminole  
32 County. In many ways it may set the model for what transpires on this SunRail corridor. He  
33 thanked the City Manager for the suggestion that we provide input at the homeowners'  
34 association annual meeting.

35  
36 **SIDE 2A**

37  
38 IX. Citizen Participation

39  
40 No one came forward at this time and citizen participation was closed.

41  
42 X. Reports

43  
44 A. City Manager

45  
46 1. RFP #13-02 – Lake Mary Tennis Center Management/Pro Selection

1  
2 Ms. Sova said this is the Lake Mary Tennis Center Management/Pro selection. This was  
3 headed up by Bryan Nipe. He worked with the Selection Committee including Kathy Gehr,  
4 Gunnar Smith, Danny Williamson, and Radley Williams. At the January 31, 2013, meeting of  
5 the group they ranked and tallied the scores. Out of a possible 500 points, Steve Huber had  
6 447 points; Global Tennis Management, 413; and Central Florida Tennis Academy, 330.  
7 Based on these proposals and the scoring matrix we recommend the City begin contract  
8 negotiations with Steve Huber as tennis contractor.  
9

10 Commissioner Duryea said he got the feeling from a few people that somebody didn't find out  
11 about it. He asked if they were happy with the number of applicants.  
12

13 Ms. Sova said these are the three we got. Depending on the commodity it varies widely. The  
14 last time we did auditing there was one. We have another item that has just come in for Agent  
15 of Record for health benefits and there are 11. It depends on what the commodity is and what  
16 the community interest is. She said she did know that there were other people that Bryan  
17 reached out to and contacted some people to let them know this was here and was surprised  
18 when there was no response.  
19

20 **Motion was made by Deputy Mayor Lucarelli to authorize the City Manager to begin**  
21 **contract negotiations with Steve Huber for the Tennis Center Management/Pro,**  
22 **seconded by Commissioner Plank.**  
23

24 Commissioner Brender asked if no agreement is reached would we go to No. 2.  
25

26 Ms. Sova answered affirmatively. That is the typical procedure.  
27

28 **Motion carried unanimously.**  
29

30 2. Expenditure from Forfeiture Fund for Automate External Defibrillators (AEDs) and  
31 hemostatic gauze  
32

33 Ms. Sova said this is a request for expenditures from the Law Enforcement Trust Fund for five  
34 automatic external defibrillators (AEDs) and some hemostatic gauze. We found we had some  
35 shortages of equipment for our police officers. We are missing five AEDs as far as having one  
36 for each officer and in each vehicle. With the recent tragedy in New Town we upped our  
37 presence at the schools and those people were driving spare vehicles and we weren't keeping  
38 AEDs in the spare vehicles on a typical basis. We have a request to spend \$7,515 from the  
39 Law Enforcement Trust Fund to be sure all the officers have an AED available to them while  
40 they are on duty.  
41

42 **Motion was made by Commissioner Duryea to approve the expenditure of \$7,515 from**  
43 **the Law Enforcement Trust Fund for the purchase of five automatic external**  
44 **defibrillators and hemostatic gauze, seconded by Commissioner Brender and motion**  
45 **carried unanimously.**  
46

1 Ms. Sova reminded everyone that Strategic Planning is scheduled for Thursday, February 28<sup>th</sup>,  
2 in the Commission Chambers at 2:00 P.M.

3  
4 Ms. Sova announced Little League opening day will be this Saturday at the Sports Complex.  
5 They would like us to be there by 8:40 A.M.

6  
7 Ms. Sova announced the County is having a SunRail update and TOD work session Monday,  
8 February 26<sup>th</sup>, at the BCC Chambers following their consent and regular agenda. They are  
9 hoping the presentations will begin about 10:30 A.M. and she and John Omana will be there  
10 presenting.

11  
12 Ms. Sova reminded everyone of WineArt Wednesday on March 6<sup>th</sup> from 5:00 P.M. to 9:00 P.M.

13  
14 B. Mayor

15  
16 Mayor Meador said he had been asked to extend an invitation to each of the Commissioners as  
17 well as the other mayors and commissioners in Seminole County. The Seminole County  
18 Golden Eagle Dinner is scheduled for the first Thursday in April and an invitation has been  
19 extended to each of you for your attendance. We will use our offices to contact each of the  
20 respective municipalities and their commissions. He said he was well aware of the situation  
21 but in the past we have worked around that since it is an annual event and is a great deal of  
22 benefit to the community.

23  
24 Mayor Meador thanked staff, the Seminole County Economic Development Department,  
25 County Commission, and the County Manager for the incredible work they have done. Last  
26 week Governor Scott was most complimentary as were the representatives of Verizon,  
27 Enterprise Florida, and the economic development commissions. It was a remarkable day for  
28 Central Florida with Verizon's announcement and selection of the City of Lake Mary for their  
29 Center of Excellence, a 220,000 square foot facility to be constructed on International  
30 Parkway. It is an absolute credit to the vision and foresight the Commission has brought  
31 forward over the past several years to allow that to become a reality.

32  
33 Mayor Meador said at the East Central Florida Regional Planning Council there was an update  
34 by the SunRail team. He thought in the next month or two we would start to see additional  
35 information being circulated, kind of getting community buy-in and some excitement generated.  
36 We were pointed out as an example of somebody taking the lead.

37  
38 C. Commissioners (3)

39  
40 Commissioner Plank brought everyone up to date on where they are with the elementary  
41 school rezoning. On the 14<sup>th</sup> the Superintendent presented his confirmation of the floor plans  
42 that had been developed by the committees representing the schools, parents, and PTAs.  
43 That will be presented at a special called meeting on the 25<sup>th</sup> at 5:30 P.M. at the education  
44 center on Lake Mary Boulevard. They will be seeking approval for advertising the plan. He  
45 showed the color-zoned plan on the overhead. They have broken the top two areas that used  
46 to be the cluster schools into two zones. The areas that we are affected by are the yellow

1 zone, which stops at 46A, and the brown zone below that. The yellow zone is now a mini-  
2 cluster and residents living in that area will have the option to send their children to one of  
3 three schools, specifically Bentley which is in Zone 1, Crystal Lake or Wicklow. The brown  
4 area below that is zoned pretty much for Lake Mary Elementary at the present time. The  
5 recommendation as presented did not address all of the issues that the School Board had  
6 hoped to address as far as equalizing the mix of students and balancing out the numbers. It's  
7 much closer than some of the ones they were looking at before. If anyone is interested it will  
8 be on the 25<sup>th</sup> and there is an opportunity for public input at that time.

9  
10 Commissioner Plank reminded everyone that Saturday, March 2<sup>nd</sup> is Lake Mary Celebrates in  
11 Central Park.

12  
13 Deputy Mayor Lucarelli said we approved an RPA grant for Lake Mary this week. It is Pieces  
14 Furniture which is high-end resale. They are having an art exhibit and she encouraged  
15 everyone to drop in. They put a new sign up utilizing one of the CRA redevelopment grants.  
16 She said she would like to see them continue moving towards fixing up that site. It is at the  
17 Weldon Boulevard entrance where UCP is.

18  
19 Deputy Mayor Lucarelli said she attended Wekiva Speaks and there were a lot of good artists  
20 there. Paul Vicenti was there who was a poster artist for the Lake Mary Art Festival a number  
21 of years ago. She invited him to WineArt Wednesdays.

22  
23 Deputy Mayor Lucarelli said she attended the Prayer Breakfast and Alveda King, who is Dr.  
24 King's granddaughter, was the speaker.

25  
26 Deputy Mayor Lucarelli said she attended the State of the Region. It was Seminole County,  
27 Lake County and Deland and it was interesting to hear different perspectives from different  
28 areas.

29  
30 Commissioner Brender said we will be hosting CALNO March 6<sup>th</sup> which also happens to be  
31 WineArt Wednesday. He invited the CALNO members to come at 6:30 and hit the food trucks  
32 for dinner. The invitation is extended to the Commission to join them. We will talk about Lake  
33 Mary's initiative to help with improving safety at the elementary school level. Some of the  
34 programs Zach Hudson is running regarding helping teachers with how to deal with potential  
35 threats is receiving a great deal of national attention. That will be 6:30 for dinner and 7:00 for  
36 the regular meeting.

37  
38 Commissioner Brender said we were all there at the Verizon thing. Verizon started with 3,000  
39 potential sites. They went out all over the country. To think they started with that many  
40 potential areas and ended up in Lake Mary speaks volumes for the County, City, and the  
41 State. He extended compliments to everyone involved in that process.

42  
43 Commissioner Brender said he would be helping with the opening day of the Special Olympics  
44 on Saturday morning but would try to get to the ball fields for the Little League opening after  
45 that.

1 Commissioner Duryea had no report at this time.

2

3 D. City Attorney

4

5 Ms. Reischmann said the idea of repealing the red light camera statute has gotten out of  
6 committee. The sponsor's husband was caught by the red light camera five times.

7

8 XI. Adjournment

9

10 There being no further business, the meeting adjourned at 8:10 P.M.

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

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17

18

19 ATTEST:

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21

22

23

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

\_\_\_\_\_

Mary Campbell, Deputy City Clerk