



LAKE MARY CITY COMMISSION

**Lake Mary City Hall
100 N. Country Club Road**

WORK SESSION

THURSDAY, FEBRUARY 20, 2014 5:30 PM

1. Items for Consideration

- A. Station Pointe at Lake Mary Update**
- B. Proposed 4th Street Entry Columns**

2. THE ORDER OF ITEMS ON THIS AGENDA IS SUBJECT TO CHANGE

Per the direction of the City Commission on December 7, 1989, this meeting will not extend beyond 11:00 P. M. unless there is unanimous consent of the Commission to extend the meeting.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY ADA COORDINATOR AT LEAST 48 HOURS IN ADVANCE OF THE MEETING AT (407) 585-1424.

If a person decides to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim

record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Per State Statute 286.0105.

NOTE: If the Commission is holding a meeting/work session prior to the regular meeting, they will adjourn immediately following the meeting/work session to have dinner in the Conference Room. The regular meeting will begin at 7:00 P. M. or as soon thereafter as possible.



MEMORANDUM

DATE: February 20, 2014
TO: City Commission
VIA: Jackie Sova, City Manager
FROM: Stephen Noto, Senior Planner
SUBJECT: Station Pointe at Lake Mary Update

DISCUSSION: On January 27, 2014, Mr. Chris Mahnken submitted a site plan for the Station Pointe project. Station Pointe is proposed as a private mass-transit station with office, retail, and restaurant space. The plan is currently going through the Development Review Committee (DRC) process.

Currently, Station Pointe is proposed as a two-story building, at approximately 31,000 sq. ft. The first floor will be approximately 16,000 sq. ft. and will house the commercial/retail/restaurant uses. The second floor, at approximately 15,000 sq. ft. will house the office space. On-street parking being constructed in the area will be used for their parking demand. The rear of the building will abut the SunRail platform. A pedestrian connection will be provided for riders to have direct access to and from Station Pointe and the SunRail platform.

A Station Pointe marketing booklet has been provided for informational purposes. Additional information about the project is outlined within.

DISPOSITION: The discussion has been provided for general informational purposes only. However, if the City Commission has any comments or concerns regarding the project, please direct Staff to address them now while in DRC review. That said, the site plan will be brought to the City Commission for technical review at a later date.

ATTACHMENTS:

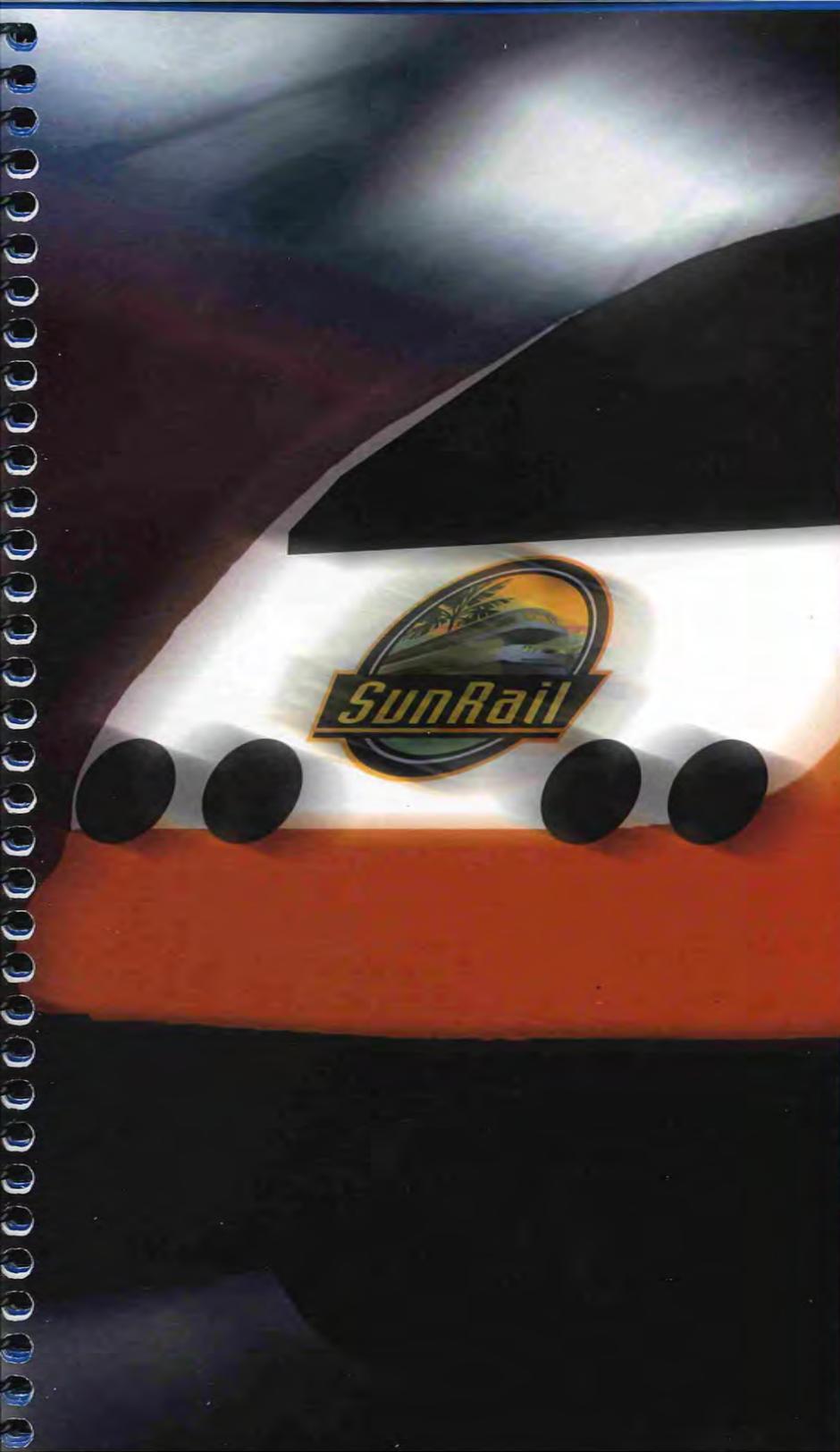
- Station Pointe Marketing Material



STATION POINTE

at Lake Mary

A unique SunRail destination
for connecting people, places,
goods, services & lifestyle.



THE FUTURE HAS ARRIVED

Station Pointe is a key part of Downtown Lake Mary and the blueprint for Transit Oriented Development life. It is where you can travel, live, work, play and interact inside an intimate village-like core that is highly mobile and accessible.

SunRail Travel Schedule

Sunrail Overview

DeLand - 6:00 AM

Sanford - 6:19 AM

Lake Mary - 6:25 AM

Altamonte Springs - 6:35 AM

Winter Park - 6:46 AM

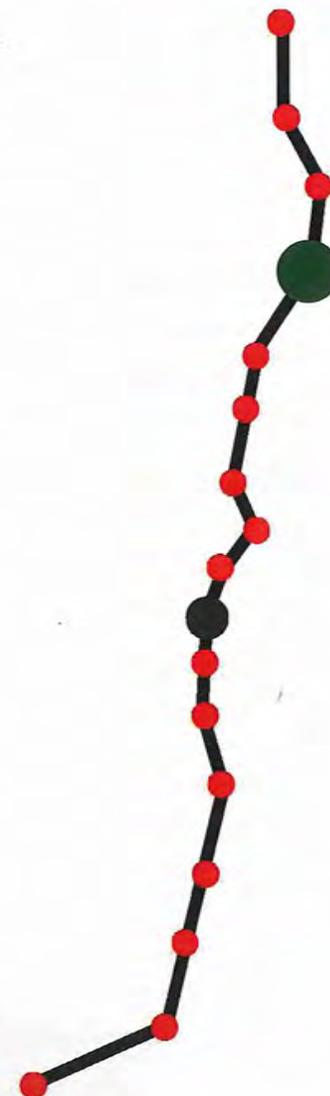
Lynx Central - 6:57 AM

Orlando Health - 7:02 AM

Meadow Woods - 7:16 AM

Kissimmee - 7:26 AM

Poinciana - 7:33 AM



Data provided by FDOT

Downtown Lake Mary Transit Oriented Village



 **Station Pointe**

 **New SunRail Station/Platform - Bus Drop-off-Public Parking (May 2014)**

 **New 200 "Station House" Residences**

 **Downtown Lake Mary (shops, foods, entertainment, fitness, music, festivals)**

 **City Hall / Downtown Park**

 **Existing Police & Fire Stations**

 **Future Development**

THE DEVELOPMENT

FIRST CLASS NEIGHBORHOOD

The City of Lake Mary has been continually voted the #1 small town in America by CNN/Money Magazine.

Station Pointe is the centerpiece of Lake Mary's planned Transit Village with easy access to chic Downtown boutique shopping, restaurants, entertainment, fitness and business studios for creatives.

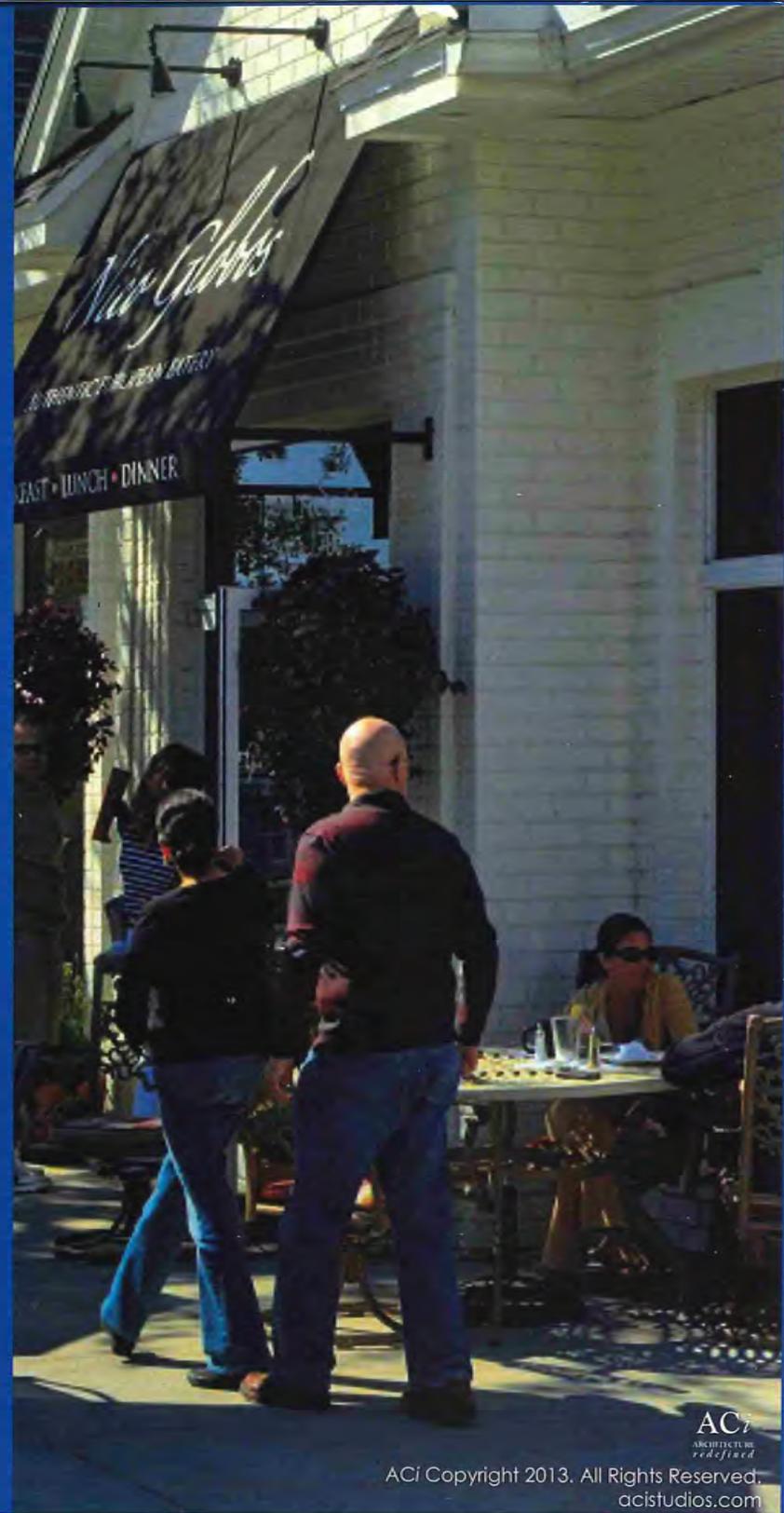
Luxury SunRail WIFI transit to downtown Orlando business, courthouse and entertainment venues.

Located in Central Florida's high tech corridor.

Executive housing in close proximity.

Nationally recognized public and private education facilities are nearby offering added quality of life environment for learning to all ages and generations.

New luxury residential apartments opening directly across the street.





THE DESIGN

FIRST CLASS AMENITIES

Village-style architecture within a live-work-shop environment.

Less than 30 minutes to downtown Orlando via SunRail.

Mixed-use, two story building in the heart of Lake Mary's transit village.

Class "A" office & prime retail space.

Designed by award-winning ACi Architects of Winter Park, FL. ACi is nationally recognized as a leading design firm of TOD environments.



THE SITE

FACTS

Total site/land area = 17,919 Square Feet

Ground floor plate = 16,190 Gross Square Feet

Second floor plate = 15,117 Gross Square Feet

Building = 2 stories

Free on street parking

Ground floor - commercial/retail/food

Second floor - commercial office

Additional free public parking/kiss-and-ride/bus services

Walk-on access to SunRail trains traveling to Altamonte Springs, Winter Park, and Downtown Orlando

THE SITE

STATION POINTE at LAKE MARY, FLORIDA



1 Station Pointe

2 SunRail Station

3 FDOT Parking / Kiss-n-Ride /
Bus Drop Off

4 Police/Fire Stations

5 Future Stair-Step Park

6 The Station House Residences

7 Retail

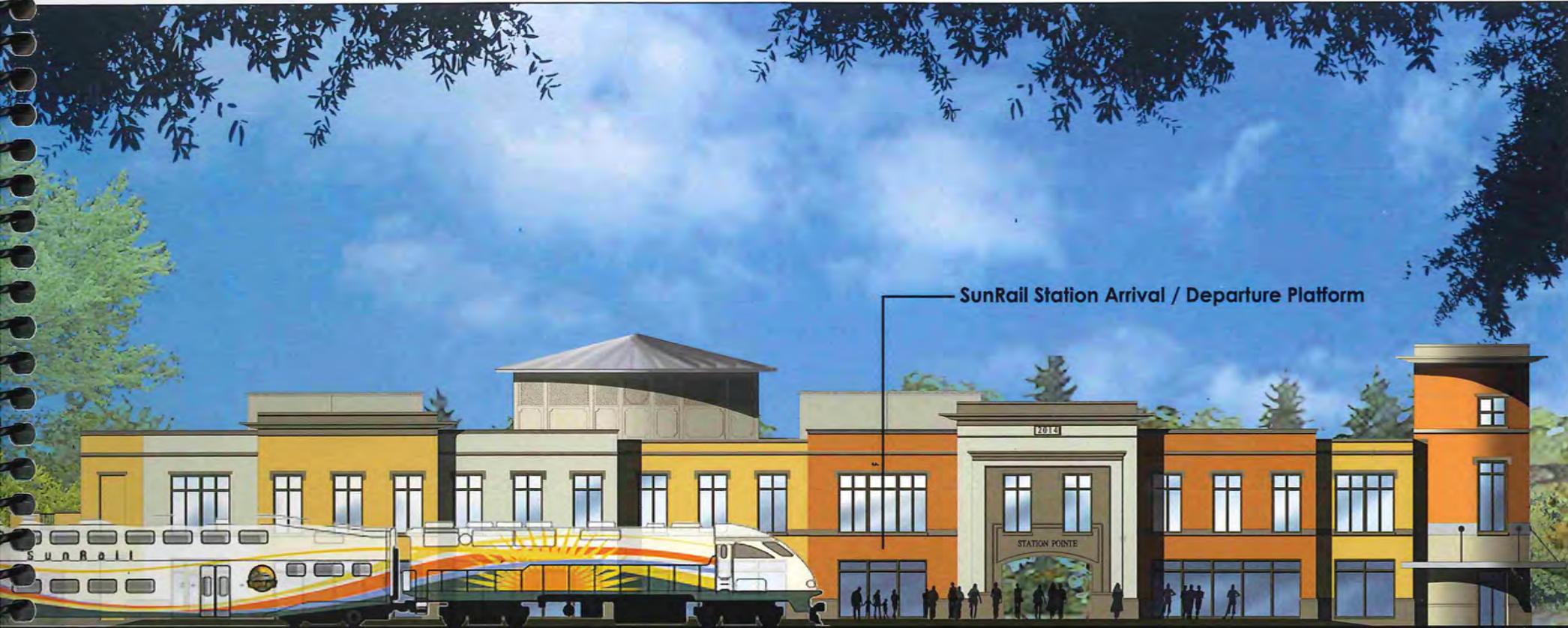
8 Shops & Restaurants

9 City Hall/Park

10 Future Development



North Elevation

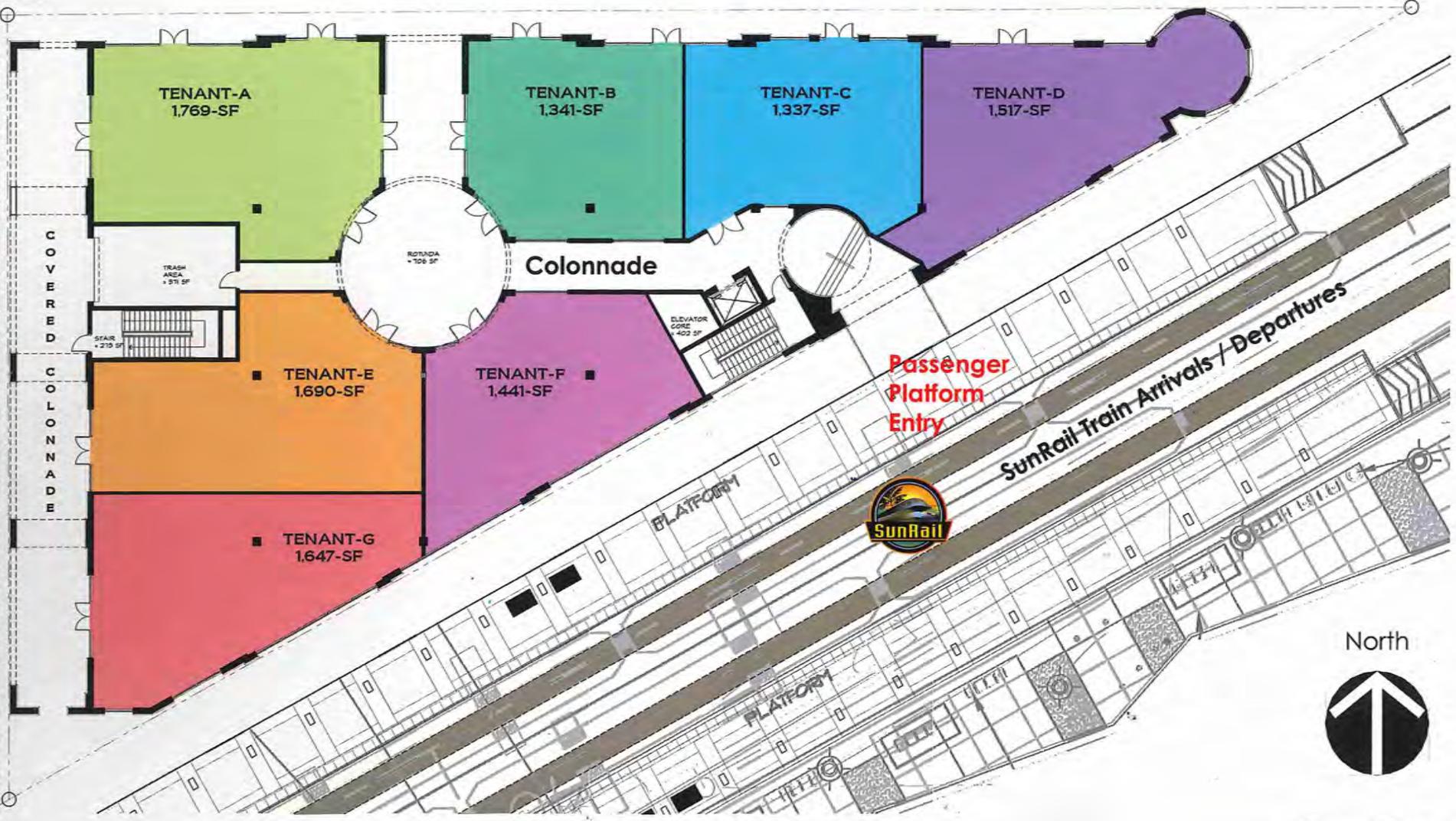


VIEW FROM PLATFORM

North Elevation

EAST CRYSTAL LAKE AVENUE
(on-street parking)

Pedestrian Crossing



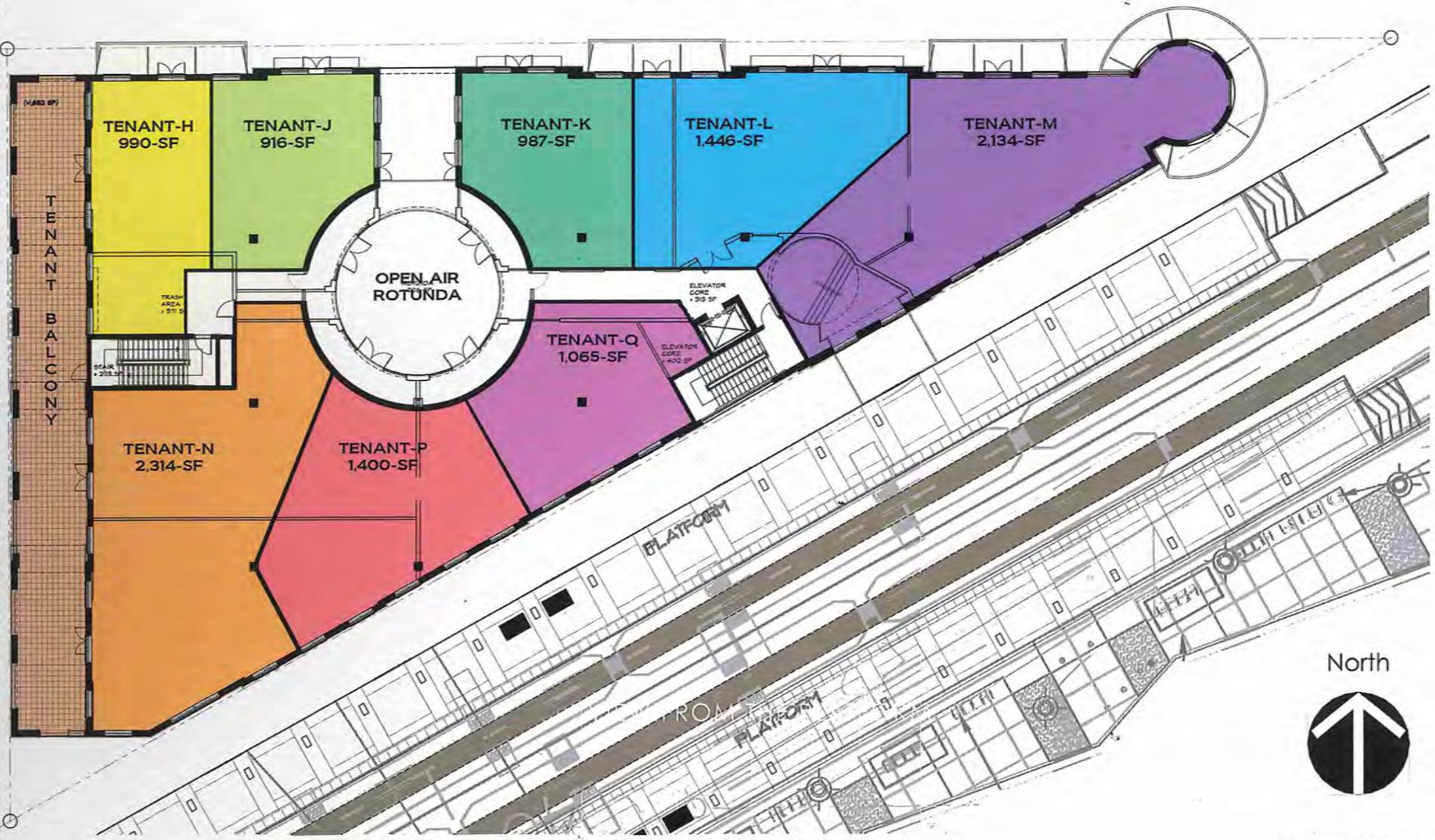
North



Ground Floor

Disclaimer: All Tenant spaces & square footages shown are preliminary and subject to change.

EAST CRYSTAL LAKE AVENUE
(on-street parking)



North



Second Floor

Disclaimer: All Tenant spaces & square footages shown are preliminary and subject to change.



Transit Oriented Life

The rapidly increasing importance of mobility and connectivity in daily life means businesses positioned in close proximity to efficient transportation systems are enhancing customer access, especially around rail. As traffic problems in Central Florida increase, SunRail will allow businesses to bypass congestion and increase productivity, saving time and money.

Owner/Developer

Chris & Dana Mahnken
Station Pointe at Lake Mary
info@stationpointeatlakemary.com

Associated Consulting International

Architect
955 North Pennsylvania Avenue
Winter park, FL 32789-2463
407-740-8405
FL Reg: AA0002940

www.acistudios.com

**LEASING INFORMATION
TOLARIS REALTY GROUP**

Rick Bavec 407-402-9866



MEMORANDUM

DATE: February 20, 2014
TO: City Commission
VIA: Jackie Sova, City Manager
FROM: Stephen Noto, Senior Planner
SUBJECT: Downtown Columns Update

DISCUSSION: In 2009 staff brought forward a request from Mr. Terry Shaw regarding the construction of two brick columns at the corner of 4th St. and W. Lake Mary Blvd. The columns were to act as an entry feature into the Downtown and would incorporate design elements similar to elements found in the Downtown.

In October 2013, staff brought forth a preliminary \$6,600 cost estimate to construct the form and blocks of the columns based on Mr. Shaw's designs. The City Commission directed staff to bring back additional cost estimates for finishes, as well as an alternative finish design.

Attached to this memo is an alternative finish design that features: travertine stone, light feature topper, Mediterranean tile, the City seal, and a plaque area that states "Lake Mary". Based on the newest materials being proposed, staff is anticipating a total cost of \$20,000-\$30,000 for both columns.

Additionally, staff is researching the possibility of upgrading the clock tower signage as repairs are needed. A conceptual design of what has been considered up to this point is also attached to this memo.

DISPOSITION: Staff seeks direction on the alternative column designs, and the upgraded clock tower signage.

ATTACHMENTS:

- Alternative column design
- Conceptual clock tower signage upgrade



