

1 MINUTES OF THE LAKE MARY CITY COMMISSION WORK SESSION held
2 December 15, 2011, 5:30 P.M., Lake Mary City Commission Chambers, 100 North
3 Country Club Road.

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6 Mayor David Mealor	John Litton, City Manager
7 Deputy Mayor Gary Brender	Carol Foster, City Clerk
8 Commissioner George Duryea	Jackie Sova, Asst. City Manager
9 Commissioner Allan Plank	Dianne Holloway, Finance Director
10 Commissioner Jo Ann Lucarelli – Late	John Omana, Community Dev. Dir.
11	Gary Schindler, City Planner
12	Steve Noto, Planner
13	Steve Bracknell, Police Chief
14	Craig Haun, Fire Chief
15	Mary Campbell, Deputy City Clerk

16

17 Items for Discussion:

18

19 I. Station Pointe at Lake Mary – Chris Mahnken

20

21 Mr. Litton said he would like Mr. Omana make the staff presentation. We have Mr.
22 Mahnken and representatives of ACi present. We are very excited about this project.

23

24 Mayor Mealor said he, Mr. Litton, Jackie Sova, and Commissioner Plank attended the
25 Private Business Association of Seminole meeting yesterday where ACi presented a
26 global perspective on transit oriented education and transit oriented development. This
27 is one of those opportunities that happen once in a career and am thankful that Mr.
28 Mahnken has chosen to go forward. Mr. Mahnken has chosen to work with ACi and
29 some of the renderings are remarkable. One of the things we want to keep in mind is
30 that this will be an ongoing project. It is something that will be done in phases and
31 tonight’s discussion may actually be the implementation of the Phase 1 component.

32

33 Mr. Omana said Mr. Mahnken is here with some conceptual proposals regarding this
34 property which is approximately one-quarter acre. We talk about “location, location,
35 location” and this property fits that description. It lines up directly with the platform for
36 the SunRail project. Over the past year and a half, Mr. Mahnken and staff have been
37 working closely together on guiding the project through the conditional use process for
38 which he received approval for a 22,000 square foot mass transit building. We
39 subsequently met with the engineers and technical folks at FDOT to initiate the
40 discussions on proper alignment of his building with the platform. Those discussions
41 are ongoing and will continue.

42

43 Mr. Omana said in 2009 the City Commission approved DC zoning for the subject
44 property and a conditional use. He said Mr. Mahnken has sat down with us and his
45 consultants to modify the plan in light of what has transpired with SunRail and in the

1 packets is a concept which Mr. Noto will summarize as to height, intensity, and some of
2 the components of use that are triggered as a result of the proposal.

3
4 Mr. Omana said Mr. Mahnken is here to ask the Commission for comments, some
5 direction, and input. He said he and Chris (Mahnken) were sitting in a meeting last year
6 and he frankly asked "What does the City want to see here?" He thought that provides
7 a basis for this workshop. Give us your input, give Mr. Mahnken your input, and from
8 there we can use that as a basis to pursue the conditional use and finalize the site plan
9 and final engineering for the project which will eventually will be to its construction and
10 subsequent success.

11
12 Commissioner Lucarelli arrived at this time (5:45 P.M.).

13
14 Mr. Noto said Mr. Mahnken received the rezoning and original conditional use a couple
15 of years ago and that request was for a split level 14-15,000 square foot building. This
16 request is quite a bit bigger than that not only in height but gross square footage and
17 that is to make the most of what this property can be given its location. The height to
18 the roofline is 62 feet. The second, third and fourth floors are 20, 34 and 48 feet and
19 the top of the architectural feature (the spire) is 138 feet. This is the biggest and best
20 and is coming forward with the largest request and we can tweak it from there. The
21 police department is next door and its height to the loadbearing wall is 25.5 feet and
22 35.5 feet to the roof. The square footage of the building is just under 59,000 square feet
23 and that requires parking. Under this configuration with the code allowances and the
24 75% differential, Mr. Mahnken would need roughly 113 parking spaces. We are working
25 closely with Mr. Mahnken and ACi to overcome some of these challenges. He said Mr.
26 Mahnken is here this evening to get input from the Commission. All of this will require
27 the Commission's ultimate approval through the site plan process and more than likely a
28 revised or new conditional use approval for the height and the use itself.

29
30 Mr. Omana showed the parking configuration on the overhead. The square footage on
31 the plan would generate approximately 113 parking spaces. We also looked at an
32 alternate number of stories which generated 99 spaces for a three-story building. That
33 begs the question of where are we going to put these parking spaces. Under our code
34 there is a requirement to put spaces along the frontage. If Mr. Mahnken were to extend
35 that further he would have 41 spaces and could further expand across from the fire
36 substation. The property that we recently purchased has the ability to hold 76 parking
37 spaces. What is interesting on the property that we just purchased is that could
38 potentially hold a two to four level parking structure with 200 to 300 parking spaces. He
39 saw that as a future project for the City in light of the potential development, densities
40 and intensities. To the more immediate question as to Mr. Mahnken, where does the
41 parking go. We see the potential for the frontage along Crystal Lake Avenue, we see
42 the potential on the north side for on-street parking. We are going to approach FDOT
43 due to the proximity of the building to the platform to see if there is some type of cross
44 parking easement scenario that could be worked out given the fact that the SunRail
45 station is going to have 300 parking spaces. Not all 300 are going to be utilized at the
46 same time.

1
2 Mayor Mealor said he was impressed with the renderings. Commissioner Duryea's
3 concern was it would block out the sun and that's a very good point. He started thinking
4 about it and the several times he has gone to New York for conferences, he deliberately
5 stayed at hotels across from Central Park so when you look out your window you see
6 the park and literally when you walk out your door you are at the park and can jog or do
7 whatever you want to do and have a sense of freedom. If we allow them to go vertical
8 any development we have is going to be in a rather defined space and with the
9 staircase parks and green space we are going to have escapes from the vertical things.
10 You might be vertical right there but in a matter of a few steps you are going to be in a
11 green space. The discussion has been brought up by Mr. Litton, staff and the
12 Commission about the possibility. Any kind of development is not going to be built all at
13 once as we did on International Parkway and Primera. It will be a kind of "cultivate and
14 grow". Anything we do we want to stack for success. That's why the discussion on Mr.
15 Mahnken's property is so important this evening.

16
17 Mayor Mealor said Mr. Mahnken's request for parking, coupled with what Epoch will
18 need, this is the time where we can do something that was brought to our attention by
19 the County with Altamonte Springs being a perfect example. We need a parking
20 garage. With the economy and the lending institutions the way it is, he asked if they
21 should talk about bringing a parking garage somewhere. The City takes the initiative in
22 the cultivate and grow perspective, we front-end that and we allow people to buy in,
23 much as what we did with Primera and Crescent. When Duke Power Company wanted
24 to go vertical we said we will allow you to go vertical as long as you provide the green.
25 The City did something it had never done and the outcome has been good. We talk
26 about these isolated parking spaces which then start to encroach on the density issues
27 in the limited space that we have. He asked if this would be the time to talk about that
28 concept. He said he was very sensitive to Commissioners Duryea, Lucarelli and
29 Brender's concerns. What he sees in ACi's rendering is they are starting to factor in
30 some of those concerns.

31
32 Commissioner Duryea said the bottom of the second floor will be 20 feet from the
33 ground level.

34
35 Mr. Noto said that was correct.

36
37 Commissioner Duryea asked if they had 18-foot ceilings.

38
39 John Cunningham, ACi Architects, Winter Park, Florida, came forward. He said they
40 would be 16-foot ceilings because you have the structure and then the mechanical,
41 electrical, and plumbing.

42
43 Commissioner Duryea said he was assuming the ground floor would be commercial.

44
45 Mr. Cunningham said that was correct. The other reason for the 20 feet is because the
46 platform is approximately 3 feet higher so you only have 17 foot floor to floor. If you are

1 trying to have a duality of shops or restaurants fronting Crystal and fronting the platform,
2 you take that into account. Normally our first floor for retail would be between 16 and 18
3 feet.
4
5 Commissioner Duryea asked if they took the whole top floor out would that make the
6 whole thing not viable.
7
8 Mr. Cunningham said Mr. Mahnken has talked about that and it wouldn't make it less
9 viable. The purpose of the four stories was to try to create from an approach standpoint
10 and the spire would be a calling card when train people are coming down from a great
11 distance.
12
13 Commissioner Duryea said it seemed to him that the whole question of parking and
14 density is brought about by the fact that we have another story on this building and the
15 issues of the height of the loadbearing wall. If we took out the whole top floor it is still
16 48 feet.
17
18 Mr. Cunningham said that was correct. If we took out the top floor rather than a 58,877
19 square foot building it would be a 40,270 square foot building and Mr. Mahnken said
20 that would be acceptable. If it were a three story building, the height of the building to
21 the roof would be 48 feet. The top of spire would be 124 feet.
22
23 Commissioner Duryea said the tower didn't bother him. What gives this thing size is the
24 height and length. He could see them creating a cavern.
25
26 Mr. Cunningham said in Winter Park where the SunTrust Plaza building is, if you did a
27 three story building, not addressing the spire, you are close to the parapet height. We
28 added a roof so all the mechanical equipment and things are hidden. Everything
29 Commissioner Duryea is saying makes sense.
30
31 Deputy Mayor Brender said until we address parking, nothing else is going to be
32 happening here.
33
34 Mayor Meador said he thought that was one of the critical elements. On December 2nd
35 we had a critical issue in this community. The next day at the Farmer's Market because
36 of what we were doing we had a critical issue. We are starting to purchase some
37 isolated properties to provide parking that are proving to be very expensive. He
38 believed parking was a key element. He said he knew what certain communities and
39 certain TODs have done with garages. Altamonte has attempted locally. The
40 University of Central Florida has transformed the campus in terms of parking garages.
41 This is a great focal point to have at the next discussion. He and the Police Chief met
42 with a group that supports wounded warriors and they wanted to do a cycle fest and
43 they had tremendous response. Lake Mary was singled out as one of the best venues
44 they had in the entire state. They wanted to stage in this area because of its beauty
45 and what it is. We couldn't do that because we didn't have the parking and if we

1 allowed them to come in it would disenfranchise our merchants. It would defeat the
2 purpose of what this discussion is about this evening.

3
4 Deputy Mayor Brender said the only way we can address the parking is going with a
5 garage structure. Mr. Mahnken could put 113 spaces on his site if he didn't build the
6 building. We have to address that and how we address that is whether or not we move
7 funds around and go out and build a \$2 million parking structure or whether or not we
8 have some kind of buy-in from future development. It is something that can be
9 discussed another day.

10
11 Deputy Mayor Brender said he didn't have an objection to four stories. This is a TOD
12 and is right on the tracks of what is going to be the thing that gets close to a subway.
13 He was in Washington, D.C. and when you look at the kind of development that is
14 surrounding the metro stations, it's not unusual to see 30 to 40-story buildings on top of
15 a metro station in the northern Virginia side. It is mindboggling how big you can get. In
16 our case he wouldn't be proposing anything like that but thought we had to build this
17 thing for 20 to 40 years. We can't think about what Lake Mary looks like today. We've
18 got to think about what this area is going to be like in 20 years. Once we build this it's
19 hard to go back and add another story. The big thing for him is the architecture. In the
20 outward proposal that we are looking at, we need to smooth down lines and change
21 architecture but thought we could go four stories. It still points back to where are we
22 going to park the cars.

23
24 Commissioner Duryea said he had no problem with a parking garage but did not want it
25 on Crystal Lake Avenue. He would like it a block away or some place behind.

26
27 Mayor Meador said with the discussion with the County about the possibility of Country
28 Club Road coming to us, there are amenities there for cross access to get people from
29 there to here and thought that was very helpful.

30
31 Deputy Mayor Brender asked if it was FDOT space where they were talking about a
32 garage.

33
34 Mr. Omana said that was private property. We have put the bug in FDOT's radar
35 screen to go above and beyond the parking lot at the SunRail station, i.e. entitlements
36 for buildings and also the parking structure issue.

37
38 Deputy Mayor Brender said he didn't have a problem with four stories and thought they
39 could architecturally treat it to make it look like three stories and at the same time it
40 gives us the square footage and the kind of lease space a transportation oriented
41 district is going to need.

42
43 Mr. Litton said the reason we sited the parking garage there is twofold. One is we own
44 the property and No. 2 is we thought it would be convenient for those people taking
45 advantage of City events. They wouldn't have to walk very far. We're going to have to
46 go vertical. We can't afford to develop Downtown with surface parking—it's not going to

1 happen. It won't even come close to code. It was his thought the City should build it
2 and let the developers who need that parking contribute to the cost.

3
4 Commissioner Lucarelli said she spoke to John Omana today about an opportunity with
5 a large international engineering company that is into public/private partnerships and
6 will front the money for the parking garage. There has to be some kind of investment
7 from the City but they are putting forth the risk. She wanted to explore that more and
8 see if that would be a good fit for us.

9
10 Mayor Mealor said he believed there is a genuine interest in a parking garage. He
11 asked to schedule a workshop and formalize a discussion about a parking garage.

12
13 Commissioner Lucarelli said she was iffy on the four stories and didn't want a canyon.
14 If there is a way to soften it or do 3-1/2 or something creative where you have a nice
15 terrace for parties would be a nice asset.

16
17 Commissioner Plank expressed concern about four stories only from the standpoint that
18 it's important as we develop the Downtown area, especially Crystal Lake Avenue, that
19 there be continuity. The difference in height on this building would be so dramatic over
20 anything else we are looking at that it would stand out as an eyesore rather than
21 complimenting the area. He said it was a beautiful building. His other concern was the
22 parking. He asked if this would be a timed parking area because if not he could see
23 commuters pulling in and parking and going to work.

24
25 Deputy Mayor Brender said one of the things we have to remember about the three
26 story versus four story concept is it is taller than every building in the Downtown but the
27 Downtown is all two stories right now. He recalled the Marriott Hotel discussion when
28 they came in with ten stories but as close as it is to I-4 it fits. He thought four stories
29 would fit a future Downtown but may not fit today. He liked Commissioner Lucarelli's
30 idea of some kind of rooftop terrace.

31
32 Commissioner Duryea said somebody was mentioning Winter Park and he had a
33 maximum height map and most of Winter Park outside the 17-92 corridor is two stories.

34
35 Mr. Cunningham said that is correct. There is a conditional use that allows a downtown
36 CBD do three stories. At the north end by the Catholic Church you have the Bank of
37 America which was already there and that's six stories, SunTrust Plaza is three stories,
38 down the street on Morse to the east of Park Avenue you have a four-story
39 condominium (The Landmark), and on New York Avenue is a four story condominium
40 facility with ground floor retail. Those were done when there was a PD ordinance which
41 no longer exists, but there is a conditional use that allows Downtown to go to three
42 stories.

43
44 Mr. Omana said on the issue of the height, to give a comparison perspective, if you look
45 at the proposed Epoch buildings, those top out at roughly 52 feet to the top of the

1 building. With this proposal you are looking at roughly 62 feet± to the top so it is
2 basically a 10 foot differential.

3
4 Mayor Mealor said he left at the time the Marriott was approved. One of the things his
5 family talks about when they come in on I-4 from the north is that it serves as a beacon
6 and they view that as a great positive.

7
8 Mr. Cunningham said staff has had some creative ideas in trying to find ways to park
9 this and we thank you for all the commentary and enthusiasm in developing the
10 Downtown. In Baldwin Park there are surface lots and they worked out their densities
11 and intensities because it was all done at once. Surface lots where they have street
12 parking are pretty much hidden by buildings. One of the key things you might want to
13 do while you own this piece of property is if there were a way to bury a garage in the
14 center of a property then you can do liner buildings and hide that and not have that
15 objectionable no man's land parking garages at the street level. We concur you
16 wouldn't necessarily want to do that if you didn't have to.

17
18 Mr. Cunningham said Commissioner Lucarelli was talking about the P-3 opportunities
19 and people willing to invest in the community if you are willing to invest as well.
20 Through our contacts we have a lot of P-3 connectivity and would love to, at no charge,
21 participate with all of you in a workshop and provide our input as well.

22
23 Mr. Cunningham said one of the things that is great about this is that we have the
24 platform and will be able to literally walk in and through the building to a lobby. While
25 there is a concern of the size and mass of this building, remember that this tapers
26 down dramatically to a 20-foot diameter apex at the intersection of Crystal and
27 Palmetto. When you look at the aerial photographs, some of these trees are
28 substantial, 60 to 70 feet tall. We are in Florida and the sun angles are relatively
29 dramatic even in winter months and you don't get large projecting shadows. If you were
30 to do a 3-1/2 story building you might want to do a four story on the street side because
31 the shadow pattern would project less on the street side.

32
33 Mr. Cunningham said one thing we might want to continue to do is maintain the spire at
34 that height. We will discuss the approach, arrival, and terminus vistas from a distance.
35 Another great opportunity with this land being purchased and the development of a
36 small park area is being able to come in from Lake Mary Boulevard down Palmetto to a
37 roundabout connector and a roundabout soft green park space along with the cemetery
38 beyond it, it will be an impressionable softness to the contrast of the soaring spire and
39 the roundabouts beaconing you into Downtown Lake Mary along with an iconic element
40 on the Epoch project. There are a lot of wonderful elements being set up for the future.
41 He pointed out the corner rotunda and the spire and there is enough property here with
42 what is left with Mr. Mahnken's and the City's to jointly develop this outdoor garden
43 space and maybe a fountain.

44
45 Mr. Cunningham said when you come off the platform you can enter shops and take
46 several steps and take the accessible lift down to the lower level (street level) and there

1 will be a handsome lobby with the elevator taking you through one of the egress stairs
2 that will come out through an arcade. When you come out through that arcade there is
3 a covered walkway about 10 to 12 feet deep that allows for people to be out of the rain.
4 There is a dock with a garage door so all the necessary evils are hidden. There is a
5 queue here where possible public and private partnerships could break out and create a
6 park space or for dining. Riders coming from the south to north will see that space and
7 be able to come off the platform when they get off the train and go down the ramp and
8 walkway and come over and enter from another direction—that sense of enchanting
9 investigation and exploration is a cool thing.

10
11 Mr. Cunningham said the upper level right now because this is the westerly property line
12 we need to set this back 15 feet, 1 inch to make sure we get the appropriate amount of
13 windows in the office building. A couple of key things about the success of this building
14 from a marketing standpoint, one of the most important things is this 30-foot grid we
15 have. Leasing agents look at that and say wonderful, we have a 2-1/2 foot module that
16 allows for 10-foot offices, 12-1/2 foot offices, and 15-foot wide conference rooms. If you
17 have a 10-foot office with a 5-foot corridor that leaves another 15 feet for storage space,
18 administrative staff, and a conference room so those are key design elements. When
19 you start putting those walls against windows they start hitting that solid part and not the
20 window part. On the second floor would be a wonderful roof terrace overlooking the
21 parking lot but is a bit of a park space. There would be an opportunity to have an
22 interactive City kiosk in celebration of your chamber and welcome center and the
23 thoughts of what that could be are endless.

24
25 Mr. Cunningham said while this is not meant to be “the” elevation, it’s stark in its
26 composition but in its execution this particular building would be very modern. Out of
27 the 20 that were sketched up, Mr. Mahnken felt this is the one he would like to present.
28 It’s meant to tell a story of massing and elements. One of the things that is key about
29 success is this width is very important and the height of the glass. It is a key element in
30 retail sales. You can see through that arcade as you step up the stairs to the SunRail.
31 It’s a wonderful spire and all the mechanical equipment is hidden in the roof.

32
33 Mr. Cunningham said from the SunRail side and from the Lake Mary Boulevard side
34 right now you have an unobstructed view of beaconing and welcoming people to Lake
35 Mary because there is nothing more than a flat parking lot there with some trees. There
36 is the future SunRail platform and canopy and SunRail train which is just a few short
37 years away. There is the arched opening that takes you through the building.

38
39 Mr. Cunningham said as architects and planners we like to study where that spire would
40 be able to be seen from. As you’re coming down from the north you can see the train
41 track bends. As you are coming down you would have a straight-on view of the site. It
42 was almost planned that this spire and this site are in this location. When you are
43 coming off the overpass at Lake Mary Boulevard, it’s a higher overpass and you can
44 clearly see that and from the south you would see that from homes and other streets
45 coming from the east and west and from other neighborhoods. This building has an
46 opportunity to be an icon that greets and welcomes people to the community. That is

1 not "the" design in terms of the elevations. It's just a way of communicating at this time
2 and we look forward to the Commission's further input and guidance.

3
4 Deputy Mayor Brender said he gets in a quandary over this discussion we often avoid
5 having about what something looks like.

6
7 **SIDE 1B**
8

9 Mayor Meador said we have a proposal that started out several years ago when this was
10 an idea or a wish. Here it is tonight and we know it's a reality and the request is almost
11 three times what was presented to us. That's a remarkable testament to the
12 possibilities of what may be.

13
14 Deputy Mayor Brender said he was happy with the concept. He had no objections to
15 the four stories and liked the idea of softening the Boulevard side down to three stories.
16 A rooftop terrace is a great concept for something really unique. He said he liked
17 unique and unfortunately what he's not seeing designed or architecturally here in this
18 particular layout is unique. It looks like Maitland. He said he wanted something unique
19 and different.

20
21 Mr. Cunningham said what we were trying to do was get a nod tonight about the
22 concept. With that Mr. Mahnken would be more confident to release more funds to do
23 what we have to do.

24
25 Mayor Meador said we heard comments that we agree with the concept. Regarding the
26 issue of three versus four or a modified four, he asked the Commission for their
27 preference:

- | | | |
|----|------------------------|---------------|
| 28 | | |
| 29 | Commissioner Lucarelli | Modified Four |
| 30 | Commissioner Plank | Modified Four |
| 31 | Commissioner Duryea | Three |
| 32 | Deputy Mayor Brender | Modified Four |
| 33 | | |

34 Mr. Cunningham said the other key element was the brilliant parking concept presented
35 by staff to support the needs. He asked if they were comfortable with that sort of
36 surface parking.

37
38 Mayor Meador said you are going to have the parking. The issue is is there a better way
39 to assist Mr. Mahnken with this project. If we are going to have a discussion about a
40 parking garage, one of the things we know is cultivate and grow. With the lending
41 market the way it is and developers trying to bring a project forward, it's not going to
42 happen in isolation. It truly is going to be a public/private partnership. It may be that
43 Lake Mary is willing to step up and is a discussion we will have at a later time. He was
44 hearing that we are not opposed to a parking garage and in many ways it may help Mr.
45 Mahnken. It also helps with the density issues. He said he had already received a text

1 that they can't find parking to get to the vendors tonight. He thought it was a great
2 problem to be confronted with and is an amazing problem to have in this day and time.
3
4 Deputy Mayor Brender interjected that we do have to address it.
5
6 Mayor Meador said we can communicate to the development community that we are
7 very serious about this. He said Mr. Mahnken stepped up, Epoch is about to step up,
8 and ACi has been a great partner in this process. He said he was encouraged. We
9 know what we want but are not sure how we are going to get there.
10
11 Mr. Cunningham said style-wise it will be refreshing and will be Lake Mary.
12
13 Mr. Litton said that problem is going to present itself sooner than later because we have
14 reached tentative financial agreement with Epoch on going forward. They will be
15 coming through the process and they will need parking.
16
17 Mayor Meador said the final time that we have when Mr. Litton and Ms. Sova can work
18 together, this should be of the highest priority, particularly with the feedback we are
19 getting tonight. Our merchants have been asking for this. We are confronting ourselves
20 with the same dilemma we had on December 2nd. Families love coming down here and
21 how do we make it so it is more acceptable to the merchants that have invested in Lake
22 Mary and as a place to live.
23
24 There being no further business, the work session adjourned at 6:31 P.M.

1 MINUTES OF THE LAKE MARY CITY COMMISISON MEETING held December 15,
2 2011, 7:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road,
3 Lake Mary, Florida.

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6 I. Call to Order

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The meeting was called to order by Mayor David Mealor at 7:25 P.M.

10 II. Moment of Silence

11

12 III. Pledge of Allegiance

13

14 The pledge was led by Mitchell and Maddie Omana.

15

16 IV. Roll Call

17

18 Mayor David Mealor
19 Deputy Mayor Gary Brender
20 Commissioner George Duryea
21 Commissioner Allan Plank
22 Commissioner Jo Ann Lucarelli

John Litton, City Manager
Carol Foster, City Clerk
Jackie Sova, Asst. City Manager
John Omana, Community Dev. Dir.
Gary Schindler, City Planner
Steve Noto, Planner
Dianne Holloway, Finance Dir.
Dave Dovan, Asst. Public Works Dir.
Steve Bracknell, Police Chief
Craig Haun, Fire Chief
Katie Reischmann, City Attorney
Mary Campbell, Deputy City Clerk

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V. Approval of Minutes: December 1, 2011

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**Motion was made by Commissioner Lucarelli to approve the minutes of the
December 1, 2011, meeting, seconded by Deputy Mayor Brender and motion
carried unanimously.**

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VI. Special Presentations

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Mayor Mealor asked the City Commission and City Manager to come down front.
Mayor Mealor read and presented a plaque to City Manager John Litton in appreciation
for his service to the City of Lake Mary.

43

44

45

A. Resolution No. 891 – Approving Axium Healthcare Pharmacy, Inc. as a
Qualified Target Industry Business

46

The City Attorney read Resolution No. 891 by title only.

1
2 Tracy Turk of EDC came forward. She introduced Mark Montgomery who is
3 President/CEO of Axium; Sonya Griffin, HR Director of Axium; and Jason Strago of
4 CNL.

5
6 Ms. Turk said Axium Healthcare Pharmacy is located in Lake Mary and is a specialty
7 pharmacy that deals with patients who have chronic illnesses. They are considering
8 expansion in Lake Mary and have facilities outside of Florida that could potentially
9 accommodate this expansion as well. The project would create 90 new jobs over a
10 three-year timeframe. They do qualify based on the salary criteria and meet 115% of
11 the County's average wage which is at least \$46,614 to qualify for the program. They
12 have approximately 7,000 to 10,000 square feet adjacent to their facility that is currently
13 unused warehouse space that they would like to convert to office to accommodate the
14 growth. We are asking for approval and support of the 20% local match of \$54,000 for
15 the TQI Program with half to be provided by the City and half to be provided by the
16 County. The County approved their portion of the TQI match at their December 13,
17 2011, meeting.

18
19 Mayor Meador said earlier this evening we had a work session where we were talking
20 about the economic development opportunities for our transit oriented development and
21 transit oriented education district. This is a group that has already invested in our
22 community and we appreciate that. This is an opportunity to expand that.

23
24 **Motion was made by Commissioner Lucarelli to approve Resolution No. 891,**
25 **seconded by Commissioner Duryea and motion carried by roll-call vote: Deputy**
26 **Mayor Brender, Yes; Commissioner Duryea, Yes; Commissioner Plank, Yes;**
27 **Commissioner Lucarelli, Yes; Mayor Meador, Yes.**

28
29 Mayor Meador said the partnership that we have had with EDC and the County is
30 remarkable. He thanked Ms. Turk for what she was doing. He said he knew she
31 represented all the communities equally but feel we have a special relationship.

32
33 Ms. Turk thanked the Commission for their support.

34
35 B. Update on Recycling Program – George Geletko, Waste Management

36
37 George Geletko of Waste Management came forward. He said he retired this year and
38 introduced Allen Morrison who would be taking over the account. He said Lake Mary
39 had been very special to him. The City has pioneered many programs going back to
40 the 2004 storms. With the support of the City Commission, Mr. Litton allowed them to
41 get an early start on the cleanup. The City was cleaned up before the County got
42 started. That was huge deal for us because it allowed us to give the quality of service
43 that was needed. We go back and we look at the carts that started in 2004. He had
44 never realized the benefits of carts until that storm hit. With the volume of debris and
45 with the power being out, with our manual routes in Seminole County we were lucky to
46 get 30% of that route picked up during the course of the day. With the carts and

1 automated system, we were pretty much on track the whole time and there wasn't raw
2 garbage sitting out at the curb. That really gave us a good indication of the value and
3 payback on those carts. The City of Lake Mary was the first to do the cart program in
4 Seminole County.

5
6 Mr. Geletko said the State of Florida set a goal in 2010 to reduce solid waste by 75%.
7 On behalf of the National Solid Waste Association and at the time was Chairman, he
8 testified before the House Governance Committee on the impact single stream recycling
9 would have on helping municipalities meet that goal and Lake Mary was the benchmark.
10 We showed the results of Lake Mary and it was very impressive. When we converted
11 you to single stream recycling carts from the bins the recycling more than doubled. To
12 date we collected 9 million pounds of recycling and a large portion of that is because of
13 single stream recycling. Since that time the City of Orlando, the City of Kissimmee, and
14 the City of St. Cloud have moved forward with single stream carts. Because of your
15 pioneering here, we were able to convert 90,000 homes in Brevard County to single
16 stream carts. The results over there are similar to here. We have been able to reduce
17 the tonnage going into the landfill by about 4,000 tons.

18
19 Mr. Geletko said there are a lot of good reasons we recycle and economics is one but
20 take a look at the impact that recycling has on natural resources. This isn't a Waste
21 Management fact. There was a power company in South Carolina that did a study on
22 how much electrical energy it takes to produce one ton of virgin paper versus recycling
23 paper. It requires 1,001 gallons of oil to product one ton of virgin paper. If we recycled
24 every piece of paper that was generated, we would save 200,000 barrels of oil per year.
25 That's huge, especially when we're trying to get away from exports.

26
27 Mr. Geletko thanked the City. It was this city's willingness to pioneer. He thanked Mr.
28 Litton and the Commission. They appreciated the Mayor's support when he was in
29 Tallahassee and his support here in helping them move these initiatives forward.

30
31 Deputy Mayor Brender said it had been a pleasure working with Mr. Geletko all these
32 years. He sensed they had a special relationship and it is that relationship that has
33 allowed Lake Mary to be that pioneer.

34
35 Commissioner Duryea reiterated that. He jokingly stated he hoped his successor was
36 just as lousy at golf.

37
38 Mayor Meador said during the storms of 2004 it was a very difficult time and he
39 represented many of the communities in this area. It was remarkable that Lake Mary
40 was a community that responded in a very different manner. It handled the entire
41 situation in an entirely different manner and that was because of the direction that Mr.
42 Geletko and Waste Management provided. He had every reason to believe that Mr.
43 Morrison is going to continue that same level of service and commitment to the
44 community.

45
46 Commissioner Plank told Mr. Geletko to enjoy his retirement.

1
2 Mr. Geletko wished everyone a happy holiday and they were very much appreciated.
3

4 Mr. Litton asked the Commission to confirm the appointment of the Parks & Recreation
5 Director. There is a memorandum from Ms. Sova asking for the approval of Bryan Nipe
6 as the new Parks & Recreation Director. We went through the process and interviewed
7 five people, including some from in-house. At the end of the day Bryan stood head and
8 shoulders above everyone else as it related to what we saw as the overall vision for the
9 City. He is willing to start at a salary of \$90,000 annually which will be effective January
10 30, 2012, and increasing by \$2,000 after successfully completing four months of
11 service. He has got to complete some projects with Seminole County and we discussed
12 that in depth. They did not want to lose him. He asked the Commission to confirm his
13 appointment.
14

15 Ms. Sova said we are very excited to bring him on board. He did stand head and
16 shoulders above the other applicants and we have come to realize that he knows a lot
17 of people in this room already and that will help in his transition.
18

19 **Motion was made by Deputy Mayor Brender to approve the appointment of Bryan**
20 **Nipe as Parks & Recreation Director, seconded by Commissioner Lucarelli and**
21 **motion carried unanimously.**
22

23 Mayor Meador said as Ms. Sova and Mr. Litton have been working on a transition, this is
24 the second person that has been brought forward. We commented on what's
25 happening in this community and so much of that credit goes to Mr. Litton and his team.
26 We were with Mr. Carrico this morning at zero dark-thirty and he was out in the park
27 with the Salvation Army and Channel 2 and he did a remarkable job for this community.
28 Looking at Mr. Nipe's credentials and background he had every reason to believe he
29 would take this community and that department to the next level.
30

31 Mr. Nipe said he looked forward to working with this board and with Jackie Sova. It's a
32 pleasure to come see this place tonight and to listen to what's going on in the
33 community. On a night like this when everything is lit up and all the kids are running
34 around, it is appropriate. He looked forward to working with everyone.
35

36 VII. Unfinished Business

37

38 A. Ordinance No. 1450 – Convey a portion of the park at Lake Mary Landings 39 (Townhomes) to the HOA – Second Reading (Public Hearing) 40

41 The City Attorney read Ordinance No. 1450 by title only on second reading.
42

43 Mr. Schindler said since first reading, the City Attorney has tweaked the contract. There
44 were no major revisions and simply addressed the legal issues. The only change is that
45 we have clarified the issue that the seller will remove the asphalt and concrete from the
46 driveway parking spaces and sidewalk as shown on the overhead. He said Mr. Stephen

1 King has reviewed the changes and he is in agreement. It is necessary clarification of
2 the responsibilities of both parties.

3
4 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1450.

5
6 Stephen King, 845 Stone Chase Lane, The Landings Homeowners' Association
7 President, came forward. He said he received the addendum of Paragraph 20 of the
8 contract today and is exactly what we were looking for. We wanted to clarify the issue
9 of the responsibility of the asphalt that was already there. We already maintain the
10 landscaping and irrigation in that area and will continue to do so. The contract they
11 signed has Paragraph 20 and would need another copy.

12
13 Ms. Reischmann provided Mr. King with a revised copy.

14
15 Mr. King thanked Darrell Jarvis for helping them with this project. He said Mr. Jarvis
16 has been working with Mr. Litton throughout the last year trying to get this resolved. We
17 appreciate his and the Commission's efforts.

18
19 No one else came forward and the public hearing was closed.

20
21 **Motion was made by Commissioner Duryea to approve Ordinance No. 1450 on**
22 **second reading, seconded by Deputy Mayor Brender and motion carried by roll-**
23 **call vote: Commissioner Duryea, Yes; Commissioner Plank, Yes; Commissioner**
24 **Lucarelli, Yes; Deputy Mayor Brender, Yes; Mayor Mealor, Yes.**

25
26 B. Ordinance No. 1451 – Amend Police Pension Ordinance to amend definitions
27 of actuarial equivalent and salary – Second Reading (Public Hearing)

28
29 The City Attorney read Ordinance No. 1451 by title only on second reading.

30
31 Ms. Sova said at the last meeting we were waiting on the actuarial impact statements to
32 come and the impact is a reduction in the contribution rate of .1%.

33
34 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1451. No
35 one came forward and the public hearing was closed.

36
37 **Motion was made by Deputy Mayor Brender to approve Ordinance No. 1451 on**
38 **second reading, seconded by Commissioner Lucarelli and motion carried by roll-**
39 **call vote: Commissioner Plank, Yes; Commissioner Lucarelli, Yes; Deputy Mayor**
40 **Brender, Yes; Commissioner Duryea, Yes; Mayor Mealor, Yes.**

41
42 C. Ordinance No. 1452 – Amend Fire Pension Ordinance to amend definitions of
43 actuarial equivalent and salary and amend finances and fund management –
44 Second Reading (Public Hearing)

45
46 The City Attorney read Ordinance No. 1452 by title only on second reading.

1
2 Ms. Sova said we also got the actuarial impact statement for the firefighters' plan and
3 this dropped .2%.

4
5 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1452. No
6 one came forward and the public hearing was closed.

7
8 **Motion was made by Deputy Mayor Brender to approve Ordinance No. 1452 on**
9 **second reading, seconded by Commissioner Duryea and motion carried by roll-**
10 **call vote: Commissioner Lucarelli, Yes; Deputy Mayor Brender, Yes;**
11 **Commissioner Duryea, Yes; Commissioner Plank, Yes; Mayor Mealor, Yes.**

12
13 Mayor Mealor recognized a Boy Scout that was present working on a project. Any
14 member of the City Commission will stand ready to assist him and any scout troop that
15 needs to earn a particular badge.

16
17 Mayor Mealor recognized the liaisons from the Forest. It is always a pleasure to have
18 them and thanked them for taking the time to be here.

19
20 VIII. New Business

- 21
22 A. Resolution No. 889 – Repealing Resolution No. 491 and designate certain
23 persons to transact the City's financial business

24
25 The City Attorney read Resolution No. 889 by title only.

26
27 Ms. Sova said as we continue with the change of city managers we need to change our
28 banking. We need to adopt a resolution designating the City Manager, Finance
29 Director, and City Clerk to be authorized to do the City's financial transactions. In
30 addition to that we will need to sign corporate resolutions with both the banks that we
31 use authorizing the City Manager, Finance Director, and City Clerk to sign those
32 effective January 2, 2012.

33
34 **Motion was made by Commissioner Lucarelli to approve Resolution No. 889,**
35 **seconded by Commissioner Plank and motion carried by roll-call vote: Deputy**
36 **Mayor Brender, Yes; Commissioner Duryea, Yes; Commissioner Plank, Yes;**
37 **Commissioner Lucarelli, Yes; Mayor Mealor, Yes.**

- 38
39 B. Resolution No. 890 – Repealing Resolution No. 496, which authorized and
40 directed SunTrust to honor checks, drafts, notes, bills of exchange,
41 acceptances or other orders for payment of money drawn in the City's name
42 when bearing or purporting to bear the machine or facsimile signatures

43
44 The City Attorney read Resolution No. 890 by title only.

1 Ms. Sova said Resolution No. 890 repeals Resolution No. 496 which laid out all those
2 terms and conditions. They are all included now in SunTrust and Seaside's corporate
3 resolutions that we will be signing effective January 2, 2012.

4
5 **Motion was made by Commissioner Plank to approve Resolution No. 890,**
6 **seconded by Commissioner Lucarelli and motion carried by roll-call vote:**
7 **Commissioner Duryea, Yes; Commissioner Plank, Yes; Commissioner Lucarelli,**
8 **Yes; Deputy Mayor Brender, Yes; Mayor Meador, Yes.**

9
10 IX. Other Items for Commission Action

11
12 There were no items to discuss at this time.

13
14 X. Citizen Participation

15
16 Joanne Counelis, 136 East Alma Avenue, came forward. She said we need the best
17 transportation in the world for Florida. We need 24-hour bus service including holidays
18 and weekends.

19
20 No one else came forward and citizen participation was closed.

21
22 XI. Reports

23
24 A. City Manager

25
26 1. Request Commission authorize 2012 vehicle purchases and accessories not to
27 exceed \$290,030.72, declare Vehicle Nos. 58, 2210, 2218, 2222, and 2225
28 surplus and authorize City Manager to dispose of

29
30 Mr. Litton said in the packets is a memorandum from the Public Works Director. This is
31 the annual vehicle replacement list and is in accordance with the budget. There are no
32 changes from what the Commission approved effective in October. In this budget we
33 have ten police vehicles and two public works trucks that we are going to replace.
34 However, at this time we are only going to replace a total of ten. The reason we are not
35 going to replace the two detective cars is they want to look into leasing them because
36 they feel that offers some better options when they are doing stakeouts. They will be
37 able to turn those over more frequently than keeping them for five years. A lot of the
38 agencies are doing that now and it seems to work.

39
40 Mr. Litton asked the Commission to declare Vehicles Nos. 58, 2210, 2218, 2222, and
41 2225 surplus and authorize him to dispose of. The budget was in the amount of
42 \$299,100.00. He asked for approval of the replacement schedule as recommended.

43
44 **Motion was made by Commissioner Lucarelli to authorize the 2012 vehicle**
45 **purchases and accessories as outlined in the staff report not to exceed**
46 **\$290,030.72, declare Vehicles Nos. 58, 2210, 2218, 2222, and 2225 surplus and**

1 authorize the City Manager to dispose of. **Seconded by Deputy Mayor Brender**
2 **and motion carried unanimously.**

3
4 2. Request Commission make annual appointments/reappointments to various
5 advisory boards

6
7 Mr. Litton said this is a request for annual appointments/reappointments to various
8 advisory boards. The City Clerk has contacted each of the members and you have their
9 responses. There is a vacancy on the Board of Adjustment for the alternate member.
10 The Elder Affairs Commission has recommended Sarah McCall for the position that Ann
11 Barkley is going to be vacating.

12
13 **Motion was made by Deputy Mayor Brender to reappoint each member whose**
14 **terms are up and wish to continue serving on the Historical Commission, Local**
15 **Planning Agency, Parks & Recreation Advisory Board, Planning & Zoning Board,**
16 **and Firefighters' Pension Board. Seconded by Commissioner Duryea and motion**
17 **carried unanimously.**

18
19 **Motion was made by Deputy Mayor Brender to appoint Eugene Vaughn as the**
20 **Alternate member on the Board of Adjustment, seconded by Commissioner Plank**
21 **and motion carried unanimously.**

22
23 **Motion was made by Commissioner Duryea to confirm the appointment of Sarah**
24 **McCall to the Elder Affairs Commission, seconded by Deputy Mayor Brender and**
25 **motion carried unanimously.**

26
27 **SIDE 2A**

28
29 Mr. Litton said Rick Fudge was no longer interested in serving on the Fire Pension
30 Board and the firefighters held their election and elected Gabriel Bella to replace him.

31
32 Mr. Litton said Santa will continue his route this Saturday basically on the north side of
33 Lake Mary. Visit our website at www.lakemaryfl.com for his route or contact Division
34 Chief Ricky Fudge at 407-585-1478. It went well last week. We had a couple of hiccups
35 but nothing serious.

36
37 Mr. Litton said all non-essential offices will be closed on Monday, December 26th in
38 observance of Christmas and Monday, January 2nd in observance of New Year's. Solid
39 waste and recycling will not be affected by the holidays.

40
41 Mr. Litton said the annual Shred-A-Thon will be held on January 28, 2012, from 9:00
42 A.M. to 1:00 P.M. at the Senior Center at 911 Wallace Court.

43
44 Mr. Litton said we had our annual Benefits Fair today. There was a great turnout and a
45 lot of appreciation. He thanked the Commission for allowing them to do that every year.
46 The employees look forward to it.

1
2 Mr. Litton bid everyone farewell. He said it has been a pleasure to work with everyone
3 and it is sad.

4
5 Mayor Mealor said fortunately Mr. Litton will be changing titles but will not be leaving.

6
7 B. Mayor

8
9 Mayor Mealor had no report at this time.

10
11 C. Commissioners (3)

12
13 Commissioner Plank said he attended the Seniors Intervention Group luncheon which is
14 held annually for Lake Mary seniors. It was run very well by Zach (Hudson) and Chief
15 Bracknell did very well and he was impressed.

16
17 Commissioner Plank said he would let Mayor Mealor mention the details on the PBA
18 luncheon but it was very enjoyable and informative.

19
20 Commissioner Plank announced that the museum would be open through this Saturday
21 and then will be closed until after the holidays. He said he was happy to report that they
22 sold every doll that they had.

23
24 Commissioner Lucarelli said this morning she chaired the RPA meeting.

25
26 Commissioner Lucarelli said we had our Power Hour last Tuesday with the Chamber
27 and it was on using media and who to contact to promote your business. It was a very
28 well attended and very well run event. It was helpful for all the business people there.

29
30 Commissioner Lucarelli said she had been to two Seminole Behavioral Health board
31 meetings in the last two days doing annual personnel reviews, contract renewals and
32 those types of things. We have a group called Central Florida Cares that is a big
33 umbrella of agencies similar to Pathways to Home except mental health related. They
34 are currently going through some tough and frustrating negotiations with the state
35 because they keep changing the playing field. We are hopeful that they will succeed in
36 getting that contract. This is privatization of mental health care and the sheriff and
37 police departments are highly involved because they see that mental health leads to
38 crime. A lot of people in jail or being arrested have mental health problems, substance
39 abuse problems, and they need treatment. With treatment it has proven statistically
40 they become well and productive citizens. She asked the Commission to keep in their
41 thoughts and prayers that they will be successful in winning that contract.

42
43 Commissioner Lucarelli wished everyone a very Merry Christmas.

44
45 Deputy Mayor Brender said he attended CALNO and the City of Winter Springs hosted.
46 There was an interesting discussion from their Police Chief Brunelle regarding the

1 accreditation of their police force by COLEA. That may be something we should
2 explore.

3
4 Chief Bracknell said we already are. He said COLEA is a national organization. Florida
5 accreditation mirrors COLEA and COLEA comes with a \$10,000 price tag. COLEA
6 stands for Commission on Law Enforcement Accreditation. We are through CFA which
7 is the Florida accreditation. That's the one we grasp and have pretty much abandoned
8 COLEA.

9
10 Deputy Mayor Brender said following the Mayors/Managers meeting last month we had
11 discussions regarding the fate of CALNO. Generally CALNO felt they should dissolve
12 the Mayors/Managers but they don't have that authority nor does the Mayors/Managers
13 have the authority to dissolve CALNO because CALNO is a legislatively appointed
14 organization by the State Legislature. It was an interesting and candid discussion and
15 was agreed unanimously that we will keep meeting and the County can do whatever
16 they feel they need to do.

17
18 Deputy Mayor Brender said there have been numerous reports in the paper about road
19 projects being moved around and supposedly it is the Wekiva Parkway's fault for these
20 movements of road projects and the delay of some. Gas taxes in the State of Florida
21 are down \$1.2 billion in the last two years. When you lose that kind of operational
22 money you are going to delay projects. You can't just simply say that because the
23 Wekiva Parkway is being built for \$1.66 billion that every other road in the County and in
24 the Central Florida area is being pushed back. It is just not true. If gas taxes remained
25 where they were there would be money to do all of them within the timeframe they were
26 initially allotted. The other thing to note is there is no return on investment for those
27 other roadways. The Wekiva Parkway will be tolled so there will be a return of
28 investment to some degree. Having a completed beltway around Orlando, particularly
29 in light of the work that is getting ready in two years to start on Interstate 4, the
30 straightening of the Fairbanks turn, a host of other projects along Interstate 4 and if you
31 do not have SunRail or other roads for the traffic to go on, I-4 is going to be more of a
32 parking lot than it is now. He said he would keep the Commission up to date.

33
34 Commissioner Lucarelli said roads do provide a return on investment in that they
35 provide economic development and growth.

36
37 Deputy Mayor Brender wished everyone Merry Christmas and Happy Holidays!

38
39 Commissioner Duryea said he couldn't get over that every year the Parks & Recreation
40 employees and supervisors organize and do the lights. He said he couldn't get the
41 lights on one Christmas tree correctly and this is fantastic. He is always amazed when
42 he walks by here or drives by. This is my town and it's a great feeling. He thanked
43 every one of those people who took the time and effort to make it just right.

44
45 Commissioner Duryea said John Litton is a guy who wants it to be just right. Every one
46 of these buildings that were built, everything that is Lake Mary outside of Lake Mary as

