



LAKE MARY CITY COMMISSION

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

**Regular Meeting
AGENDA**

THURSDAY, JUNE 16, 2016 7:00 PM

- 1. Call to Order**
- 2. Moment of Silence**
- 3. Pledge of Allegiance**
- 4. Roll Call**
- 5. Approval of Minutes: June 2, 2016**
- 6. Special Presentations**
- 7. Citizen Participation - This is an opportunity for anyone to come forward and address the Commission on any matter relating to the City or of concern to our citizens. This also includes: 1) any item discussed at a previous work session; 2) any item not specifically listed on a previous agenda but discussed at a previous Commission meeting or 3) any item on tonight's agenda not labeled as a public hearing. Items requiring a public hearing are generally so noted on the agenda and public input will be taken when the item is considered.**
- 8. Unfinished Business**

- A. Ordinance No. 1545 - Repealing Chapter 132 of the Code of Ordinances entitled "Offenses Against Persons and Property", creating a new Section 157.24 "Injuring Shade Trees" and amending Section 4 "Sign Permits and Construction and Maintenance Standards" of Appendix I "Sign Code" to incorporate sign restrictions being repealed - First Reading (Public Hearing) (Steve Noto, City Planner)**

9. New Business

- A. Request for Reduction of Code Enforcement Lien, 246 Bowling Green Court; Matthew Maskal, applicant (Bruce Fleming, Sr. Code Enforcement Officer)**
- B. Ordinance No. 1546 - Rezone 1.4 acres of property located at 105 Palmetto St. from R-1A, Residential, to DC, Downtown Centre; John Williams, applicant - First Reading (Public Hearing) (Steve Noto, City Planner) (quasi-judicial)**
- C. Request for a Preliminary Subdivision Plan for the Griffin Farm Town Center, located at 114 Longwood Lake Mary Rd. Applicant: Ms. Jennifer Stickler, P.E., Kimley Horn (Public Hearing) (Steve Noto, City Planner) (quasi-judicial)**
- D. Preliminary Subdivision Plan for the Griffin Farm David Weekley Homes, located at 114 Longwood Lake Mary Rd. Applicant: Ms. Jennifer Stickler, P.E., Kimley Horn (Public Hearing) (Steve Noto, City Planner) (quasi-judicial)**
- E. Appeal of the Planning & Zoning Board's Denial of the Final Subdivision Plan for the Griffin Farm David Weekley Project, File Number 2016-FSP-06, located at 114 Longwood Lake Mary Rd. (Public Hearing) (Steve Noto, City Planner) (quasi-judicial)**

10. Other Items for Commission Action

11. City Manager's Report

A. Items for Approval

- a. Award Bid #15-06 Emma Oaks Trail Sidewalk**
- b. Award Bid #16-07 E. Crystal Lake Ave. Sidewalk Construction**

B. Items for Information

- a. Monthly Department Reports**

C. Announcements

12. Mayor and Commissioners Report

13. City Attorney's Report

14. Adjournment

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.

UPCOMING MEETINGS: July 7, 2016

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

4
5
6 1. Call to Order

7
8 The meeting was called to order by Mayor David Mealor at 7:02 P.M.

9
10 2. Moment of Silence

11
12 3. Pledge of Allegiance

13
14 4. Roll Call

15
16 Mayor David Mealor
17 Commissioner Gary Brender
18 Deputy Mayor George Duryea
19 Commissioner Sidney Miller
20 Commissioner Jo Ann Lucarelli

Jackie Sova, City Manager
Carol Foster, City Clerk
John Omana, Community Development Dir.
Steve Noto, City Planner
Bryan Nipe, Parks & Recreation Director
Bruce Paster, Public Works Director
Tom Tomerlin, Economic Development Dir.
Joe Landreville, Deputy Fire Chief
Steve Bracknell, Police Chief
Katie Reischmann, City Attorney
Mary Campbell, Deputy City Clerk

21
22
23
24
25
26
27
28 5. Approval of Minutes: May 19, 2016

29
30 **Motion was made by Commissioner Brender to approve the minutes of the May**
31 **19, 2016, meeting, seconded by Commissioner Lucarelli and motion carried**
32 **unanimously.**

33
34 6. Special Presentations

35
36 A. Special Recognition: Pfc. Johnny Thomson & John Kelly – Lake Mary Police
37 Department

38
39 Chief Bracknell said tonight he had the privilege to present awards to two officers. He
40 asked Pfc. Johnny Thomson and Pfc. John Kelly to come forward.

41
42 Chief Bracknell said this is a presentation of the Police Department's Lifesaving Awards.
43 On April 13th of this year, Patrolmen First Class John Thomson and John Kelly
44 responded to the area of Lake Mary Boulevard and Primera Boulevard in reference to a
45 reported suspicious incident. The caller advised there was a motorist partially blocking
46 traffic and appeared to be unconscious in his vehicle. Pfc. Kelly and Pfc. Thomson

1 arrived and recognized the male was in need of emergency medical assistance as they
2 tried to wake him up. They were able to obtain their issued automatic emergency
3 defibrillators and began monitoring the motorist. At one point they were unable to
4 detect a pulse and working as a team they performed CPR until our Fire Department
5 arrived and took over the lifesaving efforts. He said Mr. Jay Weaver was transported to
6 the hospital and it was later learned he made a recovery. Mr. Weaver's family reported
7 that the medical personnel at the hospital said without the medical intervention by Pfc.
8 Thomson and Kelly that Mr. Weaver would not be here today. The City of Lake Mary
9 and the Lake Mary Police Department would like to thank Pfc. Thomson and Pfc. Kelly
10 for their quick actions of rendering CPR and saving Mr. Weaver's life. He said Mr.
11 Weaver is here tonight and would like to say a few words.

12
13 Jay Michael Weaver, 112 Hazelcrest, Deltona, Florida, came forward. He said he would
14 like to thank these gentlemen from the bottom of his heart. I feel badly that every time
15 they seem to do something wrong it's all over the news but when they do something
16 right you never hear about it. If it wasn't for them he probably wouldn't be able to speak
17 or walk. As a result of it he has short term memory. They went above and beyond their
18 job and they definitely deserve this. They did their job excellently; however, beware of
19 Obamacare. Beware of your hospitals. The hospital is the one that poisoned him and
20 caused this. Twenty-one days later, they put a defibrillator in him and put it in wrong so
21 still to this day at any minute he could go. Not to take anything away from them
22 because if it wasn't for them he would have been gone that day. He said he was very
23 appreciative from the bottom of his heart.

24
25 Mayor Mealar said they appreciated Mr. Weaver sharing with them. The Commission
26 greatly appreciates his comments and concern. Later in the agenda we will be dealing
27 with the issue of healthcare.

28
29 Mr. Weaver said if there is any way they could, it seriously needs to be dealt with. It is
30 virtually a crime.

31
32 Mr. Weaver presented the lifesaving awards to Pfc. Thomson and Pfc. Kelly.

33
34 Chief Bracknell read the plaques: The City of Lake Mary Police Department to Pfc.
35 Johnny Thomson and Pfc. John Kelly for your dedication to service and teamwork
36 efforts in the protection of life by quickly administering lifesaving CPR for a person in
37 medical distress. Thank you from the members of the City of Lake Mary for a job well
38 done.

39
40 Mayor Mealar presented the plaques to Officers Kelly and Thomson. Their families are
41 here and they have every reason to be proud.

42
43 B. Proclamation – Code Enforcement Appreciation Week

44
45 The City Attorney read a proclamation proclaiming the week of June 6 through June 10,
46 2016, as "Code Enforcement Officers Appreciation Week".

1
2 Mayor Mealor presented the proclamation to Senior Code Enforcement Officer Bruce
3 Fleming. We know he is put in difficult circumstances but he does his job in such a
4 professional manner and it reflects positively on all of them.

5
6 Mayor Mealor acknowledged a college student from Seminole State College with us as
7 part of a course assignment. All students are welcome at any time. If there are
8 additional questions please do not hesitate to contact any member of the City
9 Commission.

10
11 Mayor Mealor acknowledged a boy scout from Troop 263. He is working on his Eagle
12 Scout. As he works toward that honor, one of the things he is learning is the concept of
13 leadership. The proclamations awarded tonight was that personified. If we can be
14 helpful don't hesitate to reach out to us.

15
16 Mayor Mealor said this past Thursday evening we had the ribbon cutting for Florida
17 Hospital Lake Mary ER. Where the out buildings behind that facility were problematic
18 and because of the work of this Commission and our City Manager, Florida Hospital's
19 Vice President Doug Harkem presented to him and the Commission a memento
20 referred to as Stonehenge. He said Stonehenge is the most positive term he has ever
21 had the out buildings refer. We are so pleased to have Florida Hospital in our
22 community. They are a great corporate neighbor.

23
24 7. Citizen Participation – This is an opportunity for anyone to come forward and
25 address the Commission on any matter relating to the City or of concern to our
26 citizens. This also includes: 1) any item discussed at a previous work session;
27 2) any item not specifically listed on a previous agenda but discussed at a
28 previous Commission meeting; or 3) any item on tonight's agenda not labeled as
29 a public hearing. Items requiring a public hearing are generally so noted on the
30 agenda and public input will be taken when the item is considered.

31
32 No one came forward at this time and citizen participation was closed.

33
34 Mayor Mealor acknowledged the liaisons from the Forest community. He thanked them
35 for the job they do.

36
37 8. Unfinished Business

38
39 A. Ordinance No. 1542 – Amending Chapter 130 of the code of Ordinances
40 entitled “General Provisions” to repeal Sections 130.01 – 130.05 and amend
41 Section 130.06 and adding a new section governing curfews – Second
42 Reading (Public Hearing) (Jackie Sova, City Manager

43
44 Mayor Mealor said we will have the City Attorney read Ordinances Nos. 1542, 1543 and
45 1544. We will discuss them as a group but will vote on them individually.

1 The City Attorney read Ordinance No. 1542, Ordinance No. 1543, and Ordinance No.
2 1544 by title only on second reading.

3
4 Ms. Sova had no further comments at this time.

5
6 Mayor Meador asked if anyone wanted to speak in reference to Ordinance No. 1542,
7 Ordinance No. 1543, and/or Ordinance No. 1544. No one came forward and the public
8 hearings were closed.

9
10 **Motion was made by Commissioner Lucarelli to approve Ordinance No. 1542 on**
11 **second reading, seconded by Commissioner Miller and motion carried by roll-call**
12 **vote: Commissioner Brender, Yes; Deputy Mayor Duryea, Yes; Commissioner**
13 **Miller, Yes; Commissioner Lucarelli, Yes; Mayor Meador, Yes.**

14
15 B. Ordinance No. 1543 – Repealing Chapter 131 of the Code of Ordinances
16 entitled “Safety” – Second Reading (Public Hearing) (Jackie Sova, City
17 Manager)

18
19 Ordinance No. 1543 was read by title only and public hearing held under Item A.

20
21 **Motion was made by Commissioner Brender to approve Ordinance No. 1543 on**
22 **second reading, seconded by Commissioner Lucarelli and motion carried by roll-**
23 **call vote: Deputy Mayor Duryea, Yes; Commissioner Miller, Yes; Commissioner**
24 **Lucarelli, Yes; Commissioner Brender, Yes; Mayor Meador, Yes.**

25
26 C. Ordinance No. 1544 – Repealing Chapter 133 of the Code of Ordinances
27 entitled “Safety” – Second Reading (Public Hearing) (Jackie Sova, City
28 Manager)

29
30 Ordinance No. 1544 was read by title only and public hearing held under Item A.

31
32 **Motion was made by Commissioner Miller to approve Ordinance No. 1544 on**
33 **second reading, seconded by Commissioner Lucarelli and motion carried by roll-**
34 **call vote: Commissioner Miller, Yes; Commissioner Lucarelli, Yes; Commissioner**
35 **Brender, Yes; Deputy Mayor Duryea, Yes; Mayor Meador, Yes.**

36
37 9. New Business

38
39 A. Resolution No. 983 – Accepting Improvements in Crystal Reserve Subdivision
40 (John Omana, Community Development Director)

41
42 The City Attorney read Resolution No. 983 by title only.

43
44 Mr. Omana said this is where he gets excited about residential subdivisions because it
45 shows they are at a juncture where they are building and selling homes, improvements
46 are finished, and things are looking really nice.

1
2 Mr. Omana said the Crystal Reserve Subdivision is located on Crystal Drive just north of
3 Lake Mary Boulevard. He showed the location map on the overhead. It is a 16-lot
4 subdivision. Pulte Homes (the developer) is requesting that the City accept the
5 improvements that are located within Crystal Drive. As part of that procedure we
6 require the applicant to post surety for purposes of covering maintenance of those
7 improvements for a period of two years from the issuance of the Certificate of
8 Completion. Concurrent with this process, we are respectfully asking the Commission
9 to release the Performance Bond in the amount of just over \$322,000. Since the
10 improvements have already been completed and inspected and determined to meet
11 code, it is appropriate to have the Commission act and return the Performance Bond.
12

13 Mr. Omana said as a point of information, the developer or the future HOA will be the
14 owners and will have the maintenance responsibility of the internal roadway within the
15 subdivision as well as the drainage pond and appurtenances associated with that
16 system.
17

18 Mr. Omana said we recommend the Commission take the following action: Accept the
19 Crystal Reserve Subdivision public improvements as outlined in the packet, approve the
20 maintenance guarantee in the form of a Surety Bond which is 10% of the cost of the
21 engineered improvement which is included in the packet, and direct staff to return the
22 Performance Bond in the amount of \$322,423.69 to the applicant.
23

24 **Motion was made by Commissioner Lucarelli to approve Resolution No. 983,**
25 **seconded by Commissioner Brender.**
26

27 Mayor Mealor asked the City Attorney if all three actions should be singled out.
28

29 Ms. Reischmann said Nos. 1 and 2 are encompassed in Resolution No. 983 so it would
30 just be directing the return of the performance bond.
31

32 **Amended motion was made by Commissioner Lucarelli to approve Resolution**
33 **No. 983 and direct staff to return the Performance Bond in the amount of**
34 **\$322,423.69 to the applicant, seconded by Commissioner Brender and motion**
35 **carried unanimously.**
36

- 37 B. Ordinance No. 1545 – Repealing Chapter 132 of the Code of Ordinances
38 entitled “Offenses Against Persons and Property”, creating a new Section
39 157.24 “Injuring Shade Trees”, and amending Section 4 “Sign Permits and
40 Construction and Maintenance Standards” of Appendix I “Sign Code” to
41 incorporate sign restrictions being repealed – First Reading (Public Hearing)
42 (Steve Noto, City Planner)
43

44 The City Attorney read Ordinance No. 1545 by title only on first reading.
45

1 Mr. Noto said these are a number of cleanup items. We are changing the regulatory
2 table along with the repeal of Chapter 132. The items being shifted are being moved to
3 more appropriate sections of the code such as the landscape code. The sign regulation
4 changes deal with building and safety standards and some glare issues. The shade
5 tree item deals with injury to trees that are owned by the City. Supplemental information
6 to our standard landscape code deals with everything else with landscaping such as
7 permitting, landscape buffers, and things of that nature.

8
9 Mr. Noto said we took this item to the Planning & Zoning Board meeting of May 24th and
10 they unanimously recommended approval 5 – 0 with three conditions. We spoke with
11 the City Attorney about all three. Based on our discussion Conditions 1 and 3 are not
12 necessarily required. Condition No. 2 we will make that change prior to second reading.

13
14 Ms. Reischmann gave an explanation. On No. 1, the condition P&Z requested makes
15 total sense it would only be an intentional injury to a shade tree. This has been in our
16 code for years and there has never been a prosecutorial misconduct to charge
17 somebody with this for an unintentional act. She didn't think there would be and is
18 probably understood.

19
20 Ms. Reischmann said on No. 3 the concern was that the standard was too general
21 about causing glare and impairing motorists. It is true that it is a general standard but
22 that is the same exact standard that's in the Florida Statutes and it has never been
23 challenged by anyone that she knew of. It's been upheld and thought it was helpful to
24 have a general standard rather than a specific metric as to what constitutes glare.

25
26 Commissioner Brender said we are not giving away anything to the state. We are
27 enforcing our tree standards and sign standards as we have in the past.

28
29 Ms. Reischmann said that was correct. This is just moving them to an appropriate
30 section of the code.

31
32 Commissioner Brender said the same thing with the lighting aspect. He addressed a
33 complaint that he had gotten to Steve earlier regarding glare from some lights on a
34 building. We are not meeting some state code that they say is okay but we may not say
35 is okay. We are just moving it to an appropriate place.

36
37 Ms. Reischmann answered affirmatively.

38
39 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1545. No
40 one came forward and the public hearing was closed.

41
42 **Motion was made by Commissioner Brender to approve Ordinance No. 1545 on**
43 **first reading, seconded by Commissioner Lucarelli.**

44
45 Commissioner Miller questioned if they should make mention of the condition in the
46 motion.

1
2 Ms. Reischmann answered negatively. If you are approving the ordinance as it is, we
3 would add the gender him/her rather than just him.

4
5 Mayor Mealor said that would be brought to us on second reading.

6
7 Ms. Reischmann answered affirmatively.

8
9 **Motion carried by roll-call vote: Commissioner Lucarelli, Yes; Commissioner**
10 **Brender, Yes; Deputy Mayor Duryea, Yes; Commissioner Miller, Yes; Mayor**
11 **Mealor, Yes.**

12
13 10. Other Items for Commission Action

14
15 There were no items to discuss at this time.

16
17 11. City Manager's Report

18
19 A. Items for Approval

20
21 1. Employee Health Insurance

22
23 Ms. Sova said the first item is in regards to our employee health insurance. This is our
24 second largest recurring cost behind salaries every year. We do look at it very carefully.
25 The market has changed. Regulations have changed and we have to be very careful
26 what we do. This is very important to employees and we all feel that way. About four
27 years ago we made the decision to move to a self-insured health plan and opened up
28 the Employee Wellness Center with basically the profit the insurance company would
29 make from us. That has worked very well. We have saved nearly 70% on our
30 prescription cost plan. We have saved overall. She said she never promised the
31 program to be that kind of a savings but we have saved overall.

32
33 Ms. Sova said at renewal time the first quote she got was at the 50% range. Our broker
34 negotiated down to 39.4% and she promptly came to the Commission and said we need
35 a new broker. We got a new broker, Gallagher Benefit Services. They did get
36 responses from all the big companies: Florida Blue, United Health, Human, Cigna, and
37 the Public Risk Management Health Trust. Public Risk Management is how we have
38 our property and casualty insurance and that trust has been around many years. There
39 are 47 public entities in that trust. She said she was familiar with most of those people.
40 What that would do is spread out claims exposure and experience over 6,100
41 employees and then the dependents that would go along with that. When we look at
42 renewal we're not looking at our small group; the risk is spread considerably. Attached
43 to the packet shows what the market trend is and the type of renewal percentages that
44 have happened in the trust over the past ten years.

1 Ms. Sova said in the end we did select PRM Health Trust as being our best option. We
2 moved away from an HMO plan. The HMO platform is what caused a lot of us some
3 grief this past year. It wasn't so much Florida Blue but the health plan we had. Doctors'
4 offices would see the word HMO and everything would come apart.

5
6 Ms. Sova said a lot of employees wanted a buy-up plan back. Last year there was an
7 11% discount by consolidating into one plan and after two high-risk years we were in no
8 shape to do anything but take the 11% discount. This year we have selected two plans
9 that look as familiar as they can to what we have had in the past. We are going to offer
10 a buy-up plan to employees who wish to pay for that coverage. The rates are in the
11 agenda packet. What the City will be paying will be \$655.66 per employee per month
12 and that is just for the health care. If somebody wants the buy-up plan they pay the
13 difference between the \$655.66 up to \$775.00 for a family.

14
15 Ms. Sova said we would be using Public Risk Management of Florida through the
16 Florida Blue network. The agents at Florida Blue handle only PRM and they are very
17 familiar with the plans and how everything works. They don't have other clients to work
18 between. They are only for the health trust. We would have a member on the health
19 trust. We would appoint someone, probably Wanda Broadway. We will have someone
20 on the health trust and go to the quarterly meetings and be there for when the health
21 trust makes the votes on how they want to continue forward and how they are going to
22 proceed. We will get our own individual renewal each year based on our own
23 experience, but that experience is spread considerably.

24
25 Ms. Sova asked the Commission to authorize the City Manager to execute the contract
26 and by-laws with PRM of Florida Health Trust and the Voya Disclosure Agreement.
27 Voya does the re-insurance for our healthcare benefits.

28
29 Mayor Meador said Ms. Sova and her team worked diligently to try to maintain the cost
30 structure and he appreciated that.

31
32 **Motion was made by Commissioner Lucarelli to authorize the City Manager to**
33 **execute the contract and by-laws with Public Risk Management of Florida Health**
34 **Trust and the Voya Disclosure Agreement for healthcare benefits, seconded by**
35 **Commissioner Miller and motion carried unanimously.**

36
37 2. Professional Debris Removal Services Contract Extensions

38
39 Ms. Sova said this item is for professional debris removal services to extend the
40 contracts that we have. We have a three-year contract with TAG Grinding Services.
41 They were our primary provider for disaster response. The terms of that agreement
42 allow for an extension by mutual agreement for two more years.

43
44 Ms. Sova said we also have a three-year contract with CrowderGulf as a secondary for
45 disaster recovery services. They would like to extend their contract for two years.
46 These are the people who would come in after the hurricanes.

1
2 Ms. Sova requested the Commission authorize the City Manager to extend the
3 contracts with TAG Grinding Services and CrowderGulf respectively for professional
4 debris removal services for the next two years.

5
6 **Motion was made by Commissioner Miller to authorize the City Manager to extend**
7 **the contracts with TAG Grinding Services and CrowderGulf for professional**
8 **debris removal services for a two-year period, seconded by Commissioner**
9 **Lucarelli and motion carried unanimously.**

10
11 3. Surplus Scanner

12
13 Ms. Sova said the next item is to surplus a scanner. She requested the Commission
14 surplus scanner No. DG340190. We are diligently doing a lot of scanning so there will
15 be some more surplus scanners because we are wearing them out.

16
17 **Motion was made by Commissioner Brender to declare Scanner No. DG340190**
18 **surplus and authorize the City Manager to dispose of, seconded by**
19 **Commissioner Lucarelli and motion carried unanimously.**

20
21 B. Items for Information – None

22
23 C. Announcements

24
25 Ms. Sova said the car show will return to Central Park on June 12th from 11:00 A.M. to
26 2:00 P.M.

27
28 Ms. Sova said treat yourself to dinner at Papa John's on Lake Mary Boulevard and Dine
29 for the Dogs June 14th from 5:00 P.M. to 8:30 P.M. A portion of the bill will be donated
30 to keep our four-legged heroes ready for action. You can meet Canine Neso and
31 handler Pfc. DelGenio and Canine Urs with Officer Wheeler at that event.

32
33 Ms. Sova said we received our required notification from the Property Appraiser's office
34 that our preliminary estimates and taxable value showed a 5% increase over last year.

35
36 12. Mayor and City Commissioners' Reports (1)

37
38 Mayor Meador said under the Mayor's Report there is an item that requires the
39 Commission's attention. On the Police Pension Board, Dick Fess would like to continue
40 in that role. He said Mr. Nipe has a vacancy on the Parks & Rec Board and Amy
41 Pennock has been brought forward. The action we would need is for the Commission
42 to reappoint Mr. Fess to the Police Pension Board and appoint Ms. Pennock to the
43 Parks & Recreation Advisory Board.

1 **Motion was made by Commissioner Lucarelli to reappoint Dick Fess to the Police**
2 **Pension Board and appoint Amy Pennock to the Parks & Recreation Advisory**
3 **Board, seconded by Commissioner Brender and motion carried unanimously.**
4

5 Mayor Meador thanked Mr. Fess. He has been conscientious working with the group.
6 He said it was nice to have Ms. Pennock on board with the volunteer effort. He knew
7 what she has done in this community and we look forward with her serving on the Parks
8 & Recreation Advisory Board.
9

10 Commissioner Brender said he attended the Florida Hospital ER grand opening. It's a
11 magnificent building and was thoroughly impressed with the tour.
12

13 Commissioner Brender said he missed the CALNO meeting last night. He will be off of
14 that for the summer until they reconvene in September.
15

16 Deputy Mayor Duryea commended the City of Sanford on their Memorial Day Parade.
17 They did a very good job and everybody was very enthusiastic. It was very well
18 attended and he enjoyed it. It was good for the veterans.
19

20 Commissioner Miller said he attended the grand opening of the Florida Hospital
21 Emergency Room. Most of the people there were residents of Timacuan. The
22 comments were generally about the emergency room has increased the value of our
23 homes. It's comforting to know that when you need to go to an emergency room you
24 are two minutes away.
25

26 Commissioner Miller said he attended the Municipal Advisory Committee of Metroplan
27 Orlando and it was the most stimulating MAC meeting he had ever been to. There are
28 some funds that haven't been used that suddenly became available. There is \$3.1
29 million. The staff presented a recommendation of what to do with those funds.
30 However at the same time a discussion came up about Governor Scott just vetoed \$10
31 million that was to be used for quiet zones. There was \$4 million still in the fund and
32 had not been used. Governor Scott said if you are not going to use what you've got
33 why would I give you more. There were three cities (Windermere, Edgewater and
34 Longwood) that were very aggressive about trying to apply those undistributed funds
35 back to quiet zones. There was spirited discussion about this in the meeting. We
36 should talk about quiet zones here. They don't call it quiet zones anymore. They want
37 to call it quiet safe zones because the changes they make to put in a quiet zone also
38 make the intersections more safe. Mayor Durso already had an accident at one of his
39 intersections and he is very much wanting the funds to get that done.
40

41 Commissioner Miller said in the discussion it came up that the reason they had not
42 spent the money was when they went out and got the estimates to get the work the
43 estimates came in three times higher than what was in the budget to do the work. He
44 said the reason he was telling them this is because he may have done something
45 wrong. When he says wrong he meant "misguided". The discussions he had about
46 quiet zones he didn't think we had any skin in the game. He thought Seminole County

1 was handling ours but this may be our money that he should have fought for. He
2 thought the staff recommendation to put it in the Maitland project as a placeholder and
3 then look at everyone and distribute the \$3 million was the better way of approaching it.
4 The vote on where to put the money went ten to one for putting it to the cities that lost
5 their quiet safe zone money. He said he had a discussion with Chief Bracknell about
6 what could be done with our intersection and walked away from that believing that it
7 could be done at a relatively low cost. He said he was fessing up and may have been
8 misguided in what he was doing today.

9
10 Mayor Meador asked Mr. Omana to update the Commission.

11
12 Mr. Omana said he would provide an overview of what they have been dealing with over
13 the past year. In reference to Commissioner Miller's comment about the incorporation
14 of the quiet zones into our city limits that it would be a relatively small amount, he
15 concurred with that statement. When we jumped into this, we as a staff asked some
16 technical questions, some very difficult questions, and we ended up bringing on board
17 Tim Dietrich, our railroad consultant, who was able to put all the variables in the
18 equation. Upon cranking that crank concluded that improvements for Lake Mary
19 Boulevard and South Country Club would amount to roughly just over \$50,000 to make
20 those acceptable quiet zones. He said Commissioner Miller's original assessment was
21 an accurate one. We took the same position that we could do this for just over \$50,000.

22
23 Mr. Omana said with that information in hand and with the direction of the City
24 Commission and the guidance of the City Manager, we conducted dialogues with
25 Seminole County. At that time Brett Blackadar was leading the effort on the quiet
26 zones. We conducted dialogue to consolidate our efforts and present the Seminole
27 County Quiet Zones to the federal folks and FDOT folks and all the regulatory agencies
28 with those figures in mind. During that process FDOT came back and said we know
29 you folks in Seminole County have submitted design plans and design standards for
30 what you believe the quiet zones in your respective jurisdictions will be, but there is
31 another section that should have been applied. As a result of that, FDOT said you have
32 to go back to the drawing board.

33
34 Mr. Omana said let's focus back to his example of the \$50,000 cost based on the
35 analysis by our consultant. When FDOT came back and said in the middle of the
36 process "Time out folks. We've got to revisit this", what that did was to take the Lake
37 Mary Boulevard crossing and increase it by roughly \$350,000 because that would
38 include quadding the actual crossings and putting four gates on that crossing. Our
39 response to that was we have a methodology from a consultant who is certified in this
40 business telling us you don't have to do that.

41
42 Mr. Omana focused now to South Country Club. On South Country Club the consultant
43 basically said you could put some separators that jut out. Take separators from the
44 ends and go out to 100 feet on one side and 75 feet on the other side. It's a concrete
45 type material and acceptable engineering material. It's not a substantial amount of
46 money. FDOT came back and said "Time out. You need to factor some other elements

1 in". That also increased by roughly \$40,000 to \$50,000 to which we responded we just
2 spent a boatload of money on a consultant who tells us we can do this for just over
3 \$50,000. We were perplexed with this whole issue of FDOT jumping in in the middle of
4 the process and essentially changing the rules. This is what has transpired over the last
5 year.

6
7 Mr. Omana said about two weeks ago he sent an e-mail to Seminole County requesting
8 an update as to what was going on. They highlighted a number of variables. The first
9 variable was that we understand there is some money out there available and that we
10 the County on behalf of all the cities would like to go back and apply for those grant
11 monies to see if we can make up the difference between what we all understood this
12 thing was going to cost and what FDOT is now saying it would cost for the respective
13 improvements. In the e-mail he received from Tony Nelson of County staff, he indicated
14 that the County was awarded a grant in the amount of \$737,000 +/- to afford the cities
15 within Seminole County the opportunity to improve their respective quiet zones. We as
16 a staff asked what happens to the methodology that was recognized before in the
17 respective study that we did that said it's going to cost just over \$50,000. We are
18 waiting for that response.

19
20 Mr. Omana said another issue that came up in that e-mail from the County was that on
21 June 14th the Board of County Commissioners was going to consider an amendment to
22 the FDOT funding agreement. Our question is what is that all about. We have no
23 details on that whatsoever.

24
25 Mr. Omana said the third comment raised that we had a concern about was that if an
26 amendment to the funding agreement is going forward to the BCC, how can that be
27 done if the FDOT is still in the process of designing and determining what exactly is
28 going to happen at each crossing. It left us a bit perplexed.

29
30 Mr. Omana said the other item is we raised questions as to the engineering drawings
31 and exhibits that were submitted for our review. One of the exhibits showed the north
32 side as you are going westbound on Lake Mary Boulevard as a quad gate. Picture four
33 gates on that north side. For whatever reason, the south side was not quad gated. It
34 only had a configuration of two with an option for a third gate. He again asked the
35 question what happened to the methodology that was reviewed by the FRA folks in
36 Washington and our consultant and was agreed upon by all the parties. That left us
37 perplexed.

38
39 Mr. Omana said with all that said, we have submitted to Seminole County, he has been
40 in contact with the FDOT representatives, and we want answers to these questions. In
41 the e-mail forwarded to him by the County, it indicated if there are any differences in the
42 funding there is a possibility they will be coming to each city to make up the difference.
43 Mr. Omana said time out. We need to take a look at this in more detail and
44 communicated this to the City Manager.

1 Mr. Omana said this morning at about 5:40 he woke up to the local news and the report
2 was that FDOT was sending out invoices to individual cities and that invoice was
3 outlining the actual increase that they were already assigning to the local municipalities.
4 His question is how can that be done if you haven't finished the design and what
5 funding agreements have been amended that are going to affect the local
6 municipalities.

7
8 Mr. Omana said the point is this is what is happening. There is a lot of information that
9 in his opinion is contradictory and in his opinion we need answers to what happened to
10 our methodology and study that we paid for and you directed us to pursue with respect
11 to the issue of the quiet zones. Our intent is to keep the City Manager posted on this
12 matter and we'll get back to you.

13
14 Mayor Mealor said as a point of clarification, the consultant's recommendations were
15 reviewed by the FRA and approved.

16
17 Mr. Omana answered affirmatively.

18
19 Commissioner Miller asked if the FRA was the railroad.

20
21 Mr. Omana said it is the Federal Railroad Administration.

22
23 Mayor Mealor said we have a FDOT issue that he thought was contradictory. Back in
24 December when we had the Chairman of the County Commission and County Manager
25 here we talked about communication. It has gotten so much better in the last several
26 months. This might be a perfect example if we could have the City Manager reach out
27 to the County Manager that if a clarification is not forthcoming that the item might want
28 to be tabled or postponed so we could discuss it at the Mayors/Managers meeting.

29
30 Ms. Sova said she spoke with the County Manager today on this issue. The County is
31 as baffled as we are. They cannot get responses from FDOT. She believed the June
32 14th date was tentative that they now realize they can't meet. They feel like the funding
33 they were assured has been yanked and they don't understand why. They think the
34 people at FDOT are misreading the governor's call on these funds. She had nothing
35 clear to say because FDOT is not answering anybody at the County. Ms. Sova said she
36 was certain they would be happy to talk to us about it. We did do a joint agreement
37 along the corridor to do these quiet zones together. When she can't get an answer from
38 anybody she was hard pressed to give her an answer.

39
40 Mayor Mealor said we have a congresswoman and a congressman representing in that
41 area. He said he would reach out to the Governor and will make that a priority and see
42 if we can't get some clarification. We have some people making some arbitrary and
43 possibly capricious decisions that might be beyond their boundaries. He said he wasn't
44 saying that is the case but appears it is the case and thought we needed to clarify that.

1 Ms. Sova said she thought Bob Cortez had already had some conversation with
2 Chairman Horan. It would probably not be an unfamiliar topic.

3
4 Mayor Meador said if there was no objection he would reach out to the Governor and we
5 will also communicate to Congresswoman Brown and Congressman Mica. There were
6 no objections from the Board.

7
8 Commissioner Miller said he felt like they were talking two things here.

9
10 Mayor Meador said what we are talking about is we established quiet zones, we have
11 already gone forward and know it can be done, and it has already been approved for a
12 cost significantly less than what FDOT is saying that if you think you're going to do it
13 you're going to have to do it this way. We are simply saying that might need to be
14 reviewed.

15
16 Commissioner Miller said that is one issue. The other issue is the funding issue. The
17 funding issue is what he was talking about initially. There is \$4 million of that grant
18 money that was never spent and was available for our county and cities to spend to do
19 this. They didn't spend it. There was \$10 million put in this recent budget and Governor
20 Scott vetoed that because the \$4 million had not been spent.

21
22 Ms. Sova said the \$4 million couldn't be spent because of this disparity.

23
24 Commissioner Miller said there was \$3 million in undistributed funds that is available to
25 be rolled in with that \$4 million. What he did was told them to put it in where they could
26 prioritize it. The Cities of Longwood, Windermere and Edgewater were the ones that
27 were tigers on this. They never brought up a disparity in the engineering.

28
29 Mr. Omana said if he were to summarize in one statement that statement would be "why
30 did the standards change". By having those standards changed it changed the designs
31 and the costs. It created a domino effect.

32
33 Commissioner Brender said he remembered a \$1.2 million price tag on something. He
34 asked if that was the entire County.

35
36 Mr. Omana said he recalled a similar figure but didn't have the information in front of
37 him and was unable to answer that.

38
39 Commissioner Miller said the other topic he engaged in at that meeting is FDOT, Lynx,
40 and the Expressway Authority are there and they give reports. There was discussion
41 earlier about the project in Lake Mary. He expressed to the Municipal Advisory
42 Committee members that we would love to approve that in its entirety. When we look at
43 that project it is a wonderful thing and we think it would be great, but it's a bit frightening
44 for us to contemplate the transportation impact of that when it is finally implemented. If
45 there is any way pressure can be brought or priorities can be changed to bring Beyond

1 Ultimate I-4 solutions back into the near future. That would make that project look
2 better.

3
4 Ms. Sova said we have a draft letter ready to go to the County Commission. She said
5 Mr. Paster and Danielle Koury will be attending a meeting next Tuesday with FDOT.
6 When we get a few items clarified from that meeting, some costs and timing, we have a
7 draft memo for the entire Commission to sign that encourages Seminole County that we
8 would like to continue with Rinehart Road median U-turns. We would like to move that
9 project forward and begin that design in 2017 when our Rinehart Road project is
10 scheduled to be designed with the sales tax money.

11
12 Ms. Sova said the second thing is the new entrance onto I-4 off of Greenwood behind
13 Gander Mountain. The second part of that memo would be to encourage the County to
14 ask the state if they would move forward with that. The County has already committed
15 in one of their own meetings to offering the state to front that money so they can get that
16 project moving. What we are writing is for this Commission to encourage that and go
17 forward and the County doing the heavy lifting from there to get through DOT. They are
18 the ones that would have the kind of money to build an interchange. We would not on
19 our own. That is another topic she and the County Manager discussed today. As soon
20 as we get some clarity next week we will be able to get that memo to you for the
21 support.

22
23 Commissioner Miller said in a conversation with Representative Cortez, he mentioned a
24 similar problem we have with that area between I-4 and Rinehart being boxed in and
25 traffic having to go Primera or Wallace Court in and out, and he said what you need to
26 do is contemplate the way they fixed it in Altamonte Springs with an overpass at Central
27 Florida Parkway. If you had an overpass from Wallace Court from where this project is
28 coming, if there was an overpass to connect to International Parkway, what you would
29 have is the ability for all traffic to make right turns coming and going. Whenever you
30 come to work, based on the path you decide to take, you can make right turns all the
31 way in. It also makes it easy for engineers later on to increase right-turn lanes and
32 make it move even faster. He said the first time he heard that was at the Seminole
33 State College session in a private conversation with Representative Cortez.

34
35 Ms. Sova said she worked at Altamonte when they did that project.

36
37 Commissioner Miller asked if it did what he said.

38
39 Ms. Sova said it got people off 436. It got the mall traffic because Central Parkway runs
40 behind the mall. It moved the mall traffic to the west side of the city. She worked at
41 Altamonte for 13 years and went through four iterations of 436 being widened. It
42 relieved that traffic from behind the mall and the mall traffic to get it to the west side of
43 the city and get it off of 436. Staff is just beginning to take a look at this project that has
44 come in. It has barely hit our desks.

1 Commissioner Lucarelli said she attended the Florida Hospital grand opening and took
2 a tour with Congressman Mica and got a photo op with him. It is a beautiful, wonderful
3 facility and was glad they are here.

4
5 Mayor Meador said there was a great deal of angst when this was proposed and to
6 Florida Hospital's credit, they met with every group, they listened to both the residents
7 and the business community and we have a much better project because of that
8 involvement. He thanked everyone for their input.

9
10 13. City Attorney's Report

11 Ms. Reischmann had no report at this time.

12
13
14 14. Adjournment

15
16 There being no further business, the meeting adjourned at 8:05 P.M.

17
18
19
20
21 _____
22 David J. Meador, Mayor

23
24 _____
25 Mary Campbell, Deputy City Clerk

26
27 ATTEST:

28 _____
Carol A. Foster, City Clerk



MEMORANDUM

DATE: June 16, 2016

TO: Mayor and City Commission

FROM: Stephen J. Noto, AICP
City Planner

THRU: John Omana, Community Development Director

VIA: Jackie Sova, City Manager

SUBJECT: Ordinance No. 1545 - Repealing Chapter 132 of the Code of Ordinances entitled "Offenses Against Persons and Property", creating a new Section 157.24 "Injuring Shade Trees" and amending Section 4 "Sign Permits and Construction and Maintenance Standards" of Appendix I "Sign Code" to incorporate sign restrictions being repealed - First Reading (Public Hearing) (Steve Noto, City Planner)

BACKGROUND: It was recently discovered that a number of regulations in Chapter 132 of the City's Code of Ordinances were either in direct conflict with State Statutes or were antiquated. As a result, through coordination with the City Clerk, City Attorney, and City Manager, staff has prepared a number of changes to Chapters 155, Appendix I (Sign Code) and Chapter 157 (Landscape Code). In addition, staff is requesting to repeal all of Chapter 132.

The changes to Chapter 155, Appendix I are as follows:

- Moving existing sections 132.12 (Sign Restrictions) and 132.13 (Violation of Sign Restrictions) to existing Chapter 155, Appendix I, Section 4 (Sign permits and construction and maintenance standards). The regulations are relevant, and are being moved to a more appropriate section of the Code of Ordinances.

The changes to Chapter 157 are as follows:

- Moving existing section 132.09 (Injuring Shade Trees) to a new section of Chapter 157 (157.24). The regulation is relevant, and is being moved to a more appropriate section of the Code of Ordinances.

The text of the regulations are outlined in the attached draft Ordinance.

PLANNING AND ZONING BOARD: At their regular May 24, 2016 meeting, the Planning and Zoning Board unanimously recommended approval, 5-0, of the requested changes to the Code of Ordinances as outlined above, with the following conditions:

1. In Section 154.27, add language “along the lines of unlawful for any person to intentionally, or recklessly, or maliciously remove, injure, or attempt to”. Something along a mens rea and an attempt qualification should be included.
2. Section 4, (5) ii, it says approved by “him”, which should either be the Building Official or by him/her for purposes of the statute.
3. Page 4, vii, recommended to add “as determined by the Building Official” or other appropriate person. Also to look at adding a metric or quantifier.

FINDING OF FACT: Staff recommends approval of the requested changes to the Code of Ordinances, which includes:

- Repealing Chapter 132 “Offenses Against Persons and Property”
- Creation of Section 157.24 of Chapter 157 “Landscaping and Arbor Regulations”
- Amending of Appendix I “Sign Code” of Chapter 155 “Subdivision Regulations”

ATTACHMENTS:

- Ordinance No. 1545
- May 24, 2016 Planning & Zoning Board Minutes

ORDINANCE NO. 1545

AN ORDINANCE OF THE CITY OF LAKE MARY, FLORIDA, REPEALING IN ITS ENTIRETY CHAPTER 132 “OFFENSES AGAINST PERSONS AND PROPERTY” OF THE CODE OF ORDINANCES OF THE CITY OF LAKE MARY; CREATING A NEW SECTION 157.24 “INJURING SHADE TREES” IN CHAPTER 157 “LANDSCAPING AND ARBOR REGULATIONS” TO INCORPORATE EXISTING LANDSCAPE RESTRICTIONS CONTAINED WITHIN CHAPTER 132; AMENDING SECTION 4 “SIGN PERMITS AND CONSTRUCTION AND MAINTENANCE STANDARDS” OF APPENDIX I “SIGN CODE” OF CHAPTER 155 “SUBDIVISION REGULATIONS” TO INCORPORATE EXISTING SIGN RESTRICTIONS REPEALED IN CHAPTER 132; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City requested a review of Chapter 132, “Offenses Against Persons and Property” of the City Code for the purpose of amending or repealing sections that have become antiquated or legally infirm; and

WHEREAS, Sections 132.01 through 132.13 address assault, throwing stones, missiles, trespass, stealing of bicycles, petit larceny, concealing stolen property, injuring property, taking or using property of another, injuring of shade trees, spitting or littering on public places, tampering with scales, sign restrictions and penalties; and

WHEREAS, assault is generally regulated pursuant to Section 784.011, Florida Statutes, and trespass is generally regulated pursuant to Chapter 810, Florida Statutes; and

WHEREAS, theft and petit theft is generally regulated pursuant to Chapter 812, Florida Statutes; and

WHEREAS, injuring property or criminal mischief is generally regulated pursuant to Section 806.13, Florida Statutes; and

WHEREAS, littering is regulated pursuant to the Florida Litter Law, Section 403.413, Florida Statutes, and tampering with scales is regulated pursuant to Chapter 531, Florida Statutes; and

WHEREAS, due to all of these statutory provisions, Chapter 132 is in large part antiquated and duplicative of state law; and

WHEREAS, the City Commission of the City of Lake Mary finds that the repeal of Chapter 132 and the relocation of existing landscaping and sign restrictions is in the best interests of the public health, safety, and welfare of the citizens of Lake Mary.

IT IS HEREBY ENACTED BY THE CITY OF LAKE MARY AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are hereby fully incorporated herein by this reference as legislative findings and the intent and purpose of the City Commission of the City of Lake Mary.

Section 2. **Repeal of Chapter 132 “Offenses Against Persons and Property”.** That Chapter 132 “Offenses Against Persons and Property” of the Code of Ordinances of the City of Lake Mary is hereby repealed in its entirety.

Section 3. **Creation of Section 157.24 of Chapter 157 “Landscaping and Arbor Regulations”.** That Section 157.24 “Injuring Shade Trees” of Chapter 157 “Landscaping and Arbor Regulations” is hereby established as follows (underlined type indicates additions to the original text):

Section 157.24 **Injuring Shade Trees**

It shall be unlawful for any person to cut down, cut, bruise, or otherwise injure any municipally-owned shade tree within the corporate limits of the city.

Section 4. **Amendment of Appendix I “Sign Code” of Chapter 155 “Subdivision Regulations”.** That Section 4 “Sign Permits and Construction and Maintenance Standards” of Appendix I “Sign Code” of Chapter 155 “Subdivision Regulations” is hereby amended to read as follows (underlined type indicates additions to the original text and strike through shall constitute deletions to the original text, and asterisks (* * *) indicate that text shall remain unchanged from the language existing prior to adoption of this Ordinance):

SECTION 4 – SIGN PERMITS AND CONSTRUCTION AND MAINTENANCE STANDARDS

(B) Construction and maintenance standards. All signs shall be constructed and maintained in accordance with the following standards:

(1) Code compliance. All signs shall be constructed and maintained in accordance with the provisions and requirements of the city's building codes, electrical codes and all other applicable codes.

(2) Copy. All copy shall be maintained so as to be legible and complete.

(3) Structure. All signs shall be maintained in a vertical position unless originally permitted otherwise, and in good and safe condition at all times.

(4) Damage. Damaged faces or structural members shall be repaired.

(5) Safety. The construction and maintenance of all signs using electric power in any manner shall be subject to the following requirements:

i. Electrical systems and fasteners shall be maintained at all times in a safe condition.

ii. Plans and locations shall be approved by the Building Official, and such signs shall be inspected and approved by him/her before operation. All such signs must be installed by a qualified and licensed electrician in accordance with provision of the National Electrical Code.

iii. Proximity to electrical conductor: No signs shall be erected closer than ten feet to any overhead electrical conductor, where the difference in potential between any two conductors or between one conductor and ground exceeds 750 volts.

iv. All exterior electrical outlets for signs shall terminate in a galvanized box with a blank cover, which shall be flush with and not protrude beyond the finished surface of the exterior wall.

v. Transformer boxes, outlets, conduits, and other accessory equipment for any sign shall be placed so that they are not visible from the exterior.

vi. Wooden signs shall not have electrical lights or fixtures attached to them in any manner.

vii. No electrical sign shall be so lighted or maintained as to throw a glare or blinding light into any street, highway, or other public thoroughfare, which would be likely to blind or impair the vision of any motorists upon the street, highway, or thoroughfare.

Section 5. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

Section 6. Codification. It is the intention of the City Commission of the City of Lake Mary, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lake Mary, Florida; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word, "Ordinance" may be changed to "Section," "Article," or other appropriate word.

Section 7. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall become effective immediately upon adoption on second reading.

PASSED AND ADOPTED this 16th day of June, 2016

FIRST READING: June 2, 2016

SECOND READING: June 16, 2016

CITY OF LAKE MARY FLORIDA

DAVID J. MEALOR, MAYOR

ATTEST:

CITY CLERK, CAROL A. FOSTER

FOR THE USE AND RELIANCE OF THE CITY OF LAKE MARY ONLY
APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY, CATHERINE D. REISCHMANN

MINUTES OF THE LAKE MARY PLANNING & ZONING BOARD MEETING held May 24, 2016, 6:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road, Lake Mary, Florida.

I. Call to Order

The meeting was called to order by Chairman Robert Hawkins at 6:00 P.M.

II. Moment of Silence

III. Pledge of Allegiance

IV. Roll Call – Determination of a Quorum

Chairman Robert Hawkins

Vice Chairman Colleen Taylor

Member Sam Aycoth

Member Steven Gillis

Member Justin York

Alternate Member Scott Threlkeld

John Omana, Community Development Dir.

Steve Noto, City Planner

Mary Campbell, Deputy City Clerk

V. Approval of Planning & Zoning Board Minutes – April 26, 2016

Colleen Taylor moved to approve the Planning & Zoning Board minutes of April 26, 2016, seconded by Justin York and motion carried unanimously 5 - 0.

VI. Citizen Participation: This is an opportunity for anyone to come forward and address this Board on any matter relating to this Board or its actions. This also includes: 1) any item not specifically listed on a previous agenda but discussed at a previous board meeting or 2) any item on tonight's agenda not labeled as a public hearing. Items requiring a public hearing are generally so noted on the agenda and public input will be taken when the item is considered.

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

VII. City staff and the applicant, or the agent for the applicant, will make their presentations first, followed by questions from the Planning and Zoning Board members. After the presentations from staff and the applicant, the chairman will

open the public hearing portion of the meeting to allow interested parties to speak for or against the item being considered. The public is instructed to keep their presentation factual, not be redundant, and to direct all comments to the Board, not to the applicant or staff. From time to time, it may become necessary for the Chairman to limit the time that speakers may have. If a time limit is to be imposed, it will be announced at the time that the public hearing is opened. If a speaker wishes to be heard for the record but does not have any new information regarding the item being considered, the speaker shall give his/her name and address for the record and state that they agree with the presentation made by a previous speaker, giving the specific name of the person. When the Chairman believes that no additional information is forthcoming, the Chairman shall close the public hearing portion of the meeting.

VIII. Old Business

There was no old business to discuss at this time.

IX. New Business

- A. 2016-ZTA-01: A recommendation to the Mayor and City Commission regarding City initiated modifications to City Code Chapters 132, 155 Appendix I, and 157. Applicant: City of Lake Mary

Mr. Noto said this item is basically some code cleanup. As outlined in the staff report, the City has taken a look at Chapter 132 and all of its subsections and found it is part of the code that needs to be cleaned up, tossed out, moved around, etc. Planning staff has been put in charge of shifting some items from Chapter 132 that have to do with the sign restrictions and the injuring of shade trees. We moved the sign changes to Chapter 155, Appendix I and Chapter 157 will be for the landscape changes.

Mr. Noto said the items from Chapter 132 having to do with signage have more to do with building code issues and not so much our typical regulations. It has to do more with electrical information.

Mr. Noto said the shade tree regulations have to do with injuring City-owned trees. Chapter 157 already has rules and regulations as it relates to privately-owned trees so this will move the City-owned tree information into Chapter 157 into a new subsection.

Mr. Noto said these items will be moving on to the City Commission meeting of June 2nd. Staff is recommending approval of the changes. We have a draft ordinance as part of the report put together by the City Attorney so you can see more detail about the rules and regulations.

Vice Chairman Taylor said in 157.24 she had a question about the structure of it. It is kind of a legal question. There is no requirement of any kind of guilty mind so technically the way it is written if somebody hits me and my car crashes into a City tree and knocks it over, I have committed an unlawful act. There is nothing that says it needs to be intentional, reckless, malicious, or anything. The federal government is trying to move away from that because it traps well-meaning people in bad spots. I think the City should also move away from that and then it becomes a policy decision of what you

want that to be. Clearly you don't want it to be accidental. She recommended something along the lines of unlawful for any person to intentionally, or recklessly, or maliciously remove, injure, or attempt to. She thought a mens rea and an attempt qualification need to be in there. Generally in the statute it informs the person of the consequence and shall be punished by whatever means you want. Is it going to be codified as a secondary misdemeanor or if it's going to be punishable by City fine or ordinance. She said she didn't know the answers to those but thought those were things important to have in it.

Mr. Noto said we will pass those comments to the City Attorney.

Vice Chairman Taylor said in Section 4, (5) ii., it says approved by "him" which didn't bother her but does get some people riled up. It should either be the Building Official or by him/her for purposes of the statute.

Vice Chairman Taylor said on Page 4, vii, you want to enforce these and help people. She asked if there was a quantifier that decides when something is too glaring or blinding. If there is not a number or a meter that they use, she recommended to add "as determined by the Building Official" or whatever person. Someone has to be the one who says it. She was sure they wouldn't want the Council to have to take a vote on whether it is or not.

Chairman Hawkins said he didn't receive his packet until the mail today and didn't have a lot of time to research his two requests. Whether it is appropriate to put these requests into this modification of the sign code or subsequently research this and make a formal change, he would like to see two things added to the sign code. One is for panhandlers within the City. On September 16, 2014, the Sentinel had a good article on panhandlers. Sanford has an ordinance, Orange, Osceola, Hillsborough, Pasco Counties all have ordinances. The Cities of Orlando, Altamonte Springs, Casselberry, and Tampa all have ordinances. This is a public safety issue. There has been a newspaper guy killed when he stepped off a curb in front of a car. He thought that should have an exemption for non-profit people. Every year at Labor Day the firefighters collect money, and the Shriners collect money. All those people who aren't public officials like firefighters ought to have a permit to do this. He would like staff to research the panhandling ordinances and see if they can come up with some appropriate legal language. This has been passed everywhere around here and in Florida.

Chairman Hawkins said the second thing is to come up with some language about human billboards—the roadside solicitors. That one he didn't get a chance to do much research on. He thought Seminole County was headed that way but didn't know what they came up with. He would like to see some research into an ordinance to prohibit, license, or permit these guys twirling signs, doing dances, standing on ladders. It's a public safety issue because it's like having a flashing billboard. People pay attention to these and they are not paying attention to their driving.

Mr. Omana said he thought Casselberry had something along those lines. He recommended letting staff take those two items forward to administration and let this ordinance go on its own since it is a cleanup thing. We will bring that to the City Manager's attention and move forward.

Chairman Hawkins said he knew staff had all the phone numbers and e-mail addresses for all the cities and municipalities around here so they could send an e-mail asking them to send their ordinance.

Chairman Hawkins asked if anyone wanted to speak in reference to this item. No one came forward and the public hearing was closed.

Member York said he appreciated all the comments and suggestions that were made and thought they were good.

Justin York moved to approve 2016-ZTA-01, recommendation to the Mayor and City Commission regarding City initiated modifications to City Code Chapters 132, 155 Appendix I, and 157 with the comments previously stated. Seconded by Sam Aycoth and motion carried unanimously 5 – 0.



MEMORANDUM

DATE: June 16, 2016

TO: Mayor and City Commission

FROM: Bruce Fleming, Sr. Code Enforcement Officer

THRU: Chief Steve Bracknell
Deputy Chief Colin Morgan

VIA: Jackie Sova, City Manager

SUBJECT: Request for Reduction of Code Enforcement Lien, 246 Bowling Green Court; Matthew Maskal, applicant (Bruce Fleming, Sr. Code Enforcement Officer)

The Lake Mary Code Enforcement Board held a public hearing on the above-referenced case July 21, 2015. The Board found that the property owner, Matthew Maskal, had violated City code by having an overgrowth of grass/weeds, an accumulation of miscellaneous junk, trash, and debris, and an unsecure swimming pool. The Board further found that PHH Mortgage Corporation had violated City code for failure to register a property during the foreclosure process. The property owner and mortgage company were required to make all corrections cited in the Notice of Violation, within twenty one (21) days of the hearing, or pay a fine of two hundred (\$200.00) dollars per day for each day the violation(s) continued.

PHH Mortgage Corporation complied with the Board's order of July 21, 2015, on July 22, 2015, by registering the property as a foreclosure with the office of the City Clerk. The property owner, Matthew Maskal, remained in violation of the Board's order for 85 days at two hundred (\$200.00) dollars per day and accumulated fines of \$17,000.00. A subsequent inspection of the property by Code Enforcement, during routine patrol on November 5, 2015, revealed the property was in compliance with the Board's order of July 21, 2015. The property owner contacted the City on June 1, 2016, seeking a reduction of the outstanding lien. The current outstanding lien for this property is \$17,000.00 in fines, \$537.24 in interest, \$82.50 in filing fees, \$630.00 in attorney fees, and \$189.96 of staff time, for a total of \$18,439.70. The administrative costs associated with this project (attorney fees + filing + staff time) total \$902.46.

RECOMMENDATION:

This property remains in compliance with the Board's order of July 21, 2015. Staff recommends that the City Commission elect one of the following four options:

1. Total reduction of lien (i.e., removal of lien and no money owed); or
2. Reduction of lien to administrative costs (\$902.46); or
3. Reduction to a level determined by the City Commission; or
4. No reduction of lien (\$18,439.70).

Any reduction in the lien amount should require payment within thirty (30) days of Commission's action or the lien returns to the full amount and interest continues to accrue.

DETAILED TIMELINE

<u>DATE</u>	<u>ACTIVITY</u>	<u>NOTES</u>
June 16, 2015	Certified Notice of Violation to owner and mortgage company sent	
June 21, 2015	Notice received by mortgage company	
June 22, 2015	Notice to Owner returned unable to forward "moved - no forwarding address"	
July 06, 2015	Certified Notice of Hearing to owner and mortgage company sent	
July 9, 2015	Notice of Hearing received by mortgage company	
July 9, 2015	Notice of Hearing to owner returned unable to forward "moved - no forwarding address" property posted	
July 21, 2015	Board Hearing - property found in violation	Property owner - 21 days to resolve maintenance issues or fine of \$200.00/day; mortgage company - 21 days to register or fine of \$200.00/day
July 22, 2015	Property registered by mortgage company	Per the Board's order of July 21, 2015, the mortgage company was required to register this property as an abandoned foreclosure with the office of the City Clerk.
August 28, 2015	Certified Notice of Compliance Hearing posted on property	
September 15, 2015	Compliance Hearing Board found the maintenance issues continued	\$200.00/day lien imposed beginning August 12, 2015
November 5, 2015	Subsequent inspection revealed compliance obtained - 85 days	Total fine \$17,000.00

**CITY COMMISSION
LAKE MARY FLORIDA**

CASE NO. 15-1655

REQUEST FOR REDUCTION OF LIEN

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH

INSTRUCTIONS: Please fill in both sides of this form completely. Be specific when writing your statement. Please return this form to the Office of the Clerk. The **REQUEST FOR REDUCTION OF LIEN** will then be presented to the City Commissioners at their next regularly-scheduled hearing, or as soon thereafter as possible. It is recommended that the owner or owner's representative be present. You will be notified in writing of the Commissioner's decision within 10 days after the meeting. Attach any supporting documentation. If you have any questions, please contact the Office of the Clerk at (407) 585-1423.

Property Owner's Name: __

Matthew Maskal

Property Address: __

246 Bowling Green Ct. Lake Mary, FL 32746

Phone number(s) where you can
be reached during the day: 407-283-0258

Is the property now in compliance?

NO __

YES __

(If No, explain in detail) __

RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:

The Office of the City Clerk
101 N Country Club Road, LAKE MARY, FLORIDA 32746

Are you claiming a financial hardship?

YES _

NO _

Are you claiming a medical hardship?

YES _

NO _

If the property owner is unable to complete this form, list the name of the person who is legally authorized to act for the property owner and his/her relationship to the property owner:

Name: _

n/a

Relationship: _

RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:

The Office of the City Clerk

101 N Country Club Road, LAKE MARY, FLORIDA 32746

I, **Matthew Maskal**, do hereby submit this **REQUEST FOR REDUCTION OF LIEN** to request a reduction in the total amount of lien imposed and in support offer the following statement:

I am coming before you all today to request and removal of lien and fines attached to my residential, homestead property located at 246 Bowling Green Lake Mary, FL 32746. The above referenced property was allegedly tagged with a code violation on 07/21/2015 and i was never notified or given an opportunity to represent myself before the board to resolve the reported violation before it incurred

fees/fines, and subsequently a lien being attached to the property. I was unable to be notified or to correct the reported issue because the day prior to the violation notification on 7/21/15 i was incarcerated.

Additionally, the property has a 2nd owner, Christene Maskal, who was also never notified of the issue, against the allegation made by the attorney representing PHH in regards to this issue, as she was not identified on the violation reported. We were separated at the time so she did not physically reside at the home to be able to receive any notification of the reported issue.

During the time of the said violations and immediately preceding this, i lost my business and subsequently all of my income and temporarily experienced severe depression that caused my family hardship which led to a separation from my family. I previously maintained my yard meticulously and have never before have been sanctioned by any code enforcement authority for any property owned in the state of Florida . So this was a 1st time event that unfortunately occurred due to me being indisposed and subsequently the gentleman who i contracted to supply lawn care services ceased cutting the yard. I have always personally maintained the shrubs and pool as ordinarily accustomed to preserve the value of my property and that of the neighborhood and the beautiful City of Lake Mary. At this time i am pleading to the board for a removal of the fine since this wasn't brought to my attention until after i was able to review all mail and correspondence; which was not prior to February 10th of 2016; after the case was complete and a lien placed on the property without my knowledge or that of the other co-owner.

I am not financially able to pay the substantial fine that was levied on the property in the form of a lien. I am working hard to remain in my home and need to resolve this issue with the city as soon as possible. This issue was in no way intentional and it definitely wasn't purposefully ignored or avoided. Please consider my plea for amnesty/forgiveness of the fines so the lien can be removed. Thank you for the consideration and time.

RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:

The Office of the City Clerk

101 N Country Club Road, LAKE MARY, FLORIDA 32746

RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:

The Office of the City Clerk

101 N Country Club Road, LAKE MARY, FLORIDA 32746

Date: June 1, 2016

Signed: *mgm ghal*

Print Name: Matthew J. Maskal

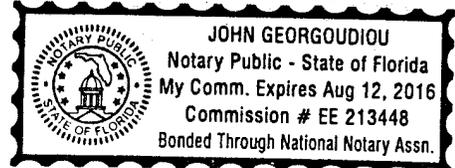
STATE OF Florida
COUNTY OF Seminole
)
)

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Matthew J. Maskal, who after first being duly sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and has produced Florida DRIVERS License as identification and did take an oath.

Date: 6/01/2016 *Jgh*

Notary Public *Jgh*
John Georgoudiou

My commission expires: Aug 12 2016



RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:
The Office of the City Clerk
101 N Country Club Road, LAKE MARY, FLORIDA 32746

CITY OF LAKE MARY POLICE DEPARTMENT

**NOTICE OF COMPLIANCE HEARING
PER §162.06(4), FLORIDA STATUTES**

November 5, 2015

CITY OF LAKE MARY

CEB CASE NO. 15-1655

Petitioner,

v

PHH MORTGAGE CORPORATION

&

Matthew Maskal,

Respondent.

Pursuant to Title III, Chapter 30, Code of Ordinances, City of Lake Mary, Florida, and §162.06(4), Florida Statutes, the undersigned Code Enforcement Officer hereby gives notice of a compliance hearing as more particularly described herein, and hereby requests a public hearing before the Code Enforcement Board of the City of Lake Mary, Florida.

Please take notice that on November 17, 2015 at 7:00 p.m., at the City Hall Commission Chambers, 100 N. Country Club Road, Lake Mary, Florida, the City of Lake Mary Code Enforcement Board will hold a public hearing to determine why compliance in above styled matter was not obtained as required in the Order of July 21, 2015, for violation of:

1. Title IX, General Regulations, Chapter 91, Health and Public Safety, §91.75, Property Maintenance Code (D) General Requirements of the City of Lake Mary for and accumulation of junk, trash, and debris, an unsecure swimming pool filled with dirty uncirculated water and an overgrowth of grass/weeds, creating a threat to the health, safety and welfare to the public.

2. **Location/address where violation exists:** 246 Bowling Green Court, Lake Mary,
Florida 32746

Parcel ID # 24-20-29-5NB-0000-1540

PLAT: LEG LOT 154 HUNTINGTON POINTE PH 3 PB 51 PGS 56 & 57.

The Code Enforcement Officer believes the violation or the condition causing the violation presents a serious threat to the public health, safety, and welfare of the citizens of the City of Lake Mary. The Code Enforcement Officer has made reasonable effort to notify the violator and requests a hearing, pursuant to §162.06(4), Florida Statutes. The Code Enforcement Board has previously found the property in violation. Further, pursuant to Section 162.09, Florida Statutes, should the Code Enforcement Board determine that the violation is a violation as described in §162.06(4), Florida Statutes, the Code Enforcement Board may notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed.

DATED this 5 day of Nov, 2015.

By: B. Fleming
Bruce Fleming
Sr. Code Enforcement Officer

CITY OF LAKE MARY POLICE DEPARTMENT

AFFIDAVIT OF COMPLIANCE

CITY OF LAKE MARY

CEB CASE 15-1655

Petitioner,

vs

Matthew Maskal
246 Bowling Green Court
Lake Mary FL 32746

Respondent,

RE:

246 Bowling Green Court
Lake Mary Florida 32746
Parcel: 24-20-29-5NB-0000-1540

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME, the undersigned authority, personally appeared Bruce Fleming, Code Enforcement Official for the City of Lake Mary, Florida, who after being duly sworn, deposes and says:

1. That, on July 21st, 2015, the Board held a public hearing and issued its Order in the above styled matter.
2. That, pursuant to said Order, Respondent Maskal was found to have violated Chapter 91 Health and Public Safety, §91.75 Property Maintenance Requirements, (D) General Requirements for an accumulation of overgrown grass/weeds, miscellaneous junk trash and debris and an unsecure swimming pool.
3. That, pursuant to said Order, Respondent Maskal was to correct all violations cited in the Board's Order of July 21st 2015 within twenty-one (21) days of the hearing or pay a fine of \$200 per day for each day the violation(s) continued.
4. That, on September 15th 2015, Code Enforcement Board held a compliance hearing and determined that the property remained non-compliant with the Board Order of July 21, 2015 and therefore the lien of \$6,600 for 33 days of non-compliance was imposed and the fine continued.

5. That, on November 5th 2015, while on routine patrol the code enforcement officer observed that the overgrowth of grass/weeds had been cut, the accumulation of miscellaneous junk trash and debris had been removed and that the barrier for the unsecure swimming pool had been installed.
6. That an Affidavit of Compliance was therefore filed with the Office of the City Clerk for an outstanding lien in the amount of \$17,000 for 85 days of non-compliance at \$200/day and any associated filing or attorney fees.

FURTHER AFFIANT SAYETH NOT.
DATED this 5th day of November 2015

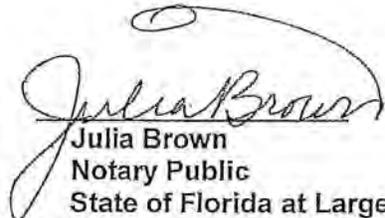


Bruce Fleming
Code Enforcement Official
Lake Mary Police Department

I hereby certify that a true and correct copy of the foregoing has been provided this 5th day of November 2015, by certified mail to Respondent PHH Mortgage and Matthew Maskal.

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 5th day of November 2015, by Bruce Fleming, who is personally known to me and who did take an oath.



Julia Brown
Notary Public
State of Florida at Large

Remit payment to the City of Lake Mary, attention City Clerk, PO Box 958445 Lake Mary FL 32795 or in person to 100 N. Country Club Road, Lake Mary Florida, Office of the City Clerk.

FINE CALCULATION

AQ

Lien Date Beginning	Lien Date End	Days	Daily Fine	\$
Sample				
11/18/1992	09/30/2012	7256	\$ 50	\$ 362,800
Input Information Below				
08/12/2015	11/05/2015	85	\$ 200.00	\$ 17,000.00

246 Bowling Green Court

Property Maintenance Code \$200/day



STEVE A. BRACKNELL
CHIEF OF POLICE, N.A. 246
407.585.1350

165 E. CRYSTAL LAKE
AVENUE
LAKE MARY, FLORIDA
32746

NON-EMERGENCY
407.585.1330

FACSIMILE
407.585.1375

sbracknell@lakemaryfl.com

WEBSITE
www.lakemaryfl.com

JACKIE SOVA
CITY MANAGER



Accredited Since
2005

CITY OF LAKE MARY POLICE DEPARTMENT

NOTICE OF COMPLIANCE HEARING

August 28, 2015

9171 9690 0935 0064 4844 47

CITY OF LAKE MARY

CEB Case: 15-1655

Petitioner,

vs

PHH Mortgage Corporation
1 Mortgage Way
Mt Laurel NJ 08054

&

Matthew Maskal
246 Bowling Green Court
Lake Mary FL 32746

Respondent(s),

Pursuant to Title III, Chapter 30, Code of Ordinances, City of Lake Mary, Florida, the undersigned Code Enforcement Officer hereby gives notice of a compliance hearing as more particularly described herein, and hereby requests a public hearing before the Code Enforcement Board of the City of Lake Mary, Florida.

Please take notice that on September 15, 2015 at 7:00P.M, at the City Hall Commission Chambers, 100 N. Country Club Road, Lake Mary, Florida, the City of Lake Mary Code Enforcement Board will hold a public hearing to determine why compliance in above styled matter was not obtained as required in the Order of July 21, 2015, for violation of:

STATEMENT OF PURPOSE

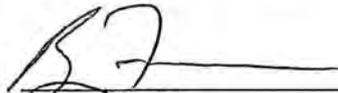
THE LAKE MARY POLICE DEPARTMENT EXISTS TO PRESERVE LIFE AND PROPERTY; TO ENFORCE THE LAW; AND TO PROTECT THE RIGHT OF ALL CITIZENS TO LIVE IN PEACE.

15-1655 City v PHH & Maskal

1. Title IX General Regulations, Chapter 91 Health and Public Safety, §91.75 Property Maintenance Requirements (D) General Requirements as it relates to and overgrowth of grass/weeds and an accumulation of junk, trash, rubbish, §91.75 Property Maintenance Requirements (D) General Requirements for a swimming pool filled with uncirculated, dirty, stagnant water creating a threat to the health, safety and welfare to the public.

2. **Location/address where violation exists:** 246 Bowling Green, Lake Mary
FL 32746
Parcel ID 24-20-29-5NB-0000-1540
PLAT: LEG LOT 154 HUNTINGTON POINT PH 3 PB 51 PGS 56 & 57

DATED this 28th day of aUGUST 2015



Bruce Fleming
Sr. Code Enforcement Officer
cc: File

FINE CALCULATION

Lien Date Beginning	Lien Date End	Days	Daily Fine	\$
------------------------	------------------	------	------------	----

Sample

11/18/1992	09/30/2012	7256	\$ 50	\$ 362,800
------------	------------	------	-------	------------

Input Information Below

08/12/2015	09/14/2015	33	\$ 200.00	\$ 6,600.00
------------	------------	----	-----------	-------------

246 Bowling Green Court

Property Maintenance Code

\$200/day

English

Customer Service

USPS Mobile

Register / Sign In



USPS Tracking®



Customer Service ›
Have questions? We're here to help.



Get Easy Tracking Updates ›
Sign up for My USPS.

Tracking Number: 9171969009350064484447

Updated Delivery Day: Tuesday, September 1, 2015

Product & Tracking Information

Postal Product:

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
August 31, 2015 , 11:33 am	Delivered	MOUNT LAUREL, NJ 08054

Your item was delivered at 11:33 am on August 31, 2015 in MOUNT LAUREL, NJ 08054.

August 31, 2015 , 10:29 am	Arrived at Unit	MOUNT LAUREL, NJ 08054
August 30, 2015 , 10:23 pm	Departed USPS Facility	BELLMAWR, NJ 08031
August 30, 2015 , 11:35 am	Arrived at USPS Facility	BELLMAWR, NJ 08031
August 28, 2015 , 8:58 pm	Departed USPS Facility	ORLANDO, FL 32862
August 28, 2015 , 8:24 pm	Arrived at USPS Facility	ORLANDO, FL 32862

Available Actions

Text Updates

Email Updates

Track Another Package

Tracking (or receipt) number

Track It

Manage Incoming Packages

Track all your packages from a dashboard.
No tracking numbers necessary.

Sign up for My USPS ›



HELPFUL LINKS

Contact Us
Site Index
FAQs

ON ABOUT.USPS.COM

About USPS Home
Newsroom
USPS Service Updates
Forms & Publications
Government Services
Careers

OTHER USPS SITES

Business Customer Gateway
Postal Inspectors
Inspector General
Postal Explorer
National Postal Museum
Resources for Developers

LEGAL INFORMATION

Privacy Policy
Terms of Use
FOIA
No FEAR Act EEO Data



STEVE A. BRACKNELL
CHIEF OF POLICE, N.A. 246
407.585.1350

165, E. CRYSTAL LAKE
AVENUE
LAKE MARY, FLORIDA
32746

NON-EMERGENCY
407.585.1330

FACSIMILE
407.585.1375

sbracknell@lakemaryfl.com

WEBSITE
www.lakemaryfl.com

JACKIE SOVA
CITY MANAGER



Accredited Since
2005

CITY OF LAKE MARY POLICE DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF LAKE MARY

CEB 15-1655

Petitioner,

vs

PHH Mortgage Corporation
1 Mortgage Way
Mt Laurel NJ 08054
&
Matthew Maskal
246 Bowling Green Court
Lake Mary FL 32746

Respondent(s)

STATE OF FLORIDA
COUNTY OF SEMINOLE

I, Bruce Fleming, who, after being duly sworn, depose and say:

1. That the statements set forth herein are based upon personal knowledge.
2. That on the 28th day of August 2015, I personally posted a copy of the Request for Hearing at the property identified as 246 Bowling Green Court, Lake Mary FL 32746, Parcel Identification: 24-20-29-5NB-0000-1540 and legal description is Plat: LEG LOT 154 HUNTINGTON POINT PH 3 PB 51 PGS 56 & 57 for public hearing before the Lake Mary Code Enforcement Board on September 15th 2015 at the Lake Mary Commission Chambers, 100 N Country Club Road at 7:00PM to determine compliance with the BOARD'S ORDER of July 21st 2015.

STATEMENT OF PURPOSE

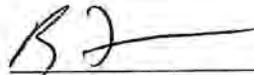
THE LAKE MARY POLICE DEPARTMENT EXISTS TO PRESERVE LIFE AND PROPERTY; TO ENFORCE THE LAW; AND TO PROTECT THE RIGHT OF ALL CITIZENS TO LIVE IN PEACE.

3. That a copy of said notice was posted at City Hall by the City Clerk on August 28th 2015.

A copy of the above - stated document is attached hereto.

FURTHER AFFIANT SAYETH NOT

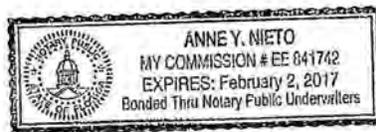
Dated this 4th day of September 2015



Bruce Fleming
Sr. Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 4th day of September 2015, by Bruce Fleming, who is personally known to me and who did take an oath.



Notary Public
State of Florida at Large

Prepared by: William E. Reischmann Jr.
Post Office Box 2873
Orlando Florida 32802-2873

Return to: City of Lake Mary
Office of Code Enforcement
165 E. Crystal Lake Avenue
Lake Mary, Florida 32746

**CITY OF LAKE MARY
CODE ENFORCEMENT BOARD
ORDER IMPOSING LIEN**

Re: City of Lake Mary v. PHH Mortgage Corporation & Matthew Maskal

Case No: 15-1655

Code Violation: Title IX General Regulations, Chapter 91 Health and Public Safety, §91.75 Property Maintenance Code

Name of owner/person in charge of location:

PHH Mortgage Corporation and
1 Mortgage Way
Mt. Laurel, NJ 08054

Matthew Maskal
246 Bowling Green Court
Lake Mary, Florida 32746

Property: 246 Bowling Green Court
Lake Mary FL 32746

Legal Description: Parcel: 24-20-29-5NB-0000-1540
LEG LOT 154 HUNTINGTON POINT PH 3 PB 51 PGS 56 & 57

THIS CAUSE came on public hearing before the Code Enforcement Board on September 15, 2015, after due notice to the Respondents, consistent with *Chapter 162, Florida Statutes*, at which time the Board heard testimony under oath and received evidence to determine compliance with the prior Code Enforcement Board Order which was rendered July 24, 2015. Said Order required compliance with provisions of Chapter 91.75 Property Maintenance Code of the City of Lake Mary within twenty-one (21) calendar days of the July 21, 2015 hearing by Respondent PHH Mortgage Corporation for failure to register a property in the foreclosure process with the Office of

the City Clerk and Respondent Matthew Maskal for the overgrowth of grass/weeds, an accumulation of junk, trash and debris and an unsecure swimming pool filled with dirty stagnant water and notify code enforcement for re-inspection or pay a fine of \$200/day each for each day the violation(s) continued.

The Board finds that Respondent Maskal did not bring the Property into compliance and the Property remained in non-compliance for 33 days, beginning August 12, 2015 and ending September 15, 2015, with the \$200 per day fine accruing. The property remains in violation of the July 21, 2015 Board Order.

ORDERED

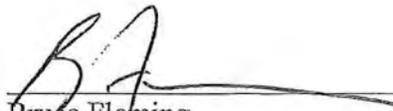
As Respondent, Matthew Maskal, failed to comply with the Board's July 21, 2015 Order, the Board imposes the outstanding fine of \$6,600, plus interest and costs as of September 15, 2015 which attach to the Property as a lien; and the fine shall continue in the amount of \$200 per day. The recording of this Order shall create a lien upon the Property which amount continues to accrue at 4% per annum. For additional information on a payoff amount, contact the Lake Mary City Clerk's office at 407-585-1423.

DONE and ORDERED this 23 day of Sept 2015, in Lake Mary Florida.



Joel Ivey, Chairman
Code Enforcement Board

I HEREBY CERTIFY that a true and correct copy of the foregoing Order has been furnished to the Respondent(s) by Certified Mail this 23 day of Sept 2015.



Bruce Fleming,
Code Enforcement Official

**PHH Mortgage Corporation
1 Mortgage Way
Mt. Laurel, NJ 08054**

**Matthew Maskal
246 Bowling Green Court
Lake Mary, Florida 32746**

**Michael Brown
PH&H Mortgage
2727 W. Cypress Creek Road
Ft. Lauderdale, Florida 33309**

AFFIDAVIT OF COMPLIANCE

CITY OF LAKE MARY

CEB CASE 15-1655

Petitioner,

vs

PHH Mortgage
1 Mortgage Way
Mt Laurel NJ 08054
&
Matthew Maskal
246 Bowling Green Court
Lake Mary FL 32746

Respondent,

RE:

246 Bowling Green Court
Lake Mary Florida 32746
Parcel: 24-20-29-5NB-0000-1540

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME, the undersigned authority, personally appeared Bruce Fleming, Code Enforcement Official for the City of Lake Mary, Florida, who after being duly sworn, deposes and says:

1. That, on July 21st 2015, the Board held a public hearing and issued its Order in the above styled matter.
2. That, pursuant to said Order, Respondent PHH Mortgage was found to have violated Chapter 91 Health and Public Safety, §91.75 Property Maintenance Requirements, (D) General Requirements for failure to register a foreclosed property with the Office of the City Clerk.
3. That, pursuant to said Order, Respondent PHH Mortgage was to correct all violations cited in the Board's Order of July 21st 2015 within twenty-one (21) days of the hearing or pay a fine of \$200 per day for each day the violation(s) continued.
4. That, on the of July 22nd 2015, Code Enforcement was informed by the Office of the City Clerk that the property had been registered by

Respondent PHH Mortgage, consistent with the Board's Order of July 21st 2015.

FURTHER AFFIANT SAYETH NOT.
DATED this 27th day of July 2015

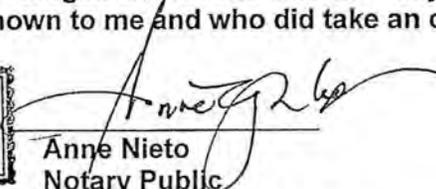
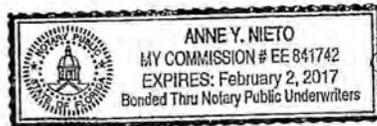


Bruce Fleming
Code Enforcement Official
Lake Mary Police Department

I hereby certify that a true and correct copy of the foregoing has been provided this 27th day of July 2015, by certified mail to Respondent PHH Mortgage.

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 27th day of July 2015, by Bruce Fleming, who is personally known to me and who did take an oath.



Anne Nieto
Notary Public
State of Florida at Large

9171 9690 0935 0064 4843 00

9171 9690 0935 0064 4842 94

Prepared by: Bruce Fleming
Code Enforcement Official
Lake Mary Police Department
165 E Crystal Lake Avenue
Lake Mary FL 32746

Return to: City of Lake Mary
Office of Code Enforcement
165 E. Crystal Lake Avenue
Lake Mary, Florida 32746

**CITY OF LAKE MARY
CODE ENFORCEMENT BOARD**

Re: City of Lake Mary v. PHH Mortgage Corporation & Matthew Maskal

Case No.: 15-1655

Code Violation: Title IX, General Regulations, Chapter 91 Health and Public Safety, §91.75 Property Maintenance Code (D) General Requirements

Names of owner/person in charge of location:

**PHH Mortgage Corporation
1 Mortgage Way
Mt. Laurel NJ 08054**

&

**Matthew Maskal
246 Bowling Green Court
Lake Mary FL 32746**

**Property: 246 Bowling Green Court
Lake Mary, Florida 32746**

**Legal Description: Parcel: 24-20-29-5NB-0000-1540
Plat: LEG LOT 154 HUNTINGTON POINTE PH 3 PB 51 PGS 56
& 57**

Case No. 15-1655 City v PHH Mortgage & Maskal

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on the 21st day of July, 2015, before the Code Enforcement Board at public hearing, after legal and due notice to Respondent PHH Mortgage Corporation and Respondent Matthew Maskal; and the Code Enforcement Board, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. The property which is the subject of this code enforcement action is located at 246 Bowling Green Court, Lake Mary, Florida 32746.

2. The property was first inspected by a Code Enforcement Official on June 16, 2015.

3. At the time of inspection the Code Enforcement Official found the following violations:

(a) General Regulations, Chapter 91, Health and Public Safety, §91.75, Property Maintenance Code (D) Property Maintenance Requirements, Respondent Matthew Maskal

(b) Failure of Respondent PHH Mortgage Corporation, to register the property as a foreclosure property

4. All Respondents were properly sent a Notices of Violation on June 16, 2015 requiring the violations to be corrected within ten (10) days of receipt of the notice, as allowed by City Code and Chapter 162, Fla. Stat. The Code Enforcement Official re-inspected the property after this deadline and the violation confirmed.

5. The Code Enforcement Official re-inspected the property again for compliance on July 6, 2015 after this deadline and the violations were confirmed. The Respondents had failed to bring the violations into compliance.

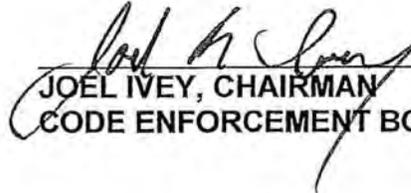
BASED ON THE FOREGOING, IT IS ORDERED that:

1. The Respondent/Owner Matthew Maskal is hereby ordered to correct the property violations within twenty-one (21) days of the hearing of July 21, 2015 or a fine of **\$200.00 a day** shall be assessed for each day the violation continues to exist from the date of this Order.

2. The Respondent/Mortgagee, PHH Mortgage, is ordered to register the property with the City Clerk of the City of Lake Mary as a property in the foreclosure process within twenty-one (21) days of the July 21, 2015 hearing or a fine in the amount of **\$200.00 a day** shall be assessed for each day the violation continues to exist from the date of this Order.

3. It is further ordered that once said code violations are corrected, any violations of the same code sections by the code violators within five (5) years from the date of this Order shall be treated as repeat violations, wherein the Code Enforcement Board may impose a fine of up to \$500.00 per day for each day such violation exists.

DONE and ORDERED this 24 day of July, 2015.


JOEL IVEY, CHAIRMAN
CODE ENFORCEMENT BOARD

I HEREBY CERTIFY that a true and correct copy of the foregoing Order has been furnished to the Respondent PHH Mortgage & Maskal Certified Mail, this 22 day of July, 2015.


BRUCE FLEMING
CODE ENFORCEMENT OFFICIAL



CITY OF LAKE MARY
 CITY CLERK'S OFFICE
 100 N. COUNTRY CLUB ROAD, LAKE MARY, FL 32746
 P. O. BOX 958445, LAKE MARY, FL 32795-8445
 (407) 585-1423
 REVISED 12/16/10

RECEIVED
 JUL 21 2015
 CITY CLERK'S OFFICE

ANNUAL REGISTRATION OF ABANDONED REAL PROPERTY

It is the purpose and intent of the City to establish a process to address the amount of abandoned real property located within the City. It is the City's further intent to specifically establish an abandoned residential property program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties.

Ordinance No. 1409 of the City of Lake Mary, Florida, requires that mortgagees of real property shall perform an inspection of the property that is the security for the mortgage, upon default by the mortgagor, prior to the issuance of Notice of Default. If the property is found to be vacant or shows evidence of vacancy, it shall be deemed abandoned and the mortgagee shall, within ten (10) days of the inspection, register the property with the City of Lake Mary Code Enforcement Division.

1. Mortgagee who holds a mortgage on real property must perform an inspection on the property prior to the issuance of a Notice of Default. If the property is found to be vacant or shows signs of vacancy, it will be considered abandoned and the mortgagee has ten (10) days from the inspection to register the property with the City of Lake Mary Code Enforcement Division. **An annual registration form and a fee of \$100.00 are required for each vacant property.**
2. If the property is occupied but remains in default, it shall be inspected by the mortgagee monthly or if the property is vacant or shows signs of vacancy, it shall be considered vacant and the property must be registered with the City of Lake Mary. Any person or corporation that has registered must report any change of information to the City of Lake Mary City Clerk within ten (10) days of the change.
3. Properties shall be maintained and secured in accordance with the City of Lake Mary Ordinance.

PROPERTY INFORMATION: (Please print or type)

PROPERTY ADDRESS: 246 Bowling Green, FL 32746-6285

LEGAL DESCRIPTION: Lot 131, Huntington Pointe, Phase III, according to the plat thereof as recorded in Plat Book 51, Pages 56-57, Public Records of Seminole County, Florida

PROPERTY IDENTIFICATION NUMBER: 21-20-291-5NB-0000-1540

MORTGAGEE NAME: PHH Mortgage Corporation

ADDRESS: 2727 W. Cypress Creek Rd. Fort Lauderdale, FL 33309
Street City State Zip Code
 *Mortgagee address is where notices will be sent.

TELEPHONE: 954-462-7000 FACSIMILE: 954-462-7001 EMAIL: felicia.mozie@phelanhallinan.com

MORTGAGEE CONTACT PERSON: Michael Spoliansky CELL PHONE: N/A

TELEPHONE: 954-462-7000 FACSIMILE: 954-462-7001 EMAIL: michael.spoliansky@phelanhallinan.com

LOCAL CONTACT AND/OR MAINTENANCE COMPANY NAME: Assurant Field Asset Services

ADDRESS: 101 W. Louis Henna Blvd. #400 Austin, TX 78728
Street City State Zip Code

PH: 02891

TELEPHONE: 800-408-1743 FACSIMILE: N/A EMAIL: N/A
24 HOUR/EMERGENCY CONTACT NAME: _____ CELL PHONE: _____
ADDRESS: _____ # _____ Street _____ City _____ State _____ Zip Code _____
TELEPHONE: _____ FACSIMILE: _____ EMAIL: _____

FORECLOSURE ATTORNEY NAME: Michael Spoliansky
ADDRESS: 2727 W Cypress Creek Rd. FL 33309
_____ Street _____ City _____ State _____ Zip Code _____
TELEPHONE: 954-462-7000 FACSIMILE: 954-462-7001 EMAIL: michael.spoliansky@phelan
holliman.com

DATE OF INITIAL INSPECTION: 4/20/15

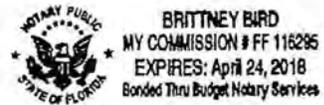
REGISTRATION FORM COMPLETED BY: Felicia Mozie TITLE: Legal Assistant
(Print Name)

SIGNATURE [Signature] DATE: 7/17/15
STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me, the undersigned Notary Public in and for the State of Florida
on this, the 17 day of July, 2015 by Felicia Mozie
Legal Assistant Print Name

WITNESS my hand and official seal

[Signature]
Signature of Notary



Notary Public, State of Florida
Britney Bird
Printed, typed or stamped name of Notary Public exactly as commissioned
Personally known
(Type of identification produced)

Please contact the City of Lake Mary Code Enforcement Office at (407) 585-1365. To determine if a property is located within the City limits, contact the City Clerk's Office at (407) 585-1423 or via e-mail at cfoster@lakemaryfl.com.

INTERNAL USE ONLY		
Annual Registration Fee \$100.00 per property paid	<u>7-26-15</u> by <u>[Signature]</u>	<u>25792</u>
	(date)	(method of payment)
		(check # if applicable)

1655

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL
CIRCUIT IN AND FOR SEMINOLE COUNTY, FLORIDA CIRCUIT
CIVIL DIVISION

PHH MORTGAGE CORPORATION
Plaintiff

2015-CA-000828-14H-L

v.

MATTHEW J. MASKAL A/K/A MATTHEW MASKAL;
CHRISTENE MASKAL A/K/A CHRISTENE M. MASKAL;
GENERAL SUPPLY & SERVICES, INC. D/B/A GEXPRO;
HUNTINGTON POINTE HOMEOWNERS ASSOCIATION, INC.;
ANY AND ALL UNKNOWN PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE; WHETHER SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS; UNKNOWN TENANT(S)
whose name is fictitious to account for parties in possession
Defendant(s)

NOTICE OF LIS PENDENS

TO: THE DEFENDANTS LISTED IN THE ABOVE STYLED ACTION AND ALL OTHERS
WHOM IT MAY CONCERN:

YOU ARE NOTIFIED of the institution of this action by Plaintiff against you seeking to foreclose
a Mortgage recorded on April 8, 2013 in Official Records Book 8006, Page 1562, in the Public
Records of SEMINOLE County, Florida on the following property in SEMINOLE County, Florida:

Lot 154, HUNTINGTON POINTE, PHASE III, according to the plat thereof as recorded in
Plat Book 51, Page(s) 56-57, Public Records of Seminole County, Florida.

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements,
reservations and limitations of record, if any. Subject to all applicable zoning rules and
regulations.

Together with all fixtures and personal property secured by that Mortgage.

Date: 4/3/15

By: [Signature]
Phelan Hallinan Diamond & Jones, PLLC
Ali I. Gilson, Esq., Florida Bar No. 90471
Emilio R. Lenzi, Esq., Florida Bar No. 0668273

PH # 62891

*** E-FILED: MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, FL ****

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY FL
CLERK'S # 2015038398 BK 8448 Pg 0758; (1pg) E-RECORDED 04/10/2015 12:58:08 PM



Property Record Card

Parcel: 24-20-29-5NB-0000-1540

Owner: MASKAL MATTHEW J & CHRISTENE M

Property Address: 246 BOWLING GREEN CT LAKE MARY, FL 32765

Parcel Information	
Parcel	24-20-29-5NB-0000-1540
Owner	MASKAL MATTHEW J & CHRISTENE M
Property Address	246 BOWLING GREEN CT LAKE MARY, FL 32765
Mailing	1810 LAKESHORE CIR LONGWOOD, FL 32750-4520
Subdivision Name	HUNTINGTON POINTE PH 3
Tax District	M1-LAKE MARY
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2014)

Value Summary		
	2016 Working Values	2015 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$249,178	\$251,694
Depreciated EXFT Value	\$18,610	\$19,314
Land Value (Market)	\$60,000	\$49,000
Land Value Ag		
<u>Just/Market Value **</u>	\$327,788	\$320,008
Portability Adj		
Save Our Homes Adj	\$0	\$15,090
Amendment 1 Adj	\$0	
P&G Adj	\$0	\$0
Assessed Value	\$327,788	\$304,918

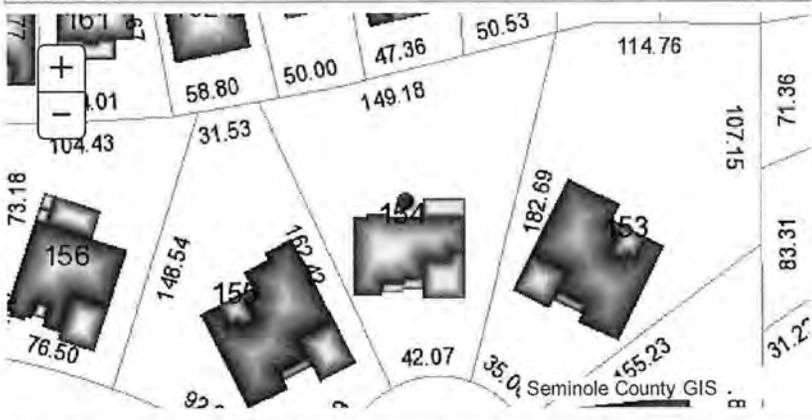
Tax Amount without SOH: \$4,683.00

2015 Tax Bill Amount \$4,432.00

Tax Estimator

Save Our Homes Savings: \$251.00

* Does NOT INCLUDE Non Ad Valorem Assessments



Legal Description
 LOT 154
 HUNTINGTON POINTE PH 3
 PB 51 PGS 56 & 57

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$327,788	\$0	\$327,788
Schools	\$327,788	\$0	\$327,788
City Lake Mary	\$327,788	\$0	\$327,788
SJWM(Saint Johns Water Management)	\$327,788	\$0	\$327,788
County Bonds	\$327,788	\$0	\$327,788

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	3/1/2013	08006	1560	\$355,000	Yes	Improved
SPECIAL WARRANTY DEED	11/1/1997	03342	2003	\$242,400	Yes	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$60,000.00	\$60,000

Building Information												
Is Bed/Bath count incorrect? Click Here.												
#	Description	Year Built Actual/Effective	Fixtures	Bed	Bath	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	SINGLE FAMILY	1997	13	5	3.5	1,770	4,043	3,246	CB/STUCCO FINISH	\$249,178	\$267,933	Description Area

UPPER STORY FINISHED	1476.00
OPEN PORCH FINISHED	220.00
GARAGE FINISHED	472.00
OPEN PORCH FINISHED	105.00

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
00544	PAVER DRIVEWAY	LAKE MARY	\$1,000		6/16/2011
01518	ADDITION - RESIDENTIAL	LAKE MARY	\$37,000		12/30/2005
00966	ADDITION - RESIDENTIAL	LAKE MARY	\$500		5/1/2002
03084	ADDITION - RESIDENTIAL	LAKE MARY	\$2,950		12/1/1997
02427	ADDITION - RESIDENTIAL	LAKE MARY	\$13,850		9/1/1997
02428	ADDITION - RESIDENTIAL	LAKE MARY	\$350		9/1/1997
02215	ADDITION - RESIDENTIAL	LAKE MARY	\$5,538		8/1/1997
01829	ADDITION - RESIDENTIAL	LAKE MARY	\$0		7/1/1997
01773	ADDITION - RESIDENTIAL	LAKE MARY	\$0		7/1/1997
01598	NEW - RESIDENTIAL	LAKE MARY	\$167,157	12/4/1997	7/1/1997

Extra Features

Description	Year Built	Units	Value	New Cost
ALUM GLASS PORCH	10/1/2006	440	\$4,620	\$6,160
GAS HEATER	10/1/2002	1	\$440	\$1,100
SCREEN ENCL 2	6/1/1997	1	\$2,000	\$5,000
WATER FEATURE	6/1/1997	1	\$1,050	\$2,000
POOL 2	6/1/1997	1	\$10,500	\$20,000

CITY OF LAKE MARY
Customer Master File Inquiry

Customer ID	:	150355		
Name	:	MASKAL, MATTHEW J		
Mailing address	:	246 BOWLING GREEN CT		
Zip code	:	32746	LAKE MARY	FL
Carrier route	:			
Phone	:	407 - 4308229		
Drivers license number	:			
Social security number	:			
Attention/doing business as	:			
Old Account Number	:			
Customer name type	:	P	PERSON	
Group number	:			
Deposit sponsor ID	:			
Display auto pay information	:	N	NO	
Display additional information	:	N	NO	

F3=Exit	F5=Services	F6=Service orders	F7=Cust misc info	F8=Alt address
F9=Change history	F10=Payment plans	F12=Cancel	F24=More keys	

GARGANESE, WEISS & D'AGRESTA, P.A.

111 N. Orange Avenue, Suite 2000

P.O. BOX 2873

ORLANDO, FL 32802-2873

Ph:407-425-9566

Fax: 407-425-9596

City of Lake Mary
P.O. Box 958445
Lake Mary, Florida 32795-8445

November 6, 2015

Attention: Jackie Sova, City Manager

File #: 717-014
Inv #: Settle

RE: CEB Case #15-1655 – Maskal – 246 Bowling Green

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Oct-19-15	Phone call with CEO regarding pending case.	0.30	52.50	WER
Oct-22-15	Review documents from CEO regarding pending public health issues.	0.70	122.50	WER
Oct-23-15	Review pending code enforcement cases regarding public safety issues.	0.50	87.50	WER
	Legal research relating to Chapter 162, Fla. Stat; phone conference with CEO.	0.30	52.50	WER
Oct-26-15	Phone call with CEO regarding pending matters.	0.20	35.00	WER
	Phone conference with CEO regarding health safety issues.	0.30	52.50	WER
Oct-27-15	Emails with CEO.	0.30	52.50	WER
Oct-29-15	Emails with CEO regarding pending cases; pursue enforcement and compliance.	0.70	122.50	WER
	Emails with CEO.	0.30	52.50	WER

Invoice #: Settle

Page 2

November 6, 2015

Totals 3.60 \$630.00

SUMMARY

	HOURS	RATE	TOTAL FEES
WILLIAM REISCHMANN	3.60	\$175.00	\$630.00

Total Fee & Disbursements for all charges on this matter \$630.00

TAX ID Number 59-3372519



MEMORANDUM

DATE: June 16, 2016

TO: Mayor and City Commission

FROM: Stephen J. Noto, AICP
City Planner

THRU: John Omana, Community Development Director

VIA: Jackie Sova, City Manager

SUBJECT: Ordinance No. 1546 - Rezone 1.4 acres of property located at 105 Palmetto St. from R-1A, Residential, to DC, Downtown Centre; John Williams, applicant - First Reading (Public Hearing) (Steve Noto, City Planner) (quasi-judicial)

APPLICANT: Mr. John Williams

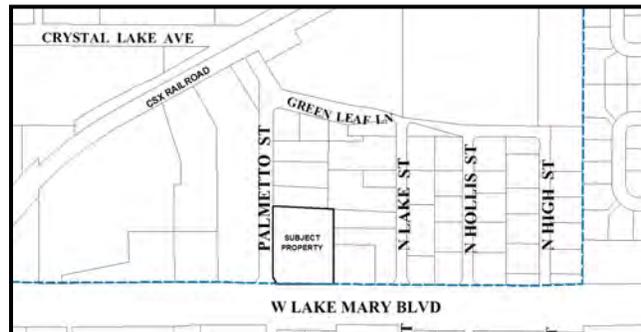
REFERENCE: City Code of Ordinances and Comprehensive Plan

COORDINATION:
Development Review Committee

REQUEST: The applicant requests to rezone the subject property from R-1A, Residential, to DC, Downtown Centre. There is currently a single-family home on the property that was built in 1925.

DISCUSSION:

Location: The subject property is located at the Northeast corner of W. Lake Mary Blvd. and Palmetto St.



History: There is a two-story home on the property that, according to the Seminole Country Property Appraiser, was built in 1925. It is currently being rented out by the applicant.

Zoning

NW R-1A	N R-1A	NE R-1A
W R-1A	SITE R-1A	E R-1A
SW R-1A	S R-1A	SE R-1A

Future Land Use

NW DDD	N DDD	NE DDD
W DDD	SITE DDD	E DDD
SW LDR	S LDR	SE LDR

CRITERIA FOR REZONING (154.27):

Need: The applicant proposes to rezone the property for office/retail/mixed use.

- A. Justification:** Currently, the subject property is zoned R-1A (Residential); however, it has DDD (Downtown Center) land use designation. Per the City Comprehensive Plan, the DC zoning district is compatible with Downtown Development District land use. Therefore, the proposed rezoning is consistent with the Future Land Use (FLU). Additionally, the Code of Ordinances requires that at the time of development properties in the DDD land use designation have DC zoning. Staff Note: This parcel has the ability to act as an important entry feature into the East Village area of the Downtown. The unique development regulations allowed by the DC zoning district is vital for the site, specifically as it relates to the site design parameters and uses allowed by the DC zoning district.
- B. Effect of Change In and Around Area:** The rezoning will have a positive impact to the area since it will be consistent with the Downtown Development District land use designation as well as the Downtown Master Plan. Moreover, this rezoning may help encourage neighboring properties to rezone to DC.
- C. Amount of Similar Zoned Land and Comparable Undeveloped Land in Area:** Within the entire City, less than 5% of all parcels are designated as Downtown Center.
- D. Relationship to Comprehensive Plan:** The Future Land Use (FLU) designation of the subject property is DDD (Downtown Development District), which allows for a wide range of retail, service, residential and office uses. Table GOP-1 “Future Land Use/Zoning Compatibility Chart” indicates that the DC zoning district is compatible with the Future Land Use designation of DDD.

Compatibility to City Code: The requested DC zoning district is compatible with the City's Comprehensive Plan & the Code of Ordinances.

PLANNING AND ZONING BOARD: At their regular May 24, 2016 meeting, the Planning and Zoning Board unanimously recommended approval, 5-0, of the requested rezoning of 1.4 acres of property located at 105 Palmetto St. from R-1A, Residential, to DC, Downtown Centre.

FINDINGS OF FACT: The above referenced findings of fact A through D are determined to support the requested rezoning of the subject property from R-1A, Residential, to DC, Downtown Centre, by establishing consistency and compatibility.

LEGAL DESCRIPTION: LOT A (LESS E 225 FT + RD ON S) GREENLEAF + WILSONS ADD PB 3 PG 26, OF THE OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA

ATTACHMENTS:

- Ordinance No. 1546
- Location Map
- Future Land Use Map
- Zoning Map
- Aerial
- May 24, 2016 Planning & Zoning Board Minutes

ORDINANCE NO. 1546

AN ORDINANCE OF THE CITY OF LAKE MARY, FLORIDA AMENDING THE CITY OF LAKE MARY OFFICIAL ZONING MAP BY REZONING CERTAIN PROPERTY WITHIN THE CITY OF LAKE MARY, CONSISTING OF +/- 1.4 ACRES, LOCATED AT THE NORTHEAST CORNER OF PALMETTO STREET AND WEST LAKE MARY BOULEVARD, MORE FULLY DESCRIBED HEREIN, FROM THE PRESENT ZONING CLASSIFICATION OF R-1A, RESIDENTIAL, TO DC, DOWNTOWN CENTRE, PURSUANT TO THE TERMS OF THE FLORIDA STATUTES; PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, Mr. John Williams, applicant, has petitioned to rezone the above referenced property, within the City of Lake Mary, Florida, which is currently in a zoning district of R-1A, Residential, and has a Future Land Use designation of DDD, Downtown Development District, in the City's Comprehensive Plan; and

WHEREAS, the City Commission of the City of Lake Mary, Florida, deems it to be in the public interest of the citizens of Lake Mary, Florida, and that it promotes the health and general welfare of the citizens of Lake Mary, Florida, to rezone the above described subject property to DC, Downtown Centre; and

WHEREAS, the proposed DC, Downtown Centre, zoning district is compatible with the Downtown Development District land use designation; and

WHEREAS, at their regular May 24, 2016 meeting, the City of Lake Mary Planning and Zoning Board voted unanimously to recommend the proposed DC zoning designation.

IT IS HEREBY ENACTED BY THE CITY OF LAKE MARY AS FOLLOWS:

Section 1. That the City Commission in order to promote the health and general welfare of the citizens of Lake Mary, Florida, and to establish the highest and best use of real property within the City of Lake Mary, Florida, hereby rezones the

following described property from its present zoning classification of R-1A, Residential, to DC, Downtown Centre:

LOT A (LESS E 225 FT + RD ON S) GREENLEAF + WILSONS ADD PB 3 PG 26, OF THE OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA

Section 2. That after the passage of this Ordinance, the Community Development Director is directed to officially change the zoning map of the City of Lake Mary indicating thereon the Ordinance number and date of that final passage to include the subject property within the above-described designated zoning district.

Section 3. Severability. If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason, held or declared to be unconstitutional, inoperative or void, such holding of invalidity shall not affect the remaining portions of this Ordinance and shall be construed to have been the legislative intent to pass this Ordinance without such unconstitutional, invalid or inoperative parts therein, and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed to be held valid as if this ordinance had been adopted without such unconstitutional, invalid or inoperative part therein and if this Ordinance or any provision thereof, shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holding shall not affect the application thereof to any other person, property or circumstances.

Section 4. Conflicts. This Ordinance shall not be construed to have the effect of repealing any existing Ordinances concerning the subject matter of this Ordinance, but the regulations herein shall be supplemental and cumulative; however, in the case of a direct conflict with a provision or provisions of any existing Ordinance

the provision which is more restrictive and imposes higher standards or requirements shall govern.

Section 5. Effective Date. This ordinance shall become effective upon adoption.

PASSED AND ADOPTED this 7th day of July, 2016

FIRST READING: June 16, 2016

SECOND READING: July 7, 2016

ATTEST:

Carol A. Foster, City Clerk

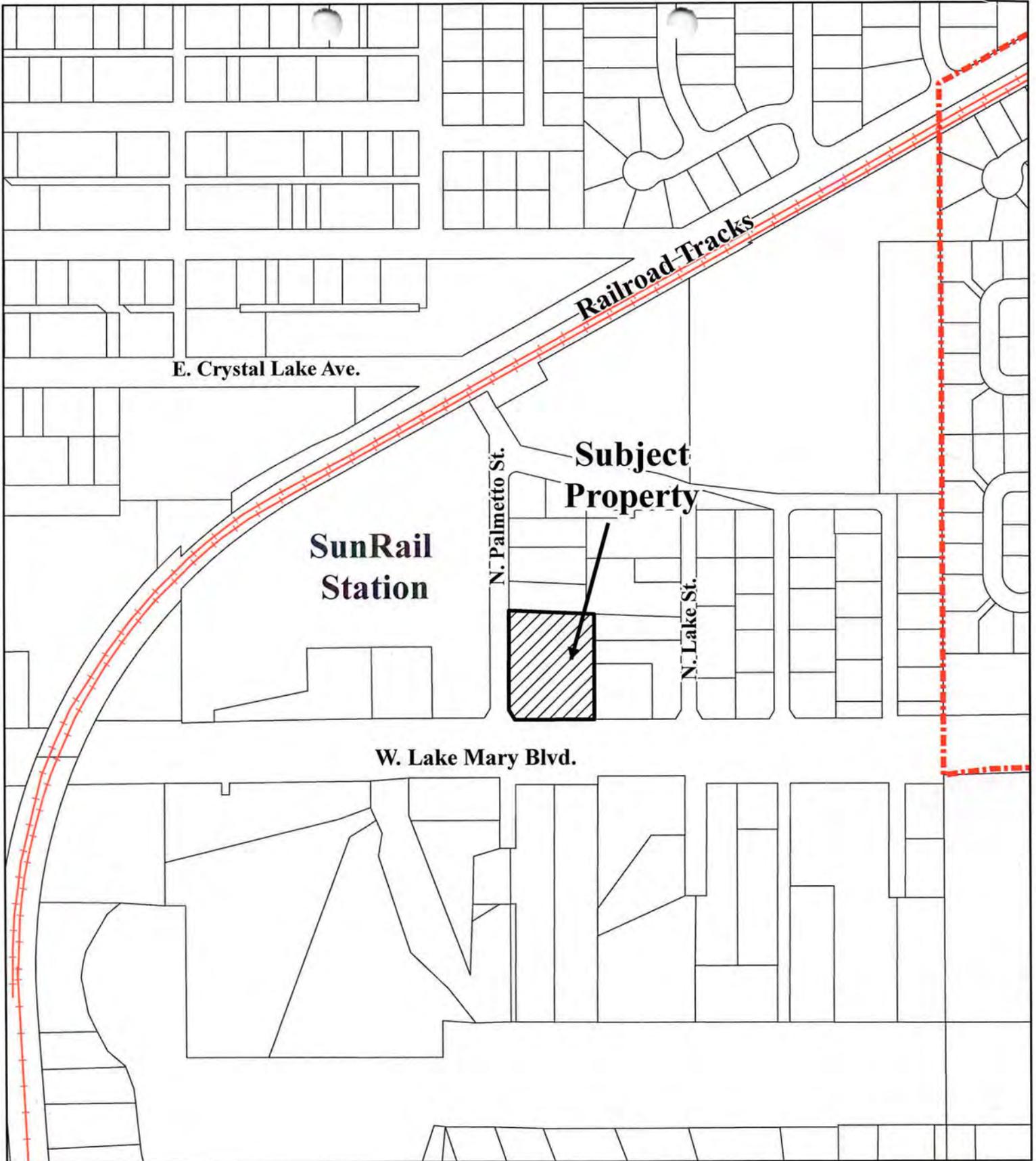
David J. Mealor, Mayor

CITY OF LAKE MARY, FLORIDA

FOR THE USE AND RELIANCE OF THE
CITY OF LAKE MARY ONLY.

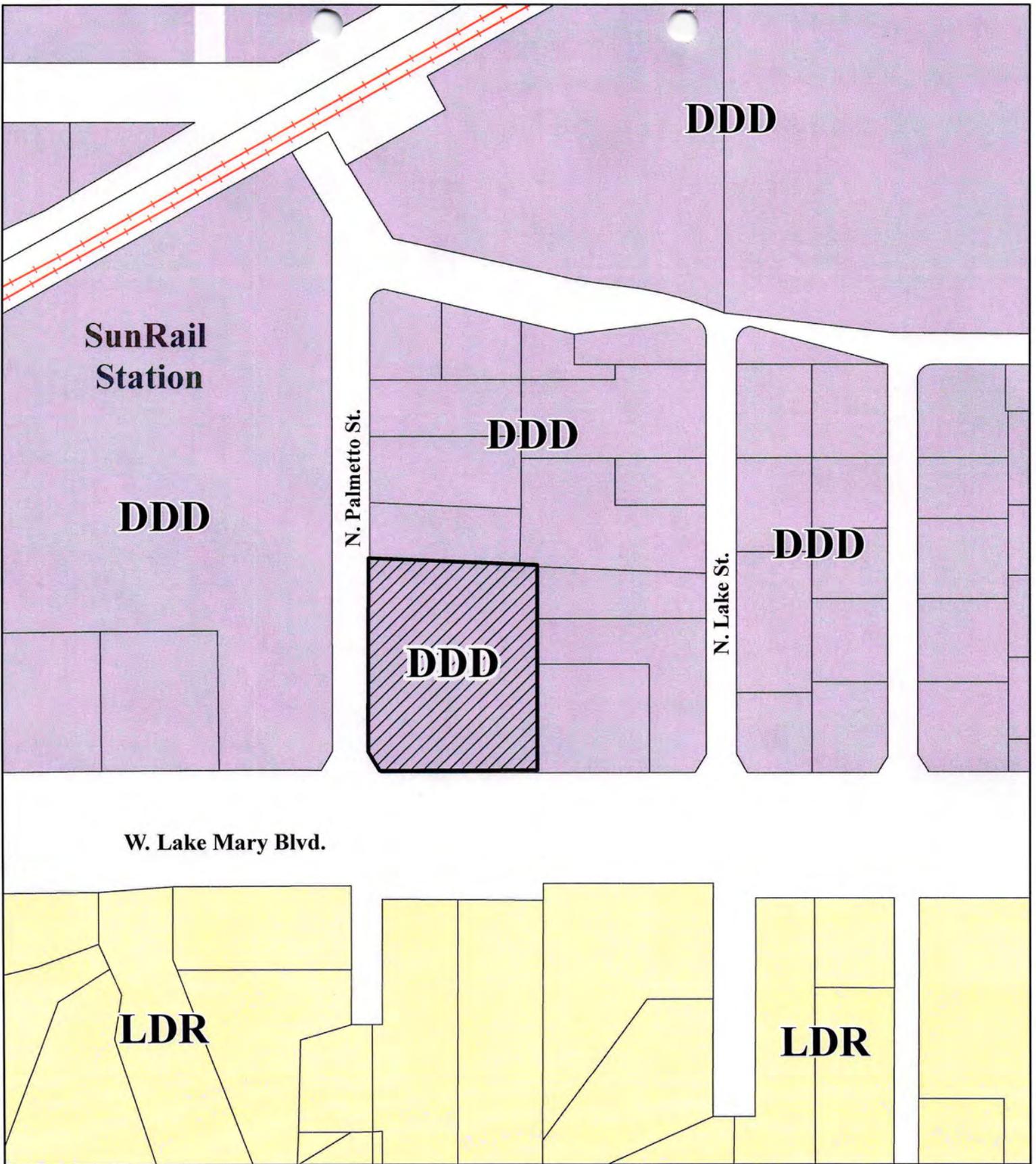
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

CATHERINE D. REISCHMANN, CITY ATTORNEY



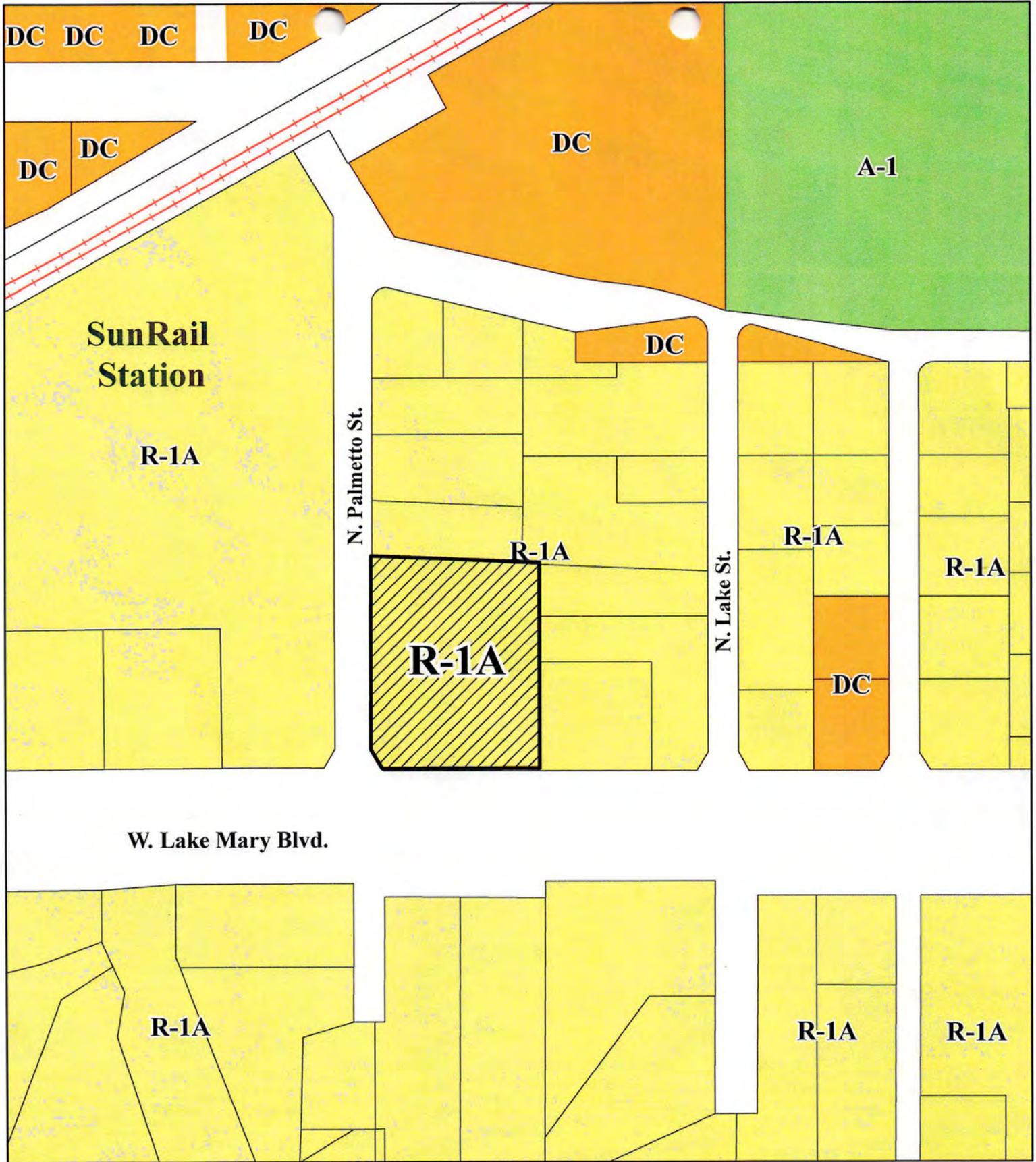
Location Map
John Williams Rezone
105 Palmetto Street





Future Land Use Map
 John Williams Rezone
 105 Palmetto Street



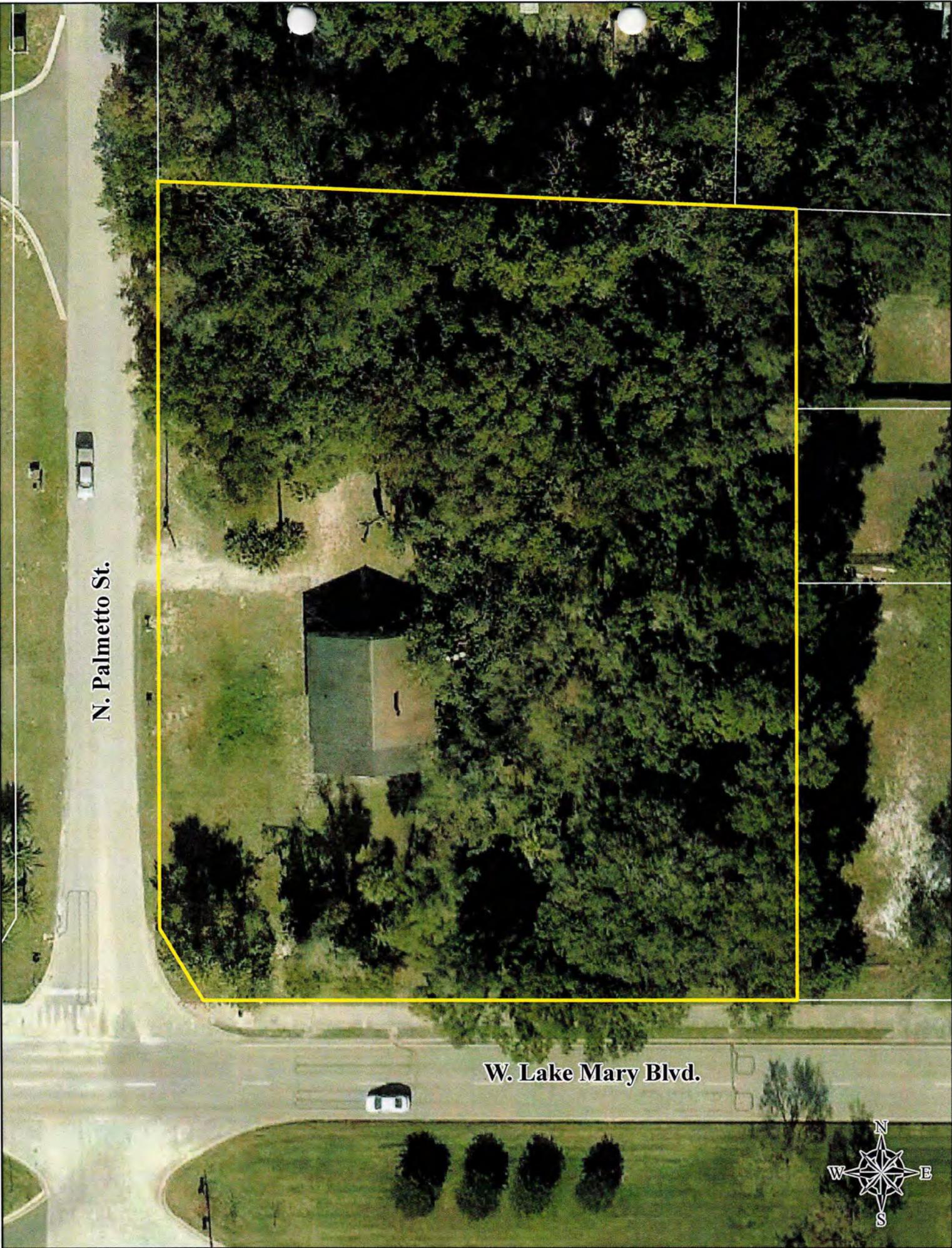


Zoning Map
 John Williams Rezone
 105 Palmetto Street



N. Palmetto St.

W. Lake Mary Blvd.



1 ordinance go on its own since it is a cleanup thing. We will bring that to the City
2 Manager's attention and move forward.

3
4 Chairman Hawkins said he knew staff had all the phone numbers and e-mail addresses
5 for all the cities and municipalities around here so they could send an e-mail asking
6 them to send their ordinance.

7
8 Chairman Hawkins asked if anyone wanted to speak in reference to this item. No one
9 came forward and the public hearing was closed.

10
11 Member York said he appreciated all the comments and suggestions that were made
12 and thought they were good.

13
14 **Justin York moved to approve 2016-ZTA-01, recommendation to the Mayor and**
15 **City Commission regarding City initiated modifications to City Code Chapters**
16 **132, 155 Appendix I, and 157 with the comments previously stated. Seconded by**
17 **Sam Aycoth and motion carried unanimously 5 – 0.**

18
19 B. 2016-R-04: Recommendation to the Mayor and City Commission for a
20 rezone of 1.4 acres of property located at 105 Palmetto Street from R-1A,
21 Residential, to DC, Downtown Centre. Applicant: Mr. John Williams

22
23 Mr. Noto showed the location map on the overhead of the subject property located at
24 105 Palmetto Street. He showed a screen shot zoomed in view of the future land use
25 map showing that this property has the Downtown Development District future land use
26 as do the neighboring properties on the north side of the Boulevard. This is part of the
27 Downtown Master Plan area that was expanded in 2009 in preparation of SunRail and
28 other development opportunities. When we expanded the Downtown boundaries, we
29 offered no charge future land use amendments to all property owners in that part of the
30 Downtown and we had a 100% participation rate.

31
32 Mr. Noto said from there we said your next step if you wish to take it is to rezone to DC
33 Downtown Centre. As shown on the zoning map, one property owner has taken
34 advantage of that. He pointed out the properties owned by the City. He said Mr.
35 Williams paid them a visit and said he wanted to start looking into redevelopment
36 opportunities for his property at the corner of Palmetto Street and Lake Mary Boulevard.
37 We told him the first step he should take is to rezone to DC Downtown Centre. The
38 code requires it anyway when you redevelop in Downtown and you don't have DC
39 Downtown Centre zoning.

40
41 Mr. Noto said on Page 2 of the staff report, we have outlined the four criteria for
42 rezoning per Chapter 154.27. The justification is that this is in the Downtown Master
43 Plan area and they are "looking" to redevelop. There is no site plan in review. He
44 received an e-mail from Mr. Williams today who could not attend the meeting this
45 evening but did not have anything else to add. In the future they are looking at some
46 sort of commercial/retail or bank. We will be working with him in the future after they get

1 a better handle on what type of redevelopment project they want to see there. DC is in
2 compliance with the DDD future land use and is in compliance with the elements of the
3 Comprehensive Plan. This is what we want to see happen in this area. We think that
4 with this request we may see more of these requests coming in the future, especially
5 given the market the way it is now.

6
7 Mr. Noto said as a point of information, we received SunRail ridership numbers for last
8 month. We have consistently had the busiest station in Seminole County for some time
9 now and there were some days where we had more riders than Winter Park, which was
10 surprising to us but great news nonetheless.

11
12 Mr. Noto said staff has found that the request has met Findings A through D in support
13 of the requested rezoning from R-1A Residential to DC Downtown Centre by
14 establishing consistency and compatibility. Staff recommends approval. This will go to
15 the City Commission in the June cycle.

16
17 Mr. Omana announced this is a quasi-judicial matter. There is a sign-in sheet in the
18 back of the room for anyone who wants to be kept abreast of this matter.

19
20 Chairman Hawkins asked if anyone wanted to speak for or against this item. No one
21 came forward at this time and the public hearing was closed.

22
23 **Justin York moved to approve 2016-RZ-04, recommendation to the Mayor and**
24 **City Commission for a rezone of 1.4 acres of property located at 105 Palmetto**
25 **Street from R-1A Residential to DC Downtown Centre, seconded by Steven Gillis**
26 **and motion carried unanimously 5 – 0.**

27
28 X. Community Development Director's Report

29
30 Mr. Omana said he was pleased to communicate that this morning he and Mr. Noto had
31 a meeting with the representative from the Florida Hospital facility located across the
32 street (105 South Country Club). We went over some sign options, we wanted to see
33 some specific details based on discussions we have been having, and believe we have
34 come to a solution where it will incorporate a planter and all the code specifications. It
35 will be a lower sign. We are awaiting the resubmittal of the plans since they have no
36 permit and hopefully that will be done. He said Mr. Noto had an update on the property
37 management side.

38
39 Mr. Noto said he spoke with the property owner earlier this afternoon and he said he
40 was working with his sign contractor to get a provision in to incorporate a planter. We
41 should see that shortly.

42
43 Chairman Hawkins asked Messrs. Omana and Noto if their patience was wearing thin.

44
45 Mr. Omana said we made some calls and spoke to the respective property owners and
46 they understood our concern.



MEMORANDUM

DATE: June 16, 2016

TO: Mayor and City Commission

FROM: Stephen J. Noto, AICP
City Planner

THRU: John Omana, Community Development Director

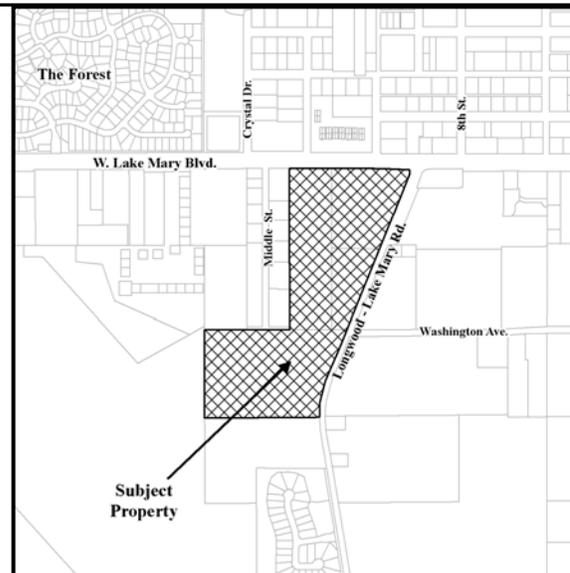
VIA: Jackie Sova, City Manager

SUBJECT: Request for a Preliminary Subdivision Plan for the Griffin Farm Town Center, located at 114 Longwood Lake Mary Rd. Applicant: Ms. Jennifer Stickler, P.E., Kimley Horn (Public Hearing) (Steve Noto, City Planner) (quasi-judicial)

APPLICANT: Ms. Jennifer Stickler, P.E.,
Kimley Horn

REFERENCE: Griffin Farm at Midtown
PUD Agreement, Development Review
Committee, City Comprehensive Plan, Code
of Ordinances.

REQUEST: The applicant is requesting approval for a Preliminary Subdivision Plan for the \$100 million dollar Griffin Farm Town Center mixed-use project. The subdivision plan proposes to subdivide the existing +/- 34.52 acre property into 6 lots. Lots 1-3 are commercial in nature, while Lots 4-5 are the two apartment buildings. Lot 6 is proposed to be developed as a single-family home project by David Weekley Homes which is being reviewed concurrently and will be presented at the same time as this item.



DISCUSSION:

Location and History: The subject properties are located at the southwest corner of W. Lake Mary Blvd., and Longwood Lake Mary Rd. and contain +/- 34.52 acres. On March 17, 2016, the Mayor and City Commission adopted both the Comprehensive Plan text and map amendments proposed by the applicant which created the Mixed Use Midtown (MUMT) Future Land Use Category as well as amended the Future Land Use Category of the subject properties from Commercial (COM) and Restricted Commercial (RCOM) to the new MUMT category. In addition, on April 7, 2016, the Mayor and City Commission approved the Griffin Farm at Midtown Final PUD Plan and Developer's Agreement which vested the subject properties for the following development program:

- Lots 1-3
 - Commercial, not to exceed 150,000 sq. ft.
- Lots 4-5
 - Residential apartments, 265 units
- Lot 6
 - Up to 150 attached or detached single family residential units, under fee-simple ownership.

The Preliminary and Final Subdivision Plan for the Town Center portion of the project have been combined and provide for 100% engineering. The specifics of the plan are outlined below. Note that this report will cover design aspects for Lots 1-5. Lot 6 will be discussed in a separate staff report as it was a separate application. As a reminder, this plan formally subdivides the full 34.25 acres in to 6 lots, as shown on plan sheet C4.0A.

Surrounding Designations:

Zoning

NW PO/C-1	N PO	NE PO
W C-1/ Sem. Cty.	SITE PUD	E C-1/R-2/ A-1
SW Sem. Cty.	S Sem. Cty.	SE A-1

Future Land Use

NW OFF/ RCOM	N OFF	NE OFF/RCOM/ RR
W COM/ RCOM	SITE MUMT	E RCOM/RR
SW Sem. Cty.	S Sem. Cty.	SE RR

PRELIMINARY SUBDIVISION PLAN: All bulk requirements outlined below, such as setbacks, parking, etc., have been approved via the PUD Developer's Agreement.

Access and Transportation – A full traffic study was reviewed and taken into account during the Final PUD approval stage. The following transportation improvements are a result of that review and approval.

The site is accessed by two County roadways: W. Lake Mary Blvd., and Longwood Lake Mary Rd. The following improvements are proposed within the W. Lake Mary Blvd. ROW:

- A new traffic signal at the entrance to the site, west of the intersection at Longwood Lake Mary Rd. In addition, there are new turn lanes, and an extension to the existing left turn lane on W. Lake Mary Blvd. The applicant will be entering into a Traffic Signal Maintenance Agreement with Seminole County.
- A reconfiguration of the existing median cut adjacent to the Post Office will also occur. Instead of allowing thru and turning movements, traffic flow will be restricted to left-turn movements only for drivers on W. Lake Mary Blvd. This will result in improved safety as drivers leaving the Post Office will have the ability to utilize the new traffic signal. This improvement will occur at the master developer's expense.
- On Longwood Lake Mary Rd., adjacent to The Oaks Plaza entrance, there is a right-in/right-out, and left-in only.
- There are no access points aligned with Washington Ave. or Wilson Dr.

Sheets C4.0 and C4.1 of the Preliminary Subdivision Plan best show the improvements outlined above.

Commercial Buildings and Parking Garage – The following information is provided as an outline for the buildings that are proposed within Lots 1-3:

- Buildings A-J
 - The following buildings are adjacent to W. Lake Mary Blvd.
 - § Buildings A, B, D-F front W. Lake Mary Blvd., and have varying setbacks between 30' and 80'. Buildings A, B, E, and F are permitted for commercial uses, and could be utilized as restaurant and retail space. Building D is currently proposed as the Earth Fare Grocer. There is a hardscape/landscape feature adjacent to Building F which will be covered in greater detail as part of the Landscape Review of this report.
 - § Building C is setback over 300' from W. Lake Mary Blvd. and is currently proposed as a 38,000 sq. ft. 24 Hour Fitness.
 - The following buildings are adjacent to Longwood Lake Mary Rd.
 - § Buildings G – J make up a total of 21,890 sq. ft. These buildings are also available for commercial/retail uses.
 - All of the aforementioned buildings have access to over 400 surface parking spaces, 600 spaces in the parking garage, and 48 bicycle spaces via multiple bicycle racks.
- Building K and the Parking Garage
 - The Parking Garage is south of Building C, and is buffered by the 7,330 sq. ft. Building K. The garage will be 4-levels, no higher than 62' (32' 8" to the load bearing wall), with 600 spaces. The garage will have a direct connection to Multi-Family Building A.

Multi-Family Buildings – The two multi-family buildings are generally located in the middle of the project. Both buildings are proposed to be 5-stories, no higher than 60'. The western building will have 112 units, and the eastern building will have 153 units. Parking is available on-street, in the parking garage, and within the surface lots. Both buildings will be connected via breezeway. Building A will have a pool amenity area, and Building B will have a courtyard, as shown with more detail on plan sheet C4.2. Building A will be setback 25' from the western property line, which also includes a 10' landscape buffer. Building B will be setback 25' from Longwood Lake Mary Rd., which also includes a 15' landscape buffer. As previously mentioned, the proposed setbacks comply with the previously approved PUD Developer's Agreement.

Landscaping and Irrigation – The landscape plan that was provided is in compliance with the requirements of the PUD Developer's Agreement. The applicant is saving 8 out of 12 existing trees adjacent to W. Lake Mary Blvd. The trees that are being removed are in the area of the main entrance into the site. Four trees that are in the median of Lake Mary Blvd. are being removed due to the new access point and turn lanes on Lake Mary Blvd.

There are 29 historic trees that have to be removed as a result of the development program. As a result, the applicant is providing 116 replacement trees to be located throughout the site, which meets the PUD requirements. In addition, the entry feature at the NE corner of the site, which includes the fountain, multiple medjool palms, and other improvements, will help to mitigate the need to remove the historic trees. That said, staff will continue to work with the applicant during review of the site construction permit to try and save any historic trees that are in good health and have a low chance of damage during construction. Sheet LS-4 shows a rendering of what the plaza fountain concept will look like. Reclaimed water will be used for irrigation.

Environmental – An environmental review was completed for the site during the Final PUD stage. No endangered species were found on site. In addition, the wetlands and sensitive areas of the site were noted, and have been addressed as part of the proposed plan.

Open Space – The site will have multiple areas of open space. Tract C is a conservation tract. Tracts D and E are adjacent to Lake Mary Blvd. and act as landscape buffers, and also include the entry feature at the NE corner of the site. As a whole, the project does not exceed 65% impervious area.

Lighting – Lighting and photometric plans were submitted and reviewed. The entrance adjacent to the shopping plaza driveway on W. Longwood Lake Mary Rd. has a number of readings that exceed the minimum requirements at the property line. At the time of final site inspection, staff is required to complete a photometric inspection which includes readings at the property line. If the readings exceed the minimums, the applicant will be required to adjust the site lighting to meet code.

Parking – The parking requirements have been broken out by use. A ratio of 4 per 1,000 sq. ft. has been used for the commercial section of the site. For the apartments, a ratio of 1.8 per dwelling unit was utilized. Based on the square footages proposed, as well as 265 apartment units, 955 parking spaces are required; 1,022 are being provided.

The parking lot adjacent to Buildings D-J has 275 spaces; the parking lot adjacent to Buildings A-C has 99 spaces. The main entrance road has 48 spaces. Lastly, the parking garage has 600 spaces. This is in compliance with the PUD Developer's Agreement.

Water/Sewer, and Stormwater – Water and sewer connections will be made into existing facilities in the adjacent ROW's. New lines will be run under the new entrance road noted at Tract A. Stormwater will be facilitated by underground exfiltration for Lots 1-3. Lots 4-6 will utilize a detention pond located on Lot 6.

PLANNING & ZONING BOARD: At their Monday, June 6, 2016 meeting, the Planning & Zoning Board unanimously recommended approval, 5-0, of the Preliminary Subdivision Plan for the Griffin Farm Town Center Project.

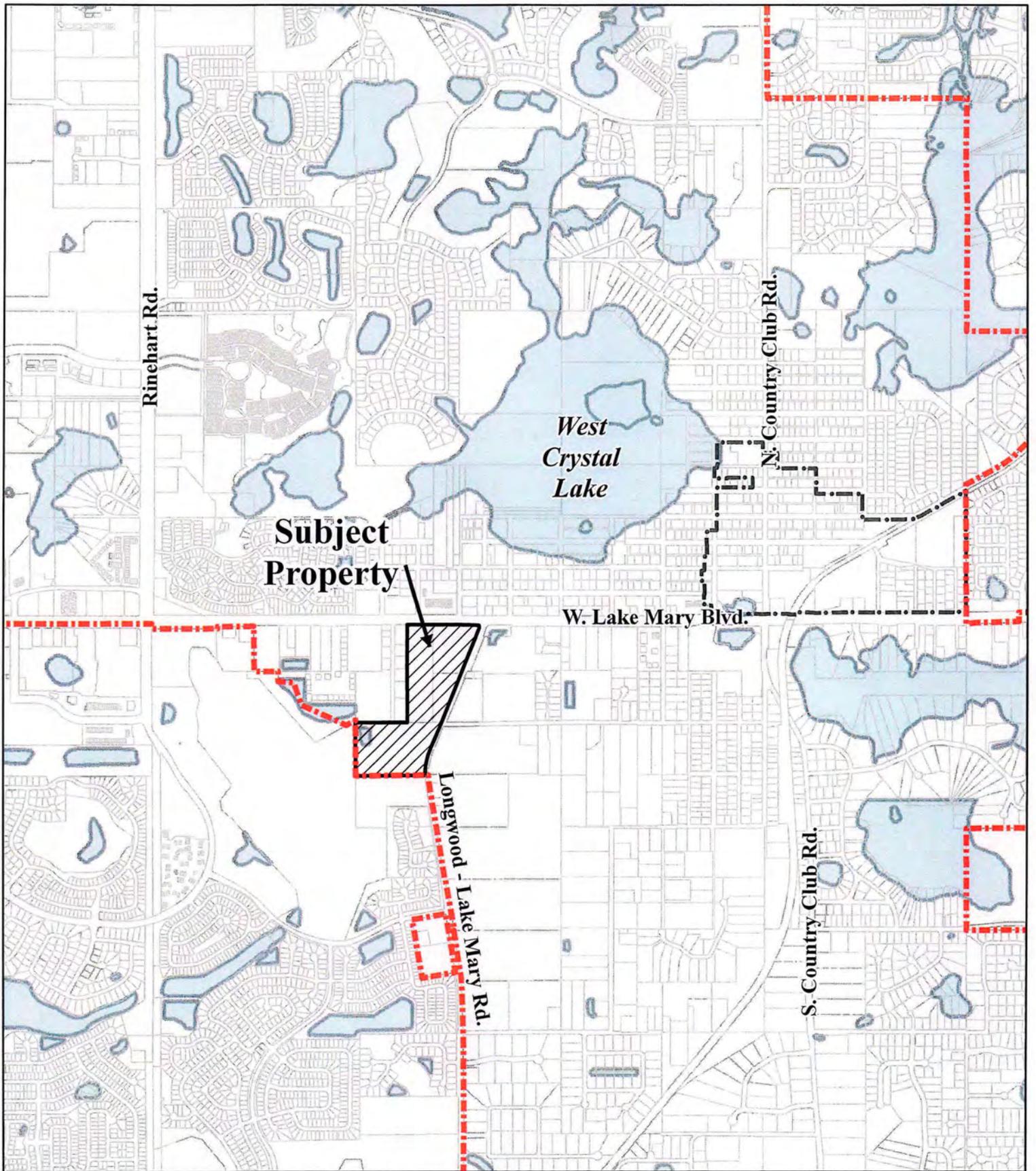
STAFF NOTE: At that same Monday, June 6, 2016 meeting, the Planning & Zoning Board also unanimously approved, 5-0, the Final Subdivision Plan for the Griffin Farm Town Center with one condition:

1. The Final Subdivision Plan shall not become effective until the Mayor and City Commission act on the Preliminary Subdivision Plan at their June 16, 2016 meeting.

FINDINGS OF FACT: Staff finds that the request for a Preliminary Subdivision Plan is consistent with the Griffin Farm at Midtown PUD Developer's Agreement, the City's Code of Ordinances and Comprehensive Plan and recommends approval.

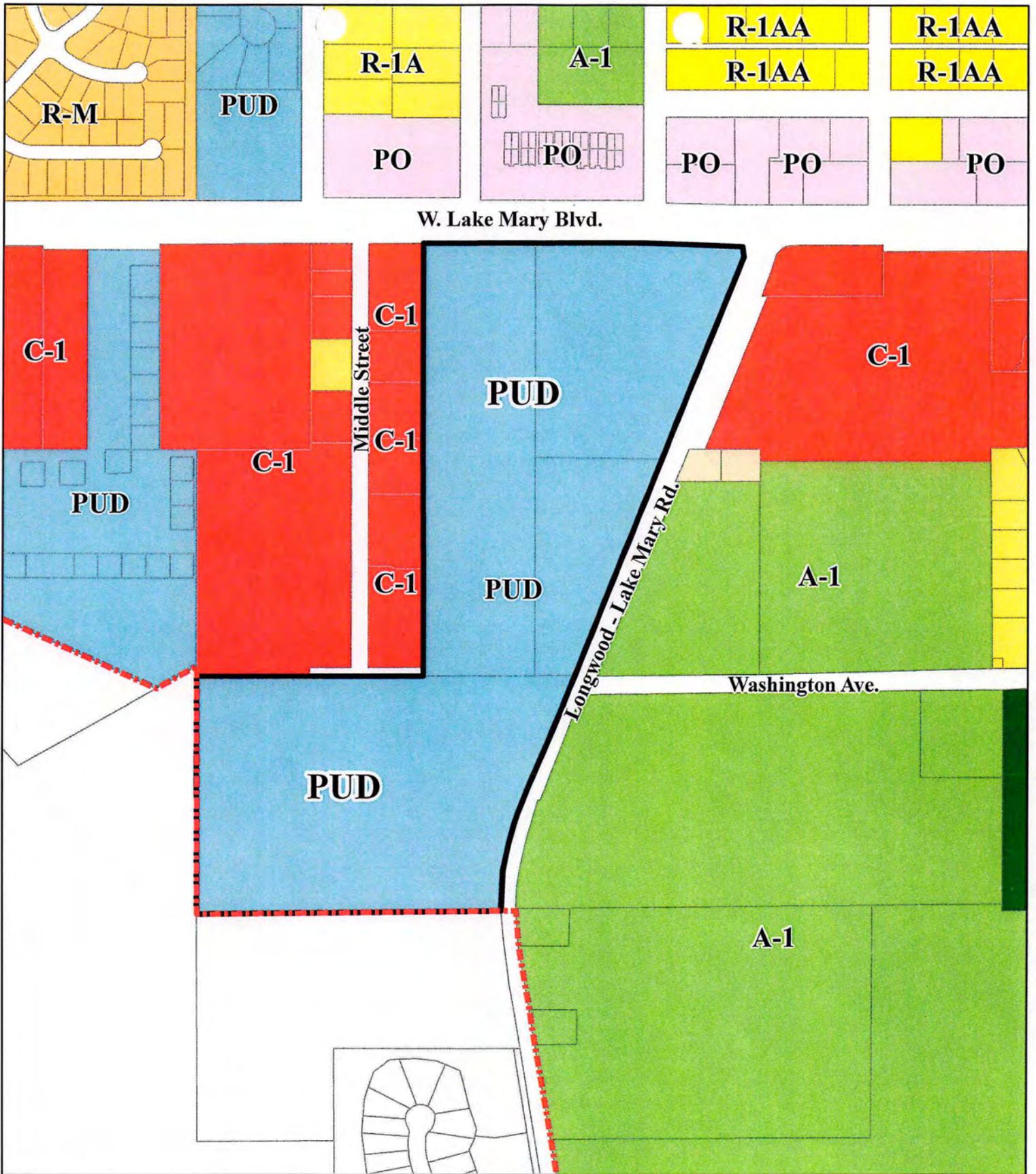
ATTACHMENTS:

- Location Map
- Zoning Map
- Future Land Use Map
- Aerial Map
- 8.5" x 11" Sheet C4.0A
- 8.5" x 11" Sheet C4
- June 6, 2016 Planning & Zoning Board Minutes
- Griffin Farm Town Center Preliminary Subdivision Plan



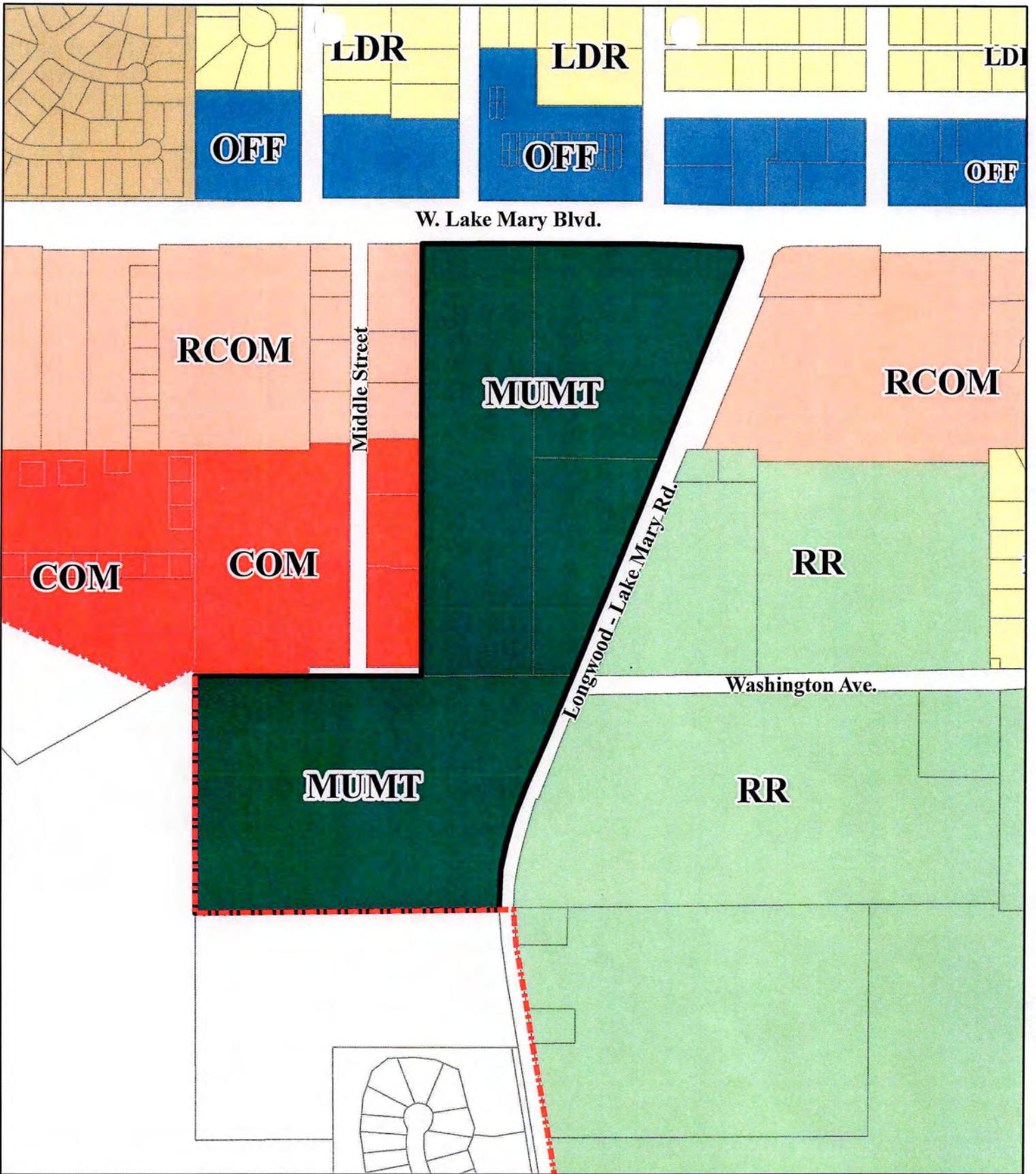
Location Map
Griffin Farm Town Center





Zoning Map
 Griffin Farm Town Center





Future Land Use Map
 Griffin Farm Town Center





W. Lake Mary Blvd.

Middle Street

Longwood-Lake Mary Rd.



LOT PLAN

KM4 PROJECT
DATE: 06/07/2016
SCALE: AS SHOWN
DRAWN BY: JLM
CHECKED BY: JLM
DATE: 06/07/2016
DESIGNED BY: WLB
PROJECT: WALKER-HORN AND ASSOCIATES, INC.
149581005

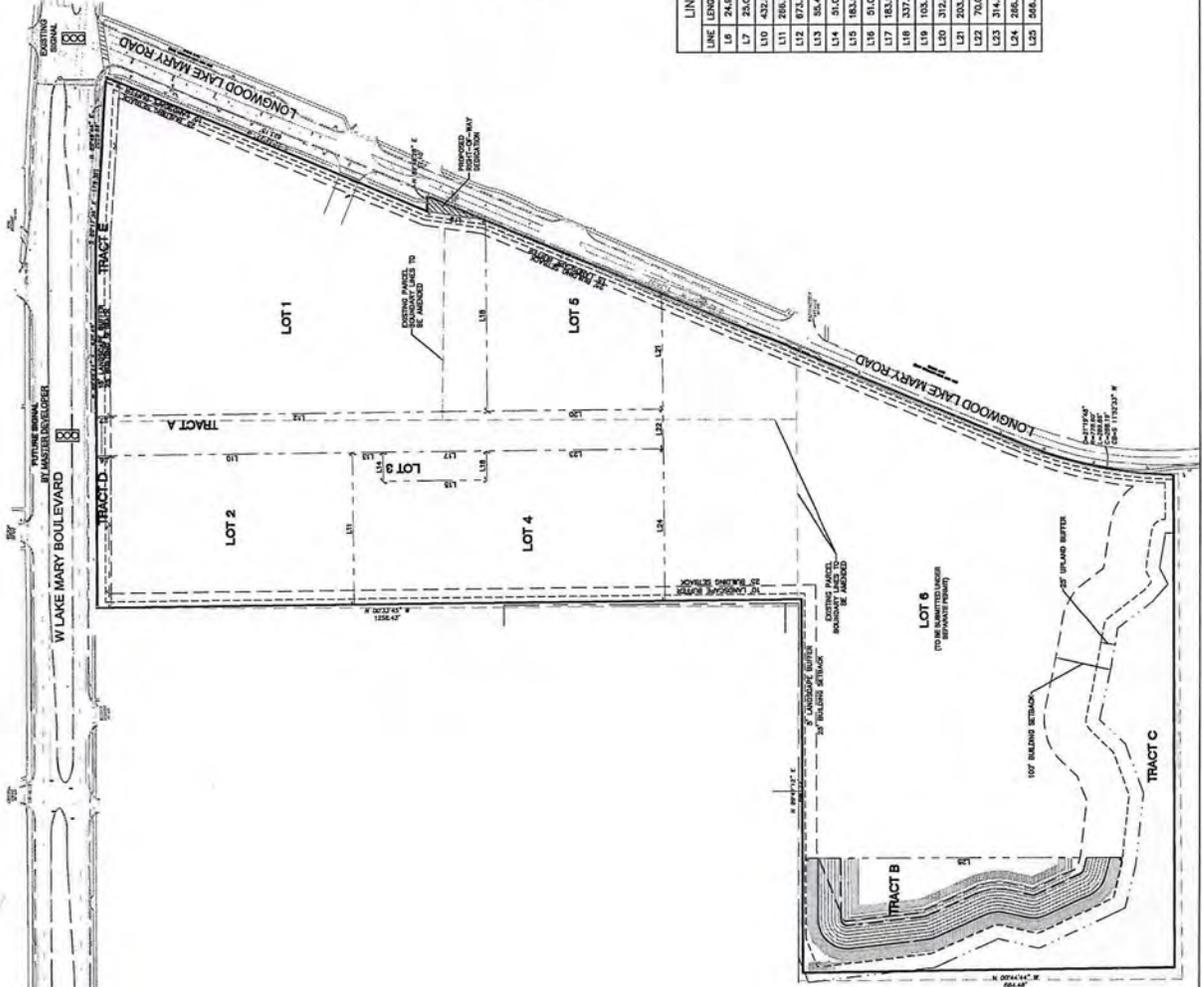
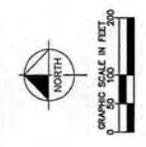
Kimley-Horn
© 2016 WALKER-HORN AND ASSOCIATES, INC.
3650 MADRID BOULEVARD, SUITE 200, ORLANDO, FL 32833
PHONE: 407-888-1511
WWW.KIMLEY-HORN.COM CA 0000666

NO.	REVISIONS	DATE	BY



LINE	LENGTH	BEARING
L1	24.85	N023°45.41'W
L2	25.00	N023°45.41'W
L3	432.88	N023°45.41'W
L4	266.73	N89°28'14.59"E
L5	874.38	N023°45.41'W
L6	55.44	N023°45.41'W
L7	51.09	N89°28'14.59"E
L8	183.54	N023°45.41'W
L9	51.08	N89°28'14.59"E
L10	183.54	N023°45.41'W
L11	337.18	N89°28'14.59"E
L12	103.33	N89°28'14.59"E
L13	203.77	N023°45.41'W
L14	70.00	N89°28'14.59"E
L15	314.88	N023°45.41'W
L16	285.73	N89°28'14.59"E
L17	582.24	N023°45.41'W

CURVE	RADIUS	LENGTH	CHORD	CHORD	DELTA	TANGENT
C1	2851.43'	111.68'	185°4'25"W	111.68'	273.28'	33.84'



DATE: 06/07/2016, TIME: 10:00 AM, PROJECT: WALKER-HORN AND ASSOCIATES, INC. 149581005, SHEET: C4.0A, LOT PLAN, SCALE: AS SHOWN, DRAWN BY: JLM, CHECKED BY: JLM, DATE: 06/07/2016, SCALE: AS SHOWN, PROJECT: WALKER-HORN AND ASSOCIATES, INC. 149581005

1 MINUTES OF THE SPECIAL CALLED LAKE MARY PLANNING & ZONING BOARD
2 MEETING held June 6, 2016, 6:00 P.M., Lake Mary City Commission Chambers, 100
3 North Country Club Road, Lake Mary, Florida.

4
5 I. Call to Order

6
7 The meeting was called to order by Chairman Robert Hawkins at 6:00 P.M.

8
9 II. Moment of Silence

10
11 III. Pledge of Allegiance

12
13 IV. Roll Call – Determination of a Quorum

14
15 Chairman Robert Hawkins John Omana, Community Dev. Dir.
16 Vice Chairman Colleen Taylor – Absent Steve Noto, City Planner
17 Member Justin York Tom Tomerlin, Economic Dev. Dir.
18 Member Steven Gillis Mary Campbell, Deputy City Clerk
19 Member Sam Aycoth
20 Alternate Member Scott Threlkeld

21
22 V. Approval of Planning & Zoning Board Minutes – May 24, 2016

23
24 **Steven Gillis moved to approve the May 24, 2016, Planning & Zoning Board**
25 **minutes, seconded by Justin York and motion carried unanimously 5 – 0.**

26
27 VI. Citizen Participation: This is an opportunity for anyone to come forward and
28 address this Board on any matter relating to this Board or its actions. This also
29 includes: 1) any item not specifically listed on a previous agenda but discussed
30 at a previous board meeting; or 2) any item on tonight's agenda not labeled as a
31 public hearing. Items requiring a public hearing are generally so noted on the
32 agenda and public input will be taken when the item is considered.

33
34 No one came forward at this time and citizen participation was closed.

35
36 VII. P&Z Public Participation Process:

37
38 City staff and the applicant, or the agent for the applicant, will make their
39 presentations first, followed by questions from the Planning and Zoning Board
40 members. After the presentations from staff and the applicant, the chairman will
41 open the public hearing portion of the meeting to allow interested parties to
42 speak for or against the item being considered. The public is instructed to keep
43 their presentation factual, not be redundant, and to direct all comments to the
44 Board, not to the applicant or staff. From time to time, it may become necessary
45 for the Chairman to limit the time that speakers may have. If a time limit is to be
46 imposed, it will be announced at the time that the public hearing is opened. If a

1 speaker wishes to be heard for the record but does not have any new information
2 regarding the item being considered, the speaker shall give his/her name and
3 address for the record and state that they agree with the presentation made by a
4 previous speaker, giving the specific name of the person. When the Chairman
5 believes that no additional information is forthcoming, the Chairman shall close
6 the public hearing portion of the meeting.
7

8 VIII. Old Business
9

10 There was no old business to discuss at this time.
11

12 IX. New Business
13

14 Chairman Hawkins said there are four items in New Business all related. Items A and B
15 will be considered together and Items C and D will be considered together but they will
16 have separate votes.
17

- 18 A. 2016-PSP-02: Recommendation to the Mayor and City Commission regarding
19 a Preliminary Subdivision Plan for the Griffin Farm Town Center located at
20 114 Longwood-Lake Mary Road. Applicant: Ms. Jennifer Stickler, P.E.,
21 Kimley Horn (Public Hearing)
22

23 Mr. Omana said all four items are quasi-judicial and there is a sign-in sheet in the back
24 of the room for anyone who wishes to sign in and be kept abreast of each of these
25 items.
26

27 Mr. Noto thanked the Board for being flexible with them on the scheduling.
28

29 Mr. Noto said Items A through D are interrelated. He showed the full subdivision plan
30 on the overhead. We came before the Board earlier this year and later in the year 2015
31 for comp plan amendments, rezoning of the subject property (+/-35 acres), going from
32 A-1 Agricultural to PUD for the Griffin Farm at Midtown PUD. We changed the comp
33 plan to a new designation of MUMT Mixed Use Midtown to allow for this type of project.
34 The City Commission approved all the entitlements related to this project on April 7th.
35 The full developer's agreement and the rezoning have been finalized.
36

37 Mr. Noto said have a mixture if items. We have the Preliminary Subdivision for the
38 Griffin Farm Town Center. He showed Sheet C-1A from the town center plan on the
39 overhead. The Griffin Farm Town Center plan encompasses the entire +/- 34.5 acres.
40 Six lots with the associated tracts subdivides the land from what it is now from four lots
41 to six lots. He pointed out an existing property line on the exhibit that is being shifted to
42 the north to allow for the new subdivision. That's the preliminary and final subdivision
43 plan for the Griffin Farm Town Center.
44

45 Mr. Noto said the third and fourth items are for the Griffin Farm David Weekley Homes
46 project which is on Lot 6. From a procedural standpoint, the Board is making a

1 recommendation to the Mayor and City Commission on the preliminary subdivision plan.
2 The final subdivision ends tonight; however, it is contingent upon the Commission's
3 action at their meeting next Thursday.

4
5 Mr. Noto said on April 7th the City Commission approved the final PUD developer's
6 agreement for the Griffin Farm at Midtown project. The items before the Board tonight
7 are the preliminary and final engineering. He said he would talk about the town center
8 side first which includes commercial and the apartment buildings. From a design
9 perspective, we haven't really seen any changes. It is the same number of buildings,
10 same number of parking spaces, the traffic impacts are the same, and they did not
11 increase density from the rezone that was approved in April.

12
13 Mr. Noto said he would take them from west to east as a reminder of what's going to
14 happen on the Boulevard. There is the entryway at the post office that is being
15 reconfigured. Right now it is full access through the median and is a mess out there
16 today. They are adding a raised separator so if you're going east and west on the
17 Boulevard, you can only make a left turn. If you want to leave the post office from their
18 easternmost access point and go westbound, you would have to turn right and go to the
19 new traffic signal located at the main entrance of the development and do a U-turn.
20 They are adding new turn lanes as a result of the new signal on both the east and
21 westbound approaches. Lake Mary Boulevard is a County roadway so all of this was
22 reviewed in concert with the Seminole County Engineering folks. That is a design that
23 has not changed since the Board saw the final PUD plans several months ago.

24
25 Mr. Noto said he would talk about the entry feature at the northeast corner of the plaza.
26 You don't see anything fancy on this plan and you did get the landscape plans in the
27 packets that showed a nice black and white version. Today we received a colored
28 rendering of the enhancement that is going to occur at the northeast corner. He
29 showed the rendering on the overhead. This will be an entry feature not only into
30 Midtown but also an entry feature into the City as you're driving north on Longwood-
31 Lake Mary Road. Surrounding the fountain feature are high end medjool palm trees
32 and other landscaping that is tied in with the buffer on the north side of the project.

33
34 Mr. Noto said Buildings A, B, D, E and F are retail in nature. Building D called for an
35 Earth Fare Grocer which an organic type grocery store that would be new to the Central
36 Florida area. Building C is currently slated as a 24-hour two-story fitness facility.
37 Behind that is the three-story parking garage. In front of that as part of Lot 3 is Building
38 K which is a retail out building. Those renderings of the parking garage will act as a
39 nice buffer to the eastern façade of the garage. There is also a number of retail out
40 buildings fronting Longwood-Lake Mary Road.

41
42 Chairman Hawkins asked if Building A was the only one with drive thru.

43
44 Mr. Noto said that was correct. In the developer's agreement that allows for retail uses
45 and they added a caveat for the drive thru that if was going to serve food, it essentially
46 had to be a drive thru deli. There are a number of uses that we restricted to avoid

1 certain types of uses being located there. It can be a bank or drive thru deli, donut type
2 of shop. That is the only drive thru in the entire development.

3
4 Mr. Noto said Lots 4 and 5 are the two five-story apartment buildings. There is a grand
5 total of 265 apartment units between the two of them. On one of the sheets is a call out
6 of some of the amenities that will be within the apartment buildings. In the middle of the
7 western apartment building will be a courtyard area, swimming pool, and outdoor grills.
8 At the eastern structure they have a bocce ball court, small amphitheater, grilling areas,
9 and some other outdoor features for the residents of the apartment complex.

10
11 Mr. Noto said over 1,000 parking spaces will be available throughout the Town Center
12 including on-street parking through the main boulevard from Lake Mary Boulevard. The
13 parking garage on its own has roughly 600 spaces throughout the three levels.

14
15 Mr. Noto said talking about the landscape feature, as part of the preliminary and final
16 engineering they did provide full landscape plans. He showed part of the landscape
17 plan including a tree survey on the overhead. There are a number of trees that have to
18 be removed including a number of historic trees. They are providing a 4:1 ratio of
19 replacement trees for the historic trees that have to be removed. They are replacing
20 those throughout the site. In addition they are providing the entry feature at the
21 northeast corner of the project.

22
23 Chairman Hawkins said for all those buildings on the perimeter, he asked if they were
24 going to be dual entry facades.

25
26 Mr. Noto said it was his understanding the entryways will be off the internal inside of the
27 site. However, the facades of the buildings will be similar.

28
29 Chairman Hawkins said there is not going to be any back entry facade as if we are
30 driving through the back of a shopping center where there are trash cans and ugly
31 doors.

32
33 Mr. Noto said that was correct.

34
35 Mr. Noto said when we brought forth the final PUD, Lot 6 was just a blank shape. At
36 that time there was not a developer involved with Lot 6 so we showed it as a future
37 subdivision. However, the entitlements allowed for 150 townhomes and single family
38 units. At one point it was up to 200. What we have before the Board this evening is a
39 138 unit subdivision project that is being proposed by David Weekley Homes. We are
40 excited about this project because it is something unique to the City as it relates to
41 design. It is more than a townhome project and a detached single family home project.
42 The townhomes are located on the northern side of the project and along the eastern
43 boundary abutting Longwood-Lake Mary Road. There is a roundabout point as you
44 drive south along the main drag into the development. That roundabout will have a
45 gate. The second access point is further to the south off of Longwood-Lake Mary Road
46 which will also be gated. They are adding a left turn lane on Longwood-Lake Mary

1 Road. Longwood-Lake Mary Road is also a County road so this design was flushed out
2 with the County Engineering folks and they are still working on some tweaks to finalize
3 the length of that left turn lane. As it is proposed right now it does meet the County's
4 needs.

5
6 Mr. Noto showed some exhibits from the landscape plan on Sheet L-1. On the south
7 side of the screen is part of the entry road. You can see some on-street parking to the
8 bottom. The purpose of this slide is to show you one of the amenity areas that is
9 adjacent to the detached bungalow homes. Some of you have been to Baldwin Park,
10 Celebration, or Avalon Park and are familiar with a more urbanism style design of those
11 developments where you have a very small side yard, rear yard, and front yard
12 setbacks. To go along with that you have these open space areas that act as
13 meandering pathways and other things. This design is based off of a David Weekley
14 project in Celebration and showed some concepts of that development on the overhead.
15 This is more of the smart growth urbanism type of development. Things that were
16 popular 100+ years ago are coming back with force and you will see this type of
17 development design as part of the David Weekley project. He showed some elevations
18 on the overhead. He said not to say these are the elevations we are going to have but
19 are examples of something similar they have done in the area.

20
21 Chairman Hawkins asked if they would all have two-car garages.

22
23 Mr. Noto said they would all have two-car garages. There will be 68 on-street parking
24 spaces throughout and no parking in the alleyways. These will be rear load homes. As
25 you drive into the development from Longwood-Lake Mary Road and for example lived
26 in Lot 90, you can go straight ahead and up the alleyway and park in your two-car
27 garage or you could park in one of the on-street spaces. He pointed out the front of the
28 home. All fronts of the homes will be on the street creating that new urbanist style
29 where you have homes right up on the sidewalk and small front yards. He pointed out
30 some open space areas. Depending on what lot you purchase you will have different
31 types of amenities to look at. The open space areas will be amenitized with benches,
32 pergolas, and enhanced landscaping.

33
34 Mr. Noto said Tract B to the left of the screen is the detention pond for Lot 6 and Lots 4
35 and 5. That detention pond will have a fountain to add more flair. As provided in the
36 final PUD, Tract C is a conservation tract. As it relates to Soldiers Creek further to the
37 south, they had certain setbacks and buffers they were required to comply with as part
38 of the PUD. Tract C will be dedicated as a conservation easement when we get to the
39 platting stage of the project.

40
41 Member Aycoth said for the homes on Tract B with rear entry garages he didn't see a
42 street behind them.

43
44 Mr. Noto said he stands mistaken. Those homes are all front load. That will be the one
45 unique area of the development. Everything else will be rear load. Those lots will have
46 front load garages. He pointed out the location of the driveways and the garages will be

1 in the front. That will be like the standard single family home you would see elsewhere
2 in the City.

3
4 Mr. Noto showed the full landscape plan on the overhead. They have gone above and
5 beyond in their landscaping. All the lots have at least one to two trees on them. Some
6 historic trees do have to be removed. They almost doubled up on their mitigation. They
7 are required to have 36 replacement trees and they are providing 64 replacement trees
8 as a result of the historic trees that have to be removed. There is one historic tree we
9 had our eyes on along the townhome lots that we were asking them to look at to
10 potentially save. We are still working with them on that. There are some elevation
11 issues and just the size of the tree may impact more than one lot. It may or may not be
12 feasible but we are still having that discussion with them.

13
14 Chairman Hawkins asked where that tree was located.

15
16 Mr. Noto said at Lot 60. He pointed out the location on the overhead. It is a large
17 historic tree and said let's see what you can do to save it if possible. There are some
18 elevation challenges and it's such a large tree that its canopy may be too big. As a
19 result of the construction that has to happen it may not be worth saving because it may
20 just end up dying anyway. We will work with them on that as we move forward.

21
22 Mr. Noto said we have a number of conditions of approval for the David Weekley portion
23 of the project and wanted to clarify a couple based on discussions that occurred after
24 the packet went out. Conditions 1, 2, and 3 are unchanged. Condition 4 having to do
25 with the fence on top of the detention pond in Tract B says it shall be six foot tall. He
26 amended that to say four to six feet tall to be compliant with the PUD word for word. A
27 number of these remaining conditions 5 through 12 were the result of discussions with
28 Public Works. Further discussions based on how they are going to do meter readings
29 and such have nullified Conditions 7, 8, 9, 11 and 12. Based on your recommendation
30 those conditions can be removed.

31
32 Mr. Noto said the stormwater for Lot 6 will be handled by Tract B, the detention pond.
33 Further north we have underground storage of stormwater for Lots 1, 2 and 3. Lots 4
34 and 5 will also be draining to the stormwater pond at the southwest corner of the
35 project.

36
37 Mr. Noto said as it relates to Items A and B which are 2016-PSP-02 and 2016-FSP-03,
38 staff is recommending approval of both items. As a reminder you are making a
39 recommendation to the Mayor and City Commission for the preliminary subdivision.
40 The final subdivision item ends tonight but is contingent on the Commission's action on
41 the preliminary next Thursday (June 16th).

42
43 Mr. Noto said as it relates to items 2016-PSP-05 and 2016-FSP-06, which is the David
44 Weekley portion, staff is recommending approval with the seven conditions. The
45 preliminary is a recommendation to the Mayor and City Commission and the final is

1 contingent upon the Commission approving it at their meeting next Thursday (June
2 16th).

3
4 Mr. Noto said he was available for questions and noted the applicant was present.

5
6 Mr. Omana asked Mr. Noto to elaborate on the David Weekley portion of the project as
7 far as square footages and if there are any price ranges made available to us.

8
9 Mr. Noto said price range for the townhomes is upper 300's and the bungalow homes
10 mid to upper 400's. The minimum square footage for the townhomes is 1,500 square
11 feet and minimum square footage of the bungalow homes is 1,800 square feet. Most of
12 these are two and three story units. You will not see a one story out there.

13
14 Member Aycoth asked if those would be starting prices or out the door prices.

15
16 Mr. Noto said it was his understanding those are starting prices conceptually.

17
18 Chairman Hawkins asked if they had traffic figures.

19
20 Mr. Noto said as part of the final PUD review, the applicant did a full traffic study. The
21 review that was done by the County they looked at this a couple of different ways. If we
22 went C-1 and C-2 General Commercial we could see several big box stores with some
23 commercial. Your standard development with no internal capture. They did a review of
24 that and came up with somewhere between 6,000 and 10,000 trips per day. In bringing
25 in a development like this where you have a mixture of uses, the ITE traffic manual
26 allows you to discount a certain percentage of trips for internal capture. It explains
27 itself. If someone lives in the multi-family building they could walk to the retail. If you
28 arrive there for one retail then you will stay in the development to go to the other retail.
29 That brought the count down to 6,000 trips per day which is less than the max of
30 10,000.

31
32 Mr. Noto said they took that information to Seminole County, presented what they
33 wanted to do which was adding the signal at the main entry point with the associated
34 turn lanes. He emphasized that the County separate from this is doing a study for the
35 one cent sales tax projects that will be done. One of those projects is a study and
36 improvements of the intersections along Lake Mary Boulevard. They are also looking at
37 the whole segment of Longwood-Lake Mary Road from Lake Mary Boulevard going
38 south. When they met with the County and got their preliminary approvals, they gave
39 the go ahead for the signal, the turn lanes, and adjusting the post office entrance. They
40 recently gave them the go ahead to add the left turn into the David Weekley portion of
41 the project. The County is going to continue studying the Boulevard and Longwood-
42 Lake Mary Road separate from this project as part of the one cent sales tax projects.
43 He asked Chairman Hawkins if that answered his question.

44
45 Chairman Hawkins said sort of. Six thousand is trips per day. He said he was more
46 interested in how many cars can stack up in the turning lanes and how many people are

1 going to be going in per signal. His concern about this project is he believed it is going
2 to choke Lake Mary Boulevard along here. He didn't see turning capacity for people
3 waiting to go eastbound at the light. There is not room for more than four or five cars.
4 It's the same going westbound at the light. He didn't understand why these turning
5 lanes aren't double wide or longer. He expressed a concern of the westbound turning
6 lane onto Longwood-Lake Mary Road which really isn't part of this project. He asked
7 the eastbound traffic count going into this site is at the signal per turn of the light. He
8 was saying it's more than four or five cars.

9
10 Mr. Noto said Mr. Morris coordinated closely with the County during review of the
11 project and would probably be best to provide input on that.

12
13 Randy Morris, 323 West Trotter Drive, Maitland, Florida, came forward representing the
14 applicant. Also with us tonight is Jennifer Stickler with Kimley Horn and Kevin Kramer
15 with David Weekley Homes who will be talking later to answer questions on that project.
16 He said he was answering questions on off-site improvements and everything but the
17 townhome portion.

18
19 Mr. Morris said the traffic study we did was by Turgut Dervish. The County then
20 reviewed our traffic study with their traffic engineer which is Kittleson and that is the
21 same one the City uses on parts of this project. It has been reviewed not just as a
22 suggestion by us but has been reviewed and a critical assessment by the County, not to
23 mention the County's Traffic Engineer. They assigned a direct internal traffic engineer
24 on this study.

25
26 Mr. Morris said to a layman certain things may not seem as though there is capacity. If
27 you take a look at the Lake Mary Centre and look at the stacking capacity pulling into
28 there westbound, that's a regional shopping center with 350,000 square feet of
29 commercial. You will not see anything significantly different on that than here. We also
30 have two entryways that directly face Lake Mary Boulevard but the one with the traffic
31 signal, which is timed directly with the Longwood-Lake Mary signal, left turn movements
32 in the westbound lanes Dr. Hawkins is referring to have two options to go there. They
33 have a dual left. We are improving Longwood-Lake Mary Road. Right now it is a
34 critical quick merge and it's a mess. That hurts our project. We cannot have our
35 retailers have problems with traffic getting in. It's not like we just dump the traffic on
36 Lake Mary and pray that somebody is going to want to come in. If there is a difficult
37 access problem, unless we have some enormously attractive retail, we are setting up a
38 dual way to get there. You have the option of making the dual left off of Lake Mary
39 Boulevard with now dual lanes to come down. Mr. Noto pointed out the Longwood-Lake
40 Mary entrance on the exhibit. Mr. Morris said we have a right turn in there and we also
41 have a dedicated left turn if you are going northbound and you have a blocking barrier
42 we are setting up there. You don't just have the main entrance. If you jump to Lake
43 Mary Boulevard you have the traffic signal there.

44
45 Mr. Morris said the proposal here believes the traffic will move at a better rate on the
46 east/west access on Lake Mary Boulevard because we are taking care of a major safety

1 hazard which is not part of our project. We suggested this and the County and the City
2 liked it which is the post office that is another critical concern. We are also blocking the
3 cut thru traffic that can occur on the north. We are putting a device in there that blocks
4 the cut thru and controls the turn movements. The stacking capacity is more than
5 adequate. Nowhere does level of service of the intersections fail by the dual studies
6 that have reviewed this. It is a net increase in improvement in the traffic system.

7
8 Mr. Morris said what Mr. Noto alluded to is the County is looking at something that is
9 interesting. Because of the excess revenues generated that weren't anticipated on the
10 Third Generation One Cent Sales Tax, because of this request that we made, they are
11 looking at Longwood-Lake Mary Road from Lake Mary Boulevard all the way to Ronald
12 Reagan Boulevard as being four laned or a three lane option which solves a lot of
13 problems at the The Crossings entrance, the high school entrance, and whatever that
14 turn is on Greenway that takes you to the library. That's all being looked at as a
15 Genesis of this project.

16
17 Mr. Morris said we are not doing a full presentation tonight because we have done that
18 full presentation before and we knew Mr. Noto would cover the highlights of the
19 changes since we last saw it. We have more parking and we have more vegetation and
20 trees going in than the code calls for. We have lowered the density of the townhomes
21 and the total count of the multi-family. All of those are changes since we last talked to
22 you. We believe this is an economically viable project. We think it is a model project for
23 the City. Unicorp is extremely excited about the commercial element because of the
24 need on this part of the City for this type of commercial which doesn't exist unless you
25 go to the far western portion and traverse what becomes a much heavier traveled Lake
26 Mary Boulevard than this section. A lot of your traffic before was running all the way to
27 Rinehart Road or to the Publix there. This shortens the number of trips that people
28 might make from a store/retail side and an entertainment side if we call exercise
29 entertainment. Some people call it pain but for other people it is an entertainment
30 option in terms of how they spend their leisure time.

31
32 Mr. Morris said the internal capture is critically important and was alluded to by Mr.
33 Noto. It is a 22% internal capture rate which is where you are really getting into a high
34 rate of walkability. While Lake Mary is known for its trails it is not a high walkability
35 rated city. The scales you can go on line and take a look at walkability and your city is
36 actually rated in certain sections of it. Most of the scores in this area run about 22% to
37 25% which means you are totally car dependent. This development is not car
38 dependent. The 22% internal capture is a different number that represents that.

39
40 Mr. Morris said at certain times it has been pleasurable and it ended up pleasurable but
41 we have had a very productive workout with your staff. We have been most impressed
42 with their concerns and their ideas that they brought to us to make this a better project,
43 not including the comments at this Board and the comments at the City Commission.

44
45 Mr. Morris said he has been involved in government for a long time on both sides of the
46 dais. The cooperation between the City and the County on the road review was

1 extraordinary and you don't normally see that. You normally see turf fights. Normally it
2 is not pleasant. Normally it is one party dictating to the other what they'll do. In this
3 case with two county roads and a city project, he thought the cooperation between them
4 and was pleasantly surprised at the workouts and the commonsense solutions that
5 came about from this. We owe a debt of gratitude. Speaking for Unicorp and speaking
6 for the owners of this project, we can't say enough about your staff. We can't say
7 enough about their cooperation with us and the County.

8
9 Member York asked if they would be able to discuss issues with parking. A concern we
10 had was to make sure it is continuously attractive to retailers was the parking around
11 the D to J area remain retail only and you wouldn't have residents parking there. He
12 asked Mr. Morris to address that issue.

13
14 Mr. Morris said we looked at that. We have an agreement for code enforcement. The
15 best thing we can do is sign it and we can try to notify people based on violations for our
16 retailers. Building J is the closest to the apartments and is the area Mr. York was
17 referring to because it's a very direct route versus going into the parking garage and
18 was a concern you had. There will be a retail association and an HOA association and
19 they can do the stickers and all of that. We have more parking than the code requires.
20 If any of you have been at the Colonial Town Center and seen the parking nightmare
21 that occurs on Thursday, Friday and Saturday nights, they are putting these gigantic
22 orange stickers when you park in the non-parking bays even though it is not marked. If
23 you park there this sticker is put on the driver's side and it says next time you will be
24 towed. It has a number you can call which is the property manager. He said he had one
25 of those put on and when you try to remove it, you can't get it off and you need a blade.
26 It is very effective. He was not saying that is the methodology we would use. We don't
27 know this is a problem until it is a problem but we will sign and try to control, plus it
28 affects and hurts our retailers.

29
30 Member York asked if any assessments had been done with the police department or
31 fire to see if any additional resources or personnel might be needed to accommodate an
32 influx of new residents because this is coming in conjunction with Washington Avenue.

33
34 Mr. Morris said through the DRC process all of your departments reviewed the needs
35 and necessities. He didn't know if it would be more appropriate for Mr. Noto or Mr.
36 Omana to answer that question. He said he could say it was all fine but they may say
37 something else. Washington Avenue is a small project compared to this.

38
39 Mr. Noto said as far as staffing and other equipment, it is something that is usually
40 handled by those two department heads and the City Manager. From an impact fee
41 perspective, we did a quick estimate on just the David Weekley portion for water/sewer
42 impact fees and we are looking at quite a large amount of money coming in. There will
43 be a lot of fire and police impact fees that will be paid as part of this project. What those
44 fees are used for he can't say but is something we can coordinate with the City
45 Manager.

1 Member York said it could be equipment update or personnel.
2
3 Mr. Noto said right.
4
5 Mr. Morris said this shows the final draft and doesn't show the existing condition. The
6 queue westbound and eastbound on those turn lanes at Longwood-Lake Mary Road are
7 both being expanded. They are both being lengthened. The queue is currently shorter.
8 This reflects a higher capacity for storage even though you are going to see a lot more
9 people make the U-turn at the new intersection and you can see the queue there. If you
10 take the amount of U-turns because there is not that many left turns in this area
11 particularly at Longwood-Lake Mary Road because there only that one office but you
12 now have two left turn movements depending on what you see in the queue.
13
14 Mr. Noto showed the existing length and the proposed length on the exhibit.
15
16 Chairman Hawkins asked the estimated increase in daily trips on Washington as a
17 result of this project.
18
19 Mr. Morris said he didn't have the traffic study but would get that information to him in
20 terms of what it is. It is what a traffic engineer would call diminimus which means a
21 minor amount and is generally less than a 10% increase. He said he didn't know the
22 true number. We did look at that. It's very hard to gauge. Most movements going up
23 Longwood-Lake Mary Road are trying to make a left turn and not a right turn. At peak
24 hour for the elementary school you see some changes there because a lot of the cut
25 thru is for the elementary school cutting over. They aren't going Lake Mary Boulevard
26 because they see a stack problem at the light and they want to go faster and they cut
27 over.
28
29 Chairman Hawkins said right now all the cut thru on the backroads of the City of Lake
30 Mary is because of the railroad tracks and SunRail. Speaking from personal experience
31 traffic backs up at this intersection most days almost back to Rinehart. When that
32 happens and people have traffic apps that show them it is backed up, before they even
33 get to Rinehart Road they go down Lake Emma or turn down Greenwood Lakes. They
34 go the back way through Greenwood Lakes and come out on Longwood-Lake Mary
35 Road and go down Washington. He hasn't seen an appreciable improvement from
36 what the County and SunRail have done to improve the traffic at rush hour between
37 4:00 and 6:00 in the evening. They haven't appreciably made any changes to correct
38 the traffic signal.
39
40 Mr. Morris asked Chairman Hawkins if he was talking about Country Club.
41
42 Chairman Hawkins answered affirmatively. The arms and the light still go down when
43 the train approaches the southbound station even though there is no train that goes
44 through. It recycles all the lights. Thirty seconds after it comes out of the station the
45 arms go down and still the same thing happens. That has created a negative impact for
46 the City of Lake Mary. It has created an overall positive impact for people who use

1 SunRail. He said he was seriously asking what is going to be the increase in trips down
2 Washington as opposed to what it currently is. Washington is a two-lane lane. It is not
3 even a street. It has sidewalks part way down, it has no retention, it has nowhere for
4 anybody to pass. For the people who live along Washington, it's going to be a serious
5 concern if your project increases cut thru traffic to avoid Lake Mary Boulevard because
6 it is backed up at both of your traffic signals. He said that was his only serious concern
7 with this project.

8
9 Mr. Morris said he understood the concern. The SunRail was not an issue he could
10 control.

11
12 Chairman Hawkins said it is already a bad issue. He said he was promising it is going
13 to get worse. If Mr. Morris lived where he used to live off of Clermont he would
14 understand what he was saying about that. If you traveled this road every day you
15 would understand.

16
17 Mr. Morris said he used to travel this road every day and if you asked the question that
18 in 20 years is the situation going to improve he would say it is not. The question is in
19 terms of level of service.

20
21 Chairman Hawkins asked the level of service for Lake Mary Boulevard now.

22
23 Mr. Morris said it depends on where you are. Certain sections are C, certain sections
24 are D. We are not having an appreciable impact moving any level of service. He said
25 to remember we are getting the drive by capture that people would go further to the
26 west. What you are appreciably looking at is some of the homes and apartments being
27 built. We can't solve the problems for SunRail.

28
29 Chairman Hawkins said he wasn't saying you can nor are you supposed to. He was
30 saying there is an existing problem and didn't believe this development was going to
31 make it better.

32
33 Mr. Morris said he didn't think it makes it better.

34
35 Chairman Hawkins said that is why he is asking for the people of Washington how many
36 more trips a day cut thru traffic is there going to be.

37
38 Mr. Morris said as he answered the question earlier he didn't have the traffic study in
39 front of him.

40
41 Chairman Hawkins said he thought part of a final subdivision review should be traffic
42 and there should be traffic numbers included for such a big project.

43
44 Mr. Morris said we have submitted those. They are here but don't have them handy.
45 We don't have our traffic engineer here.

46

1 Chairman Hawkins said they can't be here and you not have them handy. He said he
2 was really serious.

3
4 Mr. Morris said he was serious too.

5
6 Chairman Hawkins said this was a concern of his. He said he wasn't trying to be
7 argumentative because he really liked this project but was concerned for the people of
8 Lake Mary and the people of Washington who will have to put up with additional traffic.

9
10 Mr. Morris said he understood.

11
12 Mr. Omana asked to address that issue. When the project first came in his beef was
13 Washington. He said his first comment was there is no way this project is going to line
14 up with Washington. They modified their plan accordingly. Procedurally this project
15 had its traffic analysis and review done as part of the final PUD for purposes of vesting.
16 We were an absolute pain in the neck with the County, with their traffic engineers, with
17 Randy's consultant to address the level of service issues, the intersection improvement
18 issues, and the Washington Avenue issues because we had the same concern. Human
19 nature being what it is, you can engineer this thing until you are blue in the face. People
20 are going to cut through and how do we address that issue. If this project had not
21 complied with the traffic analysis and methodologies agreed to by all the engineers,
22 including the City's engineers, this project would not have gone forward at final PUD.
23 He would have stopped the project at final PUD. You would not have seen it and the
24 City Commission would not have seen it. We wouldn't be sitting here this evening if the
25 traffic issues had not been addressed to the satisfaction of the City.

26
27 Mr. Omana focused on the issue of Washington. We have a potential opportunity with
28 what Mr. Noto highlighted in his presentation in that Seminole County is going to be
29 looking very closely at this Longwood-Lake Mary Road section from Lake Mary
30 Boulevard to 427 under the One Cent Sales Tax. We have put the County on notice
31 that when they review that we want to very closely look at how that widening or
32 improvement will affect Washington and if there will be an opportunity to somehow
33 geometrically chicane or otherwise—chicane is a type of roadway design—to introduce
34 some type of roadway design in the Washington intersection that could possibly mitigate
35 or reduce the amount of cut thru. That is on the County's radar screen. It is on our
36 radar screen and also on our engineer's radar screen. As we speak the Washington
37 issue is an ongoing issue. At the end of the day this project meets traffic. Just because
38 they meet traffic we have taken that extra step to make sure the Washington issue is
39 not ignored. If there is an opportunity—and he thought there was—with the subsequent
40 design of that segment, we would like to give it a shot to see if that issue can be
41 mitigated. He thought there was an opportunity here.

42
43 Mr. Morris said going back to the commercial intersection, you cannot pull out and make
44 a left turn. We blocked that so you would not have a backup issue. You're not going to
45 have traffic coming at you when you're coming out and block the lanes and the
46 movements from the south on Longwood-Lake Mary Road. The County originally

1 wanted the Washington entrance to line up. The City said no, we said no, we pushed
2 back and did not do that.

3
4 Mr. Morris said another factor in terms of the full discussion here, the future land use
5 before this application was made was about 9,000 trips. We are generating about 6,000
6 trips. That's about a 50% reduction from what was entitled to this property and future
7 land use. We also noticed the movements through the whole project. The most direct
8 route to get to Lake Mary Boulevard is not to go over Longwood-Lake Mary Road from
9 David Weekley and our commercial. You have a series of things trying to protect this
10 property from going to Washington. It was well argued by the staff. The details of the
11 exact trip count increase on Washington he couldn't tell you.

12
13 Chairman Hawkins said he knew human nature and human nature tells him that people
14 are going to go southbound and cut over onto Washington because they can't go
15 northbound.

16
17 Mr. Morris questioned why they wouldn't go to the light. The traffic studies say what
18 they say.

19
20 Chairman Hawkins said he would have preferred to see the traffic study but that is
21 hindsight. He thought the traffic study would have been ideal at this meeting.

22
23 Mr. Morris said he understood.

24
25 Chairman Hawkins said he understood all you experts got your heads together and you
26 all agreed and you all liked what you had but that doesn't mean that Bob Hawkins on
27 the Planning & Zoning Board has to like it. You have not convinced me otherwise
28 because he travels all of these roads every day that impact. He cuts through and goes
29 the back way and does whatever he can.

30
31 Mr. Morris said he would make a point at the Commission meeting that we will go into
32 detail on the traffic. This isn't just our experts. This was also the County experts which
33 are also your experts who have reviewed what he is representing. One thing about
34 drivers. The one thing that is consistent with everyone in this room or anyone you talk
35 to is they are an expert, they are a driver, they know because they drive all the time
36 what happens. We all know how stupid the other driver is next to us, we know how
37 wrong the speed limits are, we wish there weren't as many traffic lights. All of that is
38 true. However, there are literally 70 years of engineering studies that back up what a
39 development does, what an impact has, how long the lead counts need to be in terms of
40 the trip timing of the light, how many trips you need in a stacking capacity. Those are all
41 the considerations. We will deal with Washington and would make sure those counts
42 are known and what we believe those are on diversionary movements to the extent we
43 mildly affect them. Those trips are happening anyway—people going up Longwood-
44 Lake Mary Road. We have shown you how our project doesn't affect them. Whatever
45 impact we have, we think there is a diversionary. We will try to get the best number we
46 can for you.

1
2 Chairman Hawkins said he was going to say one more thing based on what you just
3 said. If everybody who is a traffic engineer was so smart then why when SunRail went
4 through and people designed the gates for SunRail, why is the traffic backed up from
5 Country Club all the way to Rinehart every day if everybody is so smart that they know
6 what's best and they are an expert.
7
8 Mr. Morris said he thought Chairman Hawkins had conflicting issues with SunRail. As a
9 person who worked on the light rail and later the commuter rail, he thought there were
10 different issues between DOT, federal government, and what local authorities would
11 have liked to have seen in terms of those gates being down. He agreed with Chairman
12 Hawkins completely. He didn't know why they had to stay down when the train is sitting
13 in the station.
14
15 Chairman Hawkins said it's because experts said this is going to work and was all going
16 to be fine.
17
18 Mr. Morris said one is a safety factor and one is a transportation factor. They are two
19 different things. They are dealing with two types of agencies. You are dealing with the
20 federal government.
21
22 Chairman Hawkins said he was trying to have a good debate with Mr. Morris and said
23 he was sorry.
24
25 Mr. Morris said he respected Chairman Hawkins very much.
26
27 Member Aycoth said he agreed. He traveled that road and it is going to be a nightmare.
28
29 Member Aycoth said when you originally showed the water feature on the northeast
30 corner, he didn't see walking paths around the feature.
31
32 Mr. Morris said there were pavers.
33
34 Member Aycoth asked if there were pavers completely around the feature.
35
36 Mr. Kevin Kramer of Weekley Homes answered affirmatively from the audience.
37
38 Member Aycoth said he didn't see where the trash cans are going to be in the
39 commercial area.
40
41 Mr. Noto said the trash enclosures are scattered throughout. He pointed them out on
42 the exhibit. There is a loading zone for the Earth Fare.
43
44 Member Aycoth said when you were talking about the parking near Building J, you were
45 talking about using signage and potentially the posting of the orange stickers. He asked
46 who would enforce that.

1
2 Mr. Morris said you have a separate association similar to an HOA. The retailers have
3 an association. It is in the best interest of the retailers in Building J to keep parking
4 available for themselves.

5
6 Member Aycoth said he agreed but the retailer in Building J doesn't have the authority
7 to block that parking.

8
9 Mr. Morris said you can't block the parking. You have to notify the violators when they
10 are consistent. If someone parked not even in a bay it is even more of a problem. We
11 don't anticipate the problem. If the problem begins to occur you have to ratchet up your
12 enforcement but initially it will be signs.

13
14 Kevin Kramer of David Weekley Homes came forward. He said he would give some
15 ideas of the residential portion and what we were thinking. It is about a third townhomes
16 and two-thirds are detached. It is a bungalow style. They are smaller square footage
17 but they have a higher level of finish than your typical home. We would target empty
18 nesters and some millennials although they are going to be higher price points. The
19 style of the homes with the alleys and the garage off the alleys, two-car garage, but no
20 backyard to live in so you live out of the front of the home. We call it a courtyard style
21 home. There is an outdoor living area to the front that then fronts on the mews or the
22 park spaces. We enclose that with low fence, hedge, or some hard low walls maybe
23 two feet high. In that front area you have your living room and kitchen. You have more
24 outdoor space and there can be outdoor kitchens. It's more of a sitting area and not a
25 grassed play area for children. This style is similar to Spring Lake in Celebration. We
26 developed the land about two and a half years ago. It is 260 lots. About 200 lots have
27 been built on. It is a very similar style. When we approached Steve (Noto) and the City
28 about doing this style of development, we showed him this concept and how it is
29 working so well. It is very similar--mews, small yards, living under the rec area, and very
30 similar level of finishes. We continue to work on the architecture. It's still going to be a
31 few months until we have it finished.

32
33 Mr. Kramer said they had asked if the price points were base or at the end. Base
34 pricing for the townhomes will be about \$350,000 and probably \$400,000-ish starting for
35 the detached. There are the options, the upgrades and all of that gets tacked on.
36 That's our projection with the current market. Subject to what the housing market is
37 doing that day we always try to sell for more if possible. That is generally where we see
38 this going. The style is lower square footage and higher level of finishes on the interior
39 and exterior.

40
41 Chairman Hawkins said the townhomes are going to have entrances on those alleys.
42 He assumed those would be two or three story but on the bottom floor you are going to
43 have a two-car garage.

44
45 Mr. Kramer said that was correct. Every home, townhomes included, has a two-car
46 garage. The townhomes will be two and three story.

1
2 Alternate Member Threlkeld asked why they came up with the design where the top of
3 the townhomes are facing north/south. Instead of facing the street they are on the side
4 and then they face inward.

5
6 Mr. Kramer said talking about the alignment coming down Longwood-Lake Mary Road
7 that is the exact design we used in Celebration along Celebration Boulevard which is a
8 four lane road with a median. It really came out well. We are duplicating it all over the
9 country. It creates a nice streetscape from Longwood-Lake Mary because you are not
10 looking at the backs of homes. You have the mews end at the roadway so we would
11 have landscaping and hardscape. You have these open shots that you look down
12 between the homes. From Longwood-Lake Mary it looks a lot better than just the backs
13 of a bunch of townhomes. Also as you drive down the internal street, it opens up very
14 well to the parking and is the sides of homes and not front. It makes for a nice
15 streetscape versus turning down a road and looking down 50 townhome units all lined
16 up on a street. It is broken up. You have a townhome building then you have a mew
17 and then another townhome. It breaks up versus a row house look.

18
19 Alternate Member Threlkeld said the density seems to tight, especially in corner unit 83.
20 If you look at the entrance at the bottom there, it's like right on the edge.

21
22 Mr. Kramer said it is. There is ten feet between the front of the home and then that
23 back of sidewalk as you come in at the entrance. You would drive in past the gate,
24 make the right, and the driveway is down off the alley behind it. We would run a new
25 wall with a fence across the front to separate that public space of the sidewalk from the
26 private of their front door. It is a dense development. It is high density. It is less dense
27 than an all townhome development which would have been about 200 units. He had
28 some convincing to do with the seller as well. Even though we are dropping in units this
29 alternative is worth it because you get a higher sales price on the detached, you get the
30 courtyard concept. It is dense. That is the new urbanism concept.

31
32 Member Aycoth said he lived in a townhome community in Lake Mary. Parking is going
33 to be a nightmare in here. The neighborhood he lives in was designed as a downsizer,
34 dual income, no kids. It has changed and we have kids all over the place. Even the
35 prices have risen. You have 68 street parking spaces for 138 homes. You are talking
36 about downsizers moving in here and they will have their garages full for a year. You
37 are going to have some severe parking issues for the residents inside the gates. There
38 is no way to avoid it. He said he lives in it.

39
40 Mr. Kramer said one way is deed restrictions of no overnight parking. It really is for
41 guests.

42
43 Member Aycoth questioned that they were going to deed restrict no overnight parking
44 on the streets.

45

1 Mr. Kramer said it could be no overnight or you can do a 36 hour so it is a guest visiting.
2 It's not meant to be a personal parking space.
3
4 Member Aycoth said he understood but he lives in one of these and has seen the
5 results. If people have more than two cars they are going to have to park somewhere.
6 You'll end up with extended families living in here. He was assuming most of these
7 would be three to four bedroom units. You will have extended families living in it.
8
9 Mr. Kramer said he would say two car garages in every home and 68 spaces for 138.
10 That is a lot of parking spaces.
11
12 Member Aycoth said he lives in a community with two car garages in every home.
13 There are 500 homes and just shy of 200 parking spaces and we have had fistfights.
14 He knew there was nothing Planning & Zoning could do because it meets code. He was
15 just pointing that out. It's going to be a problem.
16
17 Member Aycoth asked them to make their gates quiet for people who live near the
18 entrance gates. They all have loud beeping noises and the people who buy those
19 homes are continuously disturbed when the gates open and shut all night long. He said
20 that was a suggestion.
21
22 Chairman Hawkins said on the north side of the townhomes you have 25 townhomes
23 and no on-street parking, maybe four spots. The majority of your 68 on-street parking is
24 at the south end of this project where it's really not needed. If you have one person
25 come visit anybody in those places up there they are going to have to walk three or four
26 blocks. He did think that was very well thought out.
27
28 Mr. Kramer said he appreciated that.
29
30 Chairman Hawkins said we have four items on the agenda all related. Two of them
31 require a recommendation to the Mayor and City Commission. He said he would open
32 up the public hearing for A and B and that is regarding the north commercial part of this
33 project. He reminded anyone who would like to speak if they could limit their comments
34 to where they are not duplicating each other. He said he would not impose a time limit.
35
36 Chairman Hawkins asked if anyone wanted to speak in reference to Items A and/or B.
37 No one came forward and the public hearing was closed.
38
39 Member York said he thought this was a great project. He knew the Economic
40 Development Department in the City was working very hard on this. He said he was
41 happy to approve this.
42
43 Chairman Hawkins agreed. He was in favor of this project. He has made his comments
44 about traffic. He didn't think the traffic would stay the same and thought it was going to
45 get worse. He hoped at the City Commission meeting that the City Commissioners quiz
46 the applicant on the increases in traffic along Washington and what to do about it. He

1 thought it was a high end project and very well thought out. He has looked closely at
2 the plans and all of the items and except for the traffic he was in favor of it.

3
4 Member Aycoth said he liked the project.

5
6 Chairman Hawkins said there was one finding of fact and that is the final subdivision
7 plan shall not become effective until the Mayor and City Commission approves the
8 preliminary subdivision.

9
10 **Justin York moved to approve 2016-PSP-02, Recommendation to the Mayor and**
11 **City Commission for a Preliminary Subdivision Plan for the Griffin Farm Town**
12 **Center located at 114 Longwood-Lake Mary Road with the one Finding of Fact**
13 **from staff, seconded by Sam Aycoth and motion carried unanimously 5 – 0.**

14
15 B. 2016-FSP-03: Request for Final Subdivision Plan approval for the Griffin
16 Farm Town Center located at 114 Longwood-Lake Mary Road. Applicant:
17 Ms. Jennifer Stickler, P.E., Kimley Horn (Public Hearing)

18
19 This item was presented and public hearing held under Item A.

20
21 **Justin York moved to approve 2016-FSP-03, Request for Final Subdivision Plan**
22 **approval for the Griffin Farm Town Center located at 114 Longwood-Lake Mary**
23 **Road with the one Finding of Fact from staff, seconded by Sam Aycoth and**
24 **motion carried unanimously 5 – 0.**

25
26 C. 2016-PSP-05: Recommendation to the Mayor and City Commission
27 regarding a Preliminary Subdivision Plan for the Griffin Farm David Weekley
28 Homes located at 114 Longwood-Lake Mary Road. Applicant: Ms. Jennifer
29 Stickler, P.E., Kimley Horn (Public Hearing)

30
31 Chairman Hawkins asked if anyone wanted to speak in reference to Items C and/or D.
32 No one came forward and the public hearing was closed.

33
34 Member Aycoth said he had great concerns over the number of parking spaces and the
35 location of the parking spaces. At the northern townhomes there is nothing there. They
36 are going to be walking from the commercial lots or the parking garage which will
37 require overnight parking which will exacerbate the enforcement and the parking for the
38 retail sections. He understood the need to get as many revenue producing units on it as
39 possible. From personal experience he had grave concerns about the street level
40 parking.

41
42 Chairman Hawkins said he agreed with everything Member Aycoth said. It's their
43 project and they are the ones who are going to have to police it.

44
45 Member Aycoth said he disagreed. When they leave it falls to the residents—the
46 homeowners' association. He said he lives in one of those units, he was on the

1 homeowners' association board, and was moving as soon as he could because he had
2 been threatened, have had people stop him trying to get out of his garage, and one
3 gentleman threatened to pull a gun on him all over parking. It does fall to the residents
4 and the problems will fall to the City when David Weekley leaves. He didn't think he
5 could support it.

6
7 Alternate Member Threlkeld said he thought it was wrong. It is way too dense. We
8 don't have nearly enough access for cars. It's going to be like a ghetto. He said he
9 didn't like it. David Weekley Homes is an excellent builder and had no problem with
10 that. This design he didn't think was going to function well.

11
12 **Steven Gillis moved to approve 2016-PSP-05, Recommendation to the Mayor and**
13 **City Commission regarding a Preliminary Subdivision Plan for the Griffin Farm**
14 **David Weekley Homes located at 114 Longwood-Lake Mary Road with the seven**
15 **Findings of Fact, seconded by Justin York.**

16
17 Chairman Hawkins said he didn't intend on voting for this item. He didn't think he could
18 recommend this to the Mayor and City Commission because of the lack of on-street
19 parking for this project. That is his sole reason.

20
21 **Vote on Motion:**

22		
23	Scott Threlkeld	Voted No
24	Justin York	Voted Yes
25	Robert Hawkins	Voted No
26	Steven Gillis	Voted Yes
27	Sam Aycoth	Voted No

28
29 **Motion fails 2 – 3.**

30
31 Mr. Omana said as a matter of protocol, since the approval motion did not pass he
32 asked the Board to make a subsequent motion to reflect that the approval did not pass.
33 Since this is a quasi-judicial matter, they need to indicate the reasons why.

34
35 **Sam Aycoth moved to recommend to the Mayor and City Commission that 2016-**
36 **PSP-05, Request for Preliminary Subdivision Plan for the Griffin Farm David**
37 **Weekley Homes be declined, seconded by Steven Gillis.**

38
39 Alternate Member Threlkeld stated his reason was for lack of parking.

40
41 Member Aycoth stated his reason was lack of parking.

42
43 Chairman Hawkins stated his reason was lack of on-street parking.

44
45 **Vote on Motion:**

1 Justin York Voted No
2 Robert Hawkins Voted Yes
3 Steven Gillis Voted No
4 Sam Aycoth Voted Yes
5 Scott Threlkeld Voted Yes

6
7 **Motion approved 3 – 2.**

8
9 D. 2016-FSP-06: Request for Final Subdivision Plan approval for the Griffin
10 Farm David Weekley Homes located at 114 Longwood-Lake Mary Road.
11 Applicant: Ms. Jennifer Stickler, P.E., Kimley Horn (Public Hearing)

12
13 This item was presented and public hearing held under Item C.

14
15 Chairman Hawkins said he had the same concerns of not enough on-street parking and
16 is why he will vote against this.

17
18 Alternate Threlkeld stated lack of parking.

19
20 Member Aycoth stated lack of adequate on-street parking.

21
22 **Justin York moved to approve 2016-FSP-06, Request for Final Subdivision Plan**
23 **approval for the Griffin Farm David Weekley Homes located at 114 Longwood-**
24 **Lake Mary Road, seconded by Steven Gillis.**

25
26 **Vote on Motion:**

27
28 Steven Gillis Voted Yes
29 Sam Aycoth Voted No
30 Scott Threlkeld Voted No
31 Justin York Voted Yes
32 Robert Hawkins Voted No

33
34 **Motion fails 2 – 3.**

35
36 Mr. Omana said consistent with what we did for Item C, he asked for the alternative
37 motion.

38
39 Chairman Hawkins said we passed a motion not to approve the final subdivision.

40
41 Mr. Omana said that was a motion based for approval.

42
43 Chairman Hawkins said we didn't approve it and didn't see the need to vote a second
44 time to not approve.

45

1 Mr. Omana said the first motion didn't pass so the question he is going to be asked is
2 what did they do.

3
4 Chairman Hawkins said because we didn't recommend the preliminary subdivision and
5 that failed. We are considering a final subdivision based on not approving a preliminary
6 subdivision. That's why he asked you if you wanted us to vote on that and we did and
7 we turned that down.

8
9 Mr. Omana said yes, but it is still before you. You still have to take action on it. Even
10 though you didn't approve the other one it is technically still before you and you have to
11 act on it.

12
13 Chairman Hawkins said we will do it your way.

14
15 **Sam Aycoth moved to deny 2016-FSP-06, Request for Final Subdivision Plan for**
16 **the Griffin Farm David Weekley Homes located at 114 Longwood-Lake Mary Road,**
17 **seconded by Scott Threlkeld.**

18
19 Chairman Hawkins asked the Board to state their reasons for voting yea or nay.

20
21 Member Aycoth stated for lack of adequate on-street parking.

22
23 Alternate Member Threlkeld stated for lack of parking.

24
25 Chairman Hawkins stated for lack of on-street parking.

26
27 **Vote on Motion:**

28		
29	Sam Aycoth	Voted Yes
30	Scott Threlkeld	Voted Yes
31	Justin York	Voted No
32	Steven Gillis	Vote No
33	Robert Hawkins	Voted Yes

34
35 **Motion carried 3 – 2.**

36
37 X. Community Development Director's Report

38
39 Mr. Omana had no report at this time.

40
41 Chairman Hawkins asked if there were any updates on the two signs they talked about.

42
43 Mr. Omana said the Florida Hospital folks sent an e-mail last week. They have finalized
44 their design and it is coming in.

45
46 Chairman Hawkins asked about the other people.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

Mr. Omana said the same.

Chairman Hawkins thanked Mr. Omana for following up.

XIII. Adjournment

Justin York moved to adjourn, seconded by Steven Gillis and motion carried unanimously.

There being no further business, the meeting adjourned at 7:35 P.M.

Dr. Robert Hawkins, Chairman

Mary Campbell, Deputy City Clerk

DRAFT



MEMORANDUM

DATE: June 16, 2016

TO: Mayor and City Commission

FROM: Stephen J. Noto, AICP
City Planner

THRU: John Omana, Community Development Director

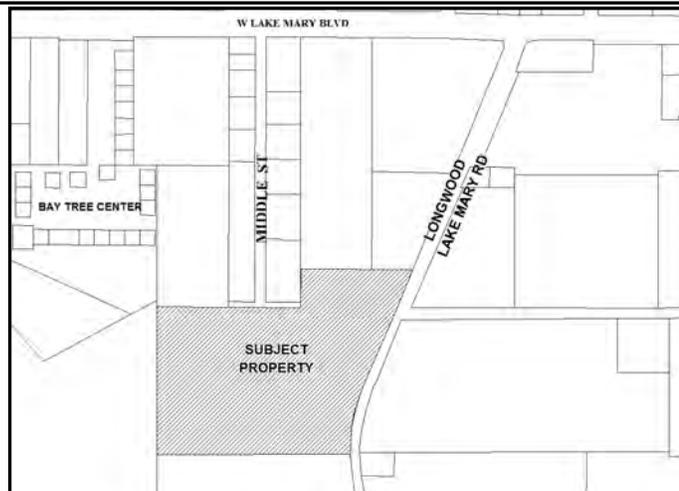
VIA: Jackie Sova, City Manager

SUBJECT: Preliminary Subdivision Plan for the Griffin Farm David Weekley Homes, located at 114 Longwood Lake Mary Rd. Applicant: Ms. Jennifer Stickler, P.E., Kimley Horn (Public Hearing) (Steve Noto, City Planner) (quasi-judicial)

APPLICANT: Ms. Jennifer Stickler, P.E., Kimley Horn

REFERENCE: Griffin Farm at Midtown PUD Agreement, Development Review Committee, City Comprehensive Plan, Code of Ordinances.

REQUEST: The applicant is requesting approval of a Preliminary Subdivision Plan for the Griffin Farm David Weekley Homes project, which is part of the larger +/-34.52 acre, over \$100 million dollar, Griffin Farm at Midtown PUD. The subdivision plans propose to subdivide the existing +/-17.42 acre property into 138 single-family residential lots. The subject property is Lot 6 of the Griffin Farm at Midtown PUD and is being subdivided from the larger Griffin Farm Town Center subdivision plan which is being reviewed concurrently.



DISCUSSION:

Location and History: The subject property is located at the southwest corner of W. Lake Mary Blvd., and Longwood Lake Mary Rd., west of Washington Ave., and contains +/- 17.42 acres.

On March 17, 2016, the Mayor and City Commission adopted both the Comprehensive Plan text and map amendments proposed by the applicant for the +/-34.52 acre Griffin Farm at Midtown project. Those proposals created the Mixed Use Midtown (MUMT) Future Land Use Category, as well as amendment the Future Land Use Category of the subject properties from Commercial (COM) and Restricted Commercial (RCOM) to the new MUMT category. In addition, on April 7, 2016, the Mayor and City Commission approved the Griffin Farm at Midtown Final PUD Plan and Developer's Agreement which vested the project for the following development program:

- Lots 1-3
 - Commercial, not to exceed 150,000 sq. ft.
- Lots 4-5
 - Residential apartments, 265 units
- Lot 6
 - Up to 150 attached or detached single family residential units, under fee-simple ownership.

The Preliminary and Final Subdivision Plans for Lot 6 have been combined and provide for 100% engineering. Please note that Lots 1-83 are attached single-family homes (townhomes), and lots 84-138 are detached single-family homes.

Surrounding Designations:

Zoning

NW C-1/PUD	N C-1/PUD	NE A-1
W Sem. Cty.	SITE PUD	E A-1
SW Sem. Cty.	S Sem. Cty.	SE A-1

Future Land Use

NW COM	N MUMT	NE RR
W Sem. Cty.	SITE MUMT	E RR
SW Sem. Cty.	S Sem. Cty.	SE RR

PRELIMINARY SUBDIVISION PLAN: All bulk requirements outlined below, such as setbacks, parking, etc., have been approved via the PUD Developer's Agreement.

Access and Transportation – Access to the site is provided by two entry points that will be gated. One is located on Longwood Lake Mary Rd., south of Washington Ave., and the other is provided off of the main entry point of the Town Center. The northern entry point, accessible from the Town Center, has a round-a-bout prior to the gates to allow for people who cannot enter to turn around.

The southern entry has a turnabout area prior to the gate to allow for same. In coordination with Seminole County, the applicant is providing a left-turn lane on the northbound segment of Longwood Lake Mary Rd. adjacent to the southern-most entrance.

The homes on all lots will have site access from private internal roadways. All garages will be sized for 2-cars, and will be accessed through alleyways. There are 62 on-street parking spaces provided throughout the development. There are also 4' wide sidewalks throughout, including the open/park tracts outlined below.

Amenities and Open Space – There are a number of open/park space tracts throughout the development, identified as Tracts 1-7, which will have benches and other decorative elements. Tract 2 is a Future Amenity Center Area that includes a pool/cabana area. There are also other open space areas adjacent to Lots 84, 101, and 117, as well as the conservation area of Tract C.

Landscaping and Irrigation – The landscape plan that was provided is in compliance with the requirements of the Final PUD Developer's Agreement. All of the detached single-family lots will have two trees on site. Some lots, such as 16 and 39, have a number of additional trees being planted as a result of the historic tree mitigation. Nine historic trees are being removed due to the infrastructure and building pads required for the project. As a result, the applicant is providing 64 replacement trees throughout the development, which is almost twice as much as what the PUD requires for mitigation. Irrigation throughout the project will be provided by a reuse line to be connected at W. Lake Mary Blvd.

Lots: As previously stated, Lots 1-83 are townhome lots, and lots 84-138 are detached single-family lots. As per the approved PUD Developer's Agreement, the townhome lots have a minimum lot area of 1,200 sq. ft., measuring as 20' x 60'. As these are attached units, all setbacks are 0'.

Detached single-family Lots 84-138 have a minimum lot area of 1,820 square ft., with varying widths, but depths of 70'. The setbacks for these lots are as follows: Front 5', Side 3', and Rear 5'. This is in compliance with the PUD Developer's Agreement.

Water/Sewer, and Stormwater – Water and sewer connections will be made at existing facilities in the adjacent ROW's and Town Center infrastructure. The sewer connection will be made at the northern access to the site. Water connections will be made in two points adjacent to Longwood Lake Mary Rd. Stormwater will be facilitated by a wet detention pond located on Tract B, along the west side of the project area. As seen on Sheet C8.0, the detention pond in Tract B includes a retaining wall, which will have a 6' tall fence on top as well as a 4' tall hedge row per the PUD for safety purposes. There is also a littoral zone around the perimeter of the pond to provide for treatment. The overall design of the pond meets code. The fence will run adjacent to Lots 127-138 and the western boundary of Tract 1. As outlined in the Griffin Farm Town Center staff report, Tract B also acts as the stormwater detention area for the apartment lots, 4 & 5.

PLANNING & ZONING BOARD: At their Monday, June 6, 2016 meeting, the Planning & Zoning Board recommended denial, 3-2, of the Preliminary Subdivision Plan for the Griffin Farm David Weekley Project, because of a lack of on-street parking.

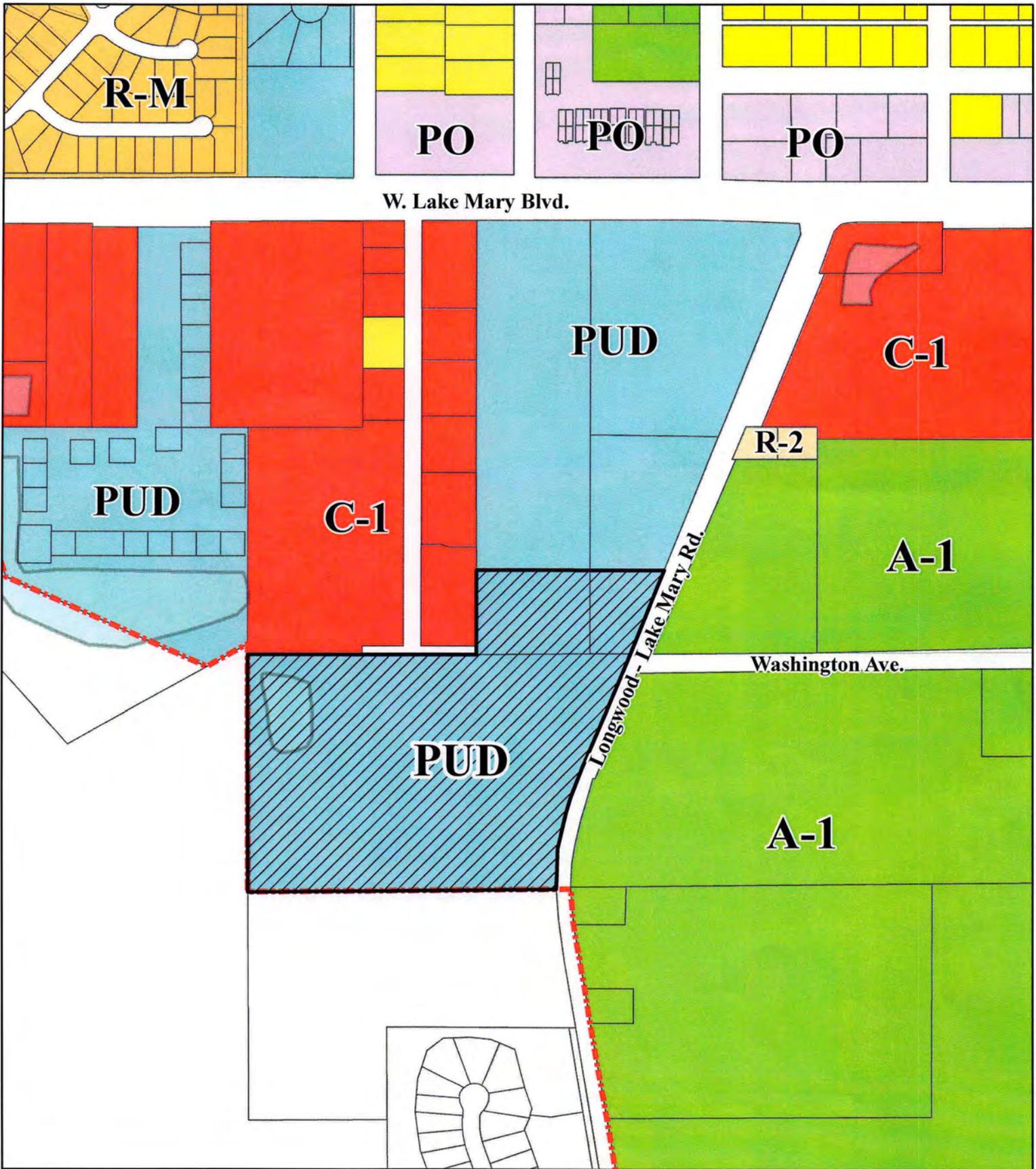
STAFF NOTE: At that same Monday, June 6, 2016 meeting, the Planning & Zoning Board denied, on a vote of 3-2, the Final Subdivision Plan for the Griffin Farm David Weekley Project. The reason for denial was because of a lack of on-street parking.

FINDINGS OF FACT: Staff finds that the request for Preliminary Subdivision Plan is consistent with the relevant criteria of the Griffin Farm at Midtown PUD Developer's Agreement, the City's Code of Ordinances and Comprehensive Plan and recommends approval with the following conditions:

1. Street lighting shall be shown on the site construction permit plans.
2. The irrigation water meter shall be provided at the northwest corner of the Town Center portion of the project, adjacent to W. Lake Mary Blvd.
3. The fence on top of the detention pond in Tract B shall be 4'-6' tall, and buffered with a minimum 4' tall hedge row, per the PUD.
4. The community water main will be privately owned & maintained by the HOA.
5. HOA ownership of water main is clearly documented in deed restrictions and in the PSP plans.
6. Back flow preventer (BFP) at each connection of private to public main.
7. City standard requires BFP on home side of individual meters. The BFP can be underground in a valve box.

ATTACHMENTS:

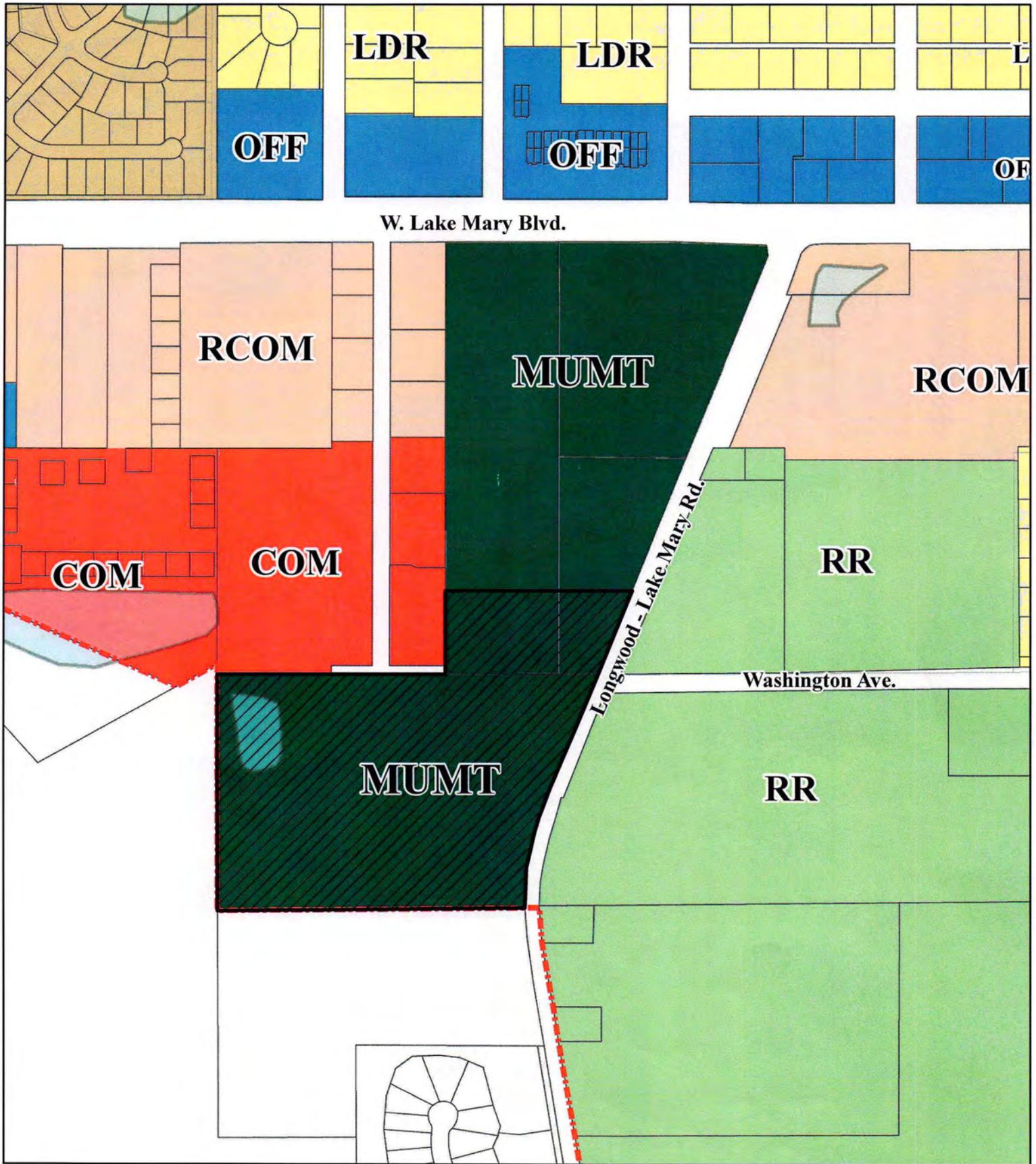
- Location Map
- Zoning Map
- Future Land Use Map
- Aerial Map
- 8.5" x 11" Sheet C-4
- Griffin Farm David Weekley Preliminary Subdivision Plan
- June 6, 2016 Planning & Zoning Board Minutes



Zoning Map

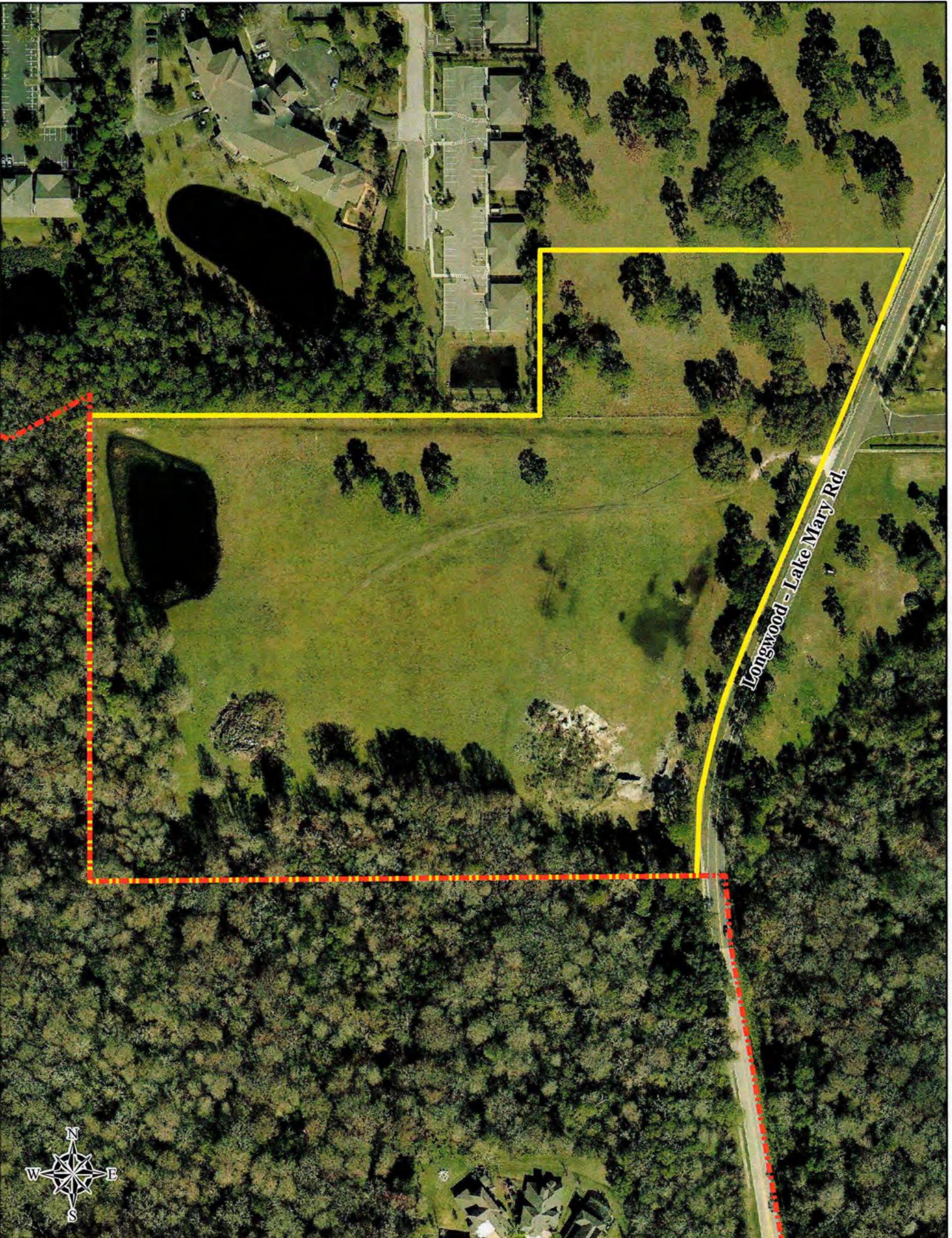
Griffin Farm - David Weekly Homes





Future Land Use Map
 Griffin Farm - David Weekly Homes





Longwood - Lake Mary Rd.



1 MINUTES OF THE SPECIAL CALLED LAKE MARY PLANNING & ZONING BOARD
2 MEETING held June 6, 2016, 6:00 P.M., Lake Mary City Commission Chambers, 100
3 North Country Club Road, Lake Mary, Florida.

4
5 I. Call to Order

6
7 The meeting was called to order by Chairman Robert Hawkins at 6:00 P.M.

8
9 II. Moment of Silence

10
11 III. Pledge of Allegiance

12
13 IV. Roll Call – Determination of a Quorum

- | | | |
|----|---------------------------------------|----------------------------------|
| 14 | Chairman Robert Hawkins | John Omana, Community Dev. Dir. |
| 15 | Vice Chairman Colleen Taylor – Absent | Steve Noto, City Planner |
| 16 | Member Justin York | Tom Tomerlin, Economic Dev. Dir. |
| 17 | Member Steven Gillis | Mary Campbell, Deputy City Clerk |
| 18 | Member Sam Aycoth | |
| 19 | Alternate Member Scott Threlkeld | |

20
21
22 V. Approval of Planning & Zoning Board Minutes – May 24, 2016

23
24 **Steven Gillis moved to approve the May 24, 2016, Planning & Zoning Board**
25 **minutes, seconded by Justin York and motion carried unanimously 5 – 0.**

26
27 VI. Citizen Participation: This is an opportunity for anyone to come forward and
28 address this Board on any matter relating to this Board or its actions. This also
29 includes: 1) any item not specifically listed on a previous agenda but discussed
30 at a previous board meeting; or 2) any item on tonight’s agenda not labeled as a
31 public hearing. Items requiring a public hearing are generally so noted on the
32 agenda and public input will be taken when the item is considered.

33
34 No one came forward at this time and citizen participation was closed.

35
36 VII. P&Z Public Participation Process:

37
38 City staff and the applicant, or the agent for the applicant, will make their
39 presentations first, followed by questions from the Planning and Zoning Board
40 members. After the presentations from staff and the applicant, the chairman will
41 open the public hearing portion of the meeting to allow interested parties to
42 speak for or against the item being considered. The public is instructed to keep
43 their presentation factual, not be redundant, and to direct all comments to the
44 Board, not to the applicant or staff. From time to time, it may become necessary
45 for the Chairman to limit the time that speakers may have. If a time limit is to be
46 imposed, it will be announced at the time that the public hearing is opened. If a

1 speaker wishes to be heard for the record but does not have any new information
2 regarding the item being considered, the speaker shall give his/her name and
3 address for the record and state that they agree with the presentation made by a
4 previous speaker, giving the specific name of the person. When the Chairman
5 believes that no additional information is forthcoming, the Chairman shall close
6 the public hearing portion of the meeting.
7

8 VIII. Old Business

9
10 There was no old business to discuss at this time.
11

12 IX. New Business

13
14 Chairman Hawkins said there are four items in New Business all related. Items A and B
15 will be considered together and Items C and D will be considered together but they will
16 have separate votes.
17

- 18 A. 2016-PSP-02: Recommendation to the Mayor and City Commission regarding
19 a Preliminary Subdivision Plan for the Griffin Farm Town Center located at
20 114 Longwood-Lake Mary Road. Applicant: Ms. Jennifer Stickler, P.E.,
21 Kimley Horn (Public Hearing)
22

23 Mr. Omana said all four items are quasi-judicial and there is a sign-in sheet in the back
24 of the room for anyone who wishes to sign in and be kept abreast of each of these
25 items.
26

27 Mr. Noto thanked the Board for being flexible with them on the scheduling.
28

29 Mr. Noto said Items A through D are interrelated. He showed the full subdivision plan
30 on the overhead. We came before the Board earlier this year and later in the year 2015
31 for comp plan amendments, rezoning of the subject property (+/-35 acres), going from
32 A-1 Agricultural to PUD for the Griffin Farm at Midtown PUD. We changed the comp
33 plan to a new designation of MUMT Mixed Use Midtown to allow for this type of project.
34 The City Commission approved all the entitlements related to this project on April 7th.
35 The full developer's agreement and the rezoning have been finalized.
36

37 Mr. Noto said have a mixture if items. We have the Preliminary Subdivision for the
38 Griffin Farm Town Center. He showed Sheet C-1A from the town center plan on the
39 overhead. The Griffin Farm Town Center plan encompasses the entire +/- 34.5 acres.
40 Six lots with the associated tracts subdivides the land from what it is now from four lots
41 to six lots. He pointed out an existing property line on the exhibit that is being shifted to
42 the north to allow for the new subdivision. That's the preliminary and final subdivision
43 plan for the Griffin Farm Town Center.
44

45 Mr. Noto said the third and fourth items are for the Griffin Farm David Weekley Homes
46 project which is on Lot 6. From a procedural standpoint, the Board is making a

1 recommendation to the Mayor and City Commission on the preliminary subdivision plan.
2 The final subdivision ends tonight; however, it is contingent upon the Commission's
3 action at their meeting next Thursday.

4
5 Mr. Noto said on April 7th the City Commission approved the final PUD developer's
6 agreement for the Griffin Farm at Midtown project. The items before the Board tonight
7 are the preliminary and final engineering. He said he would talk about the town center
8 side first which includes commercial and the apartment buildings. From a design
9 perspective, we haven't really seen any changes. It is the same number of buildings,
10 same number of parking spaces, the traffic impacts are the same, and they did not
11 increase density from the rezone that was approved in April.

12
13 Mr. Noto said he would take them from west to east as a reminder of what's going to
14 happen on the Boulevard. There is the entryway at the post office that is being
15 reconfigured. Right now it is full access through the median and is a mess out there
16 today. They are adding a raised separator so if you're going east and west on the
17 Boulevard, you can only make a left turn. If you want to leave the post office from their
18 easternmost access point and go westbound, you would have to turn right and go to the
19 new traffic signal located at the main entrance of the development and do a U-turn.
20 They are adding new turn lanes as a result of the new signal on both the east and
21 westbound approaches. Lake Mary Boulevard is a County roadway so all of this was
22 reviewed in concert with the Seminole County Engineering folks. That is a design that
23 has not changed since the Board saw the final PUD plans several months ago.

24
25 Mr. Noto said he would talk about the entry feature at the northeast corner of the plaza.
26 You don't see anything fancy on this plan and you did get the landscape plans in the
27 packets that showed a nice black and white version. Today we received a colored
28 rendering of the enhancement that is going to occur at the northeast corner. He
29 showed the rendering on the overhead. This will be an entry feature not only into
30 Midtown but also an entry feature into the City as you're driving north on Longwood-
31 Lake Mary Road. Surrounding the fountain feature are high end medjool palm trees
32 and other landscaping that is tied in with the buffer on the north side of the project.

33
34 Mr. Noto said Buildings A, B, D, E and F are retail in nature. Building D called for an
35 Earth Fare Grocer which an organic type grocery store that would be new to the Central
36 Florida area. Building C is currently slated as a 24-hour two-story fitness facility.
37 Behind that is the three-story parking garage. In front of that as part of Lot 3 is Building
38 K which is a retail out building. Those renderings of the parking garage will act as a
39 nice buffer to the eastern façade of the garage. There is also a number of retail out
40 buildings fronting Longwood-Lake Mary Road.

41
42 Chairman Hawkins asked if Building A was the only one with drive thru.

43
44 Mr. Noto said that was correct. In the developer's agreement that allows for retail uses
45 and they added a caveat for the drive thru that if was going to serve food, it essentially
46 had to be a drive thru deli. There are a number of uses that we restricted to avoid

1 certain types of uses being located there. It can be a bank or drive thru deli, donut type
2 of shop. That is the only drive thru in the entire development.

3
4 Mr. Noto said Lots 4 and 5 are the two five-story apartment buildings. There is a grand
5 total of 265 apartment units between the two of them. On one of the sheets is a call out
6 of some of the amenities that will be within the apartment buildings. In the middle of the
7 western apartment building will be a courtyard area, swimming pool, and outdoor grills.
8 At the eastern structure they have a bocce ball court, small amphitheater, grilling areas,
9 and some other outdoor features for the residents of the apartment complex.

10
11 Mr. Noto said over 1,000 parking spaces will be available throughout the Town Center
12 including on-street parking through the main boulevard from Lake Mary Boulevard. The
13 parking garage on its own has roughly 600 spaces throughout the three levels.

14
15 Mr. Noto said talking about the landscape feature, as part of the preliminary and final
16 engineering they did provide full landscape plans. He showed part of the landscape
17 plan including a tree survey on the overhead. There are a number of trees that have to
18 be removed including a number of historic trees. They are providing a 4:1 ratio of
19 replacement trees for the historic trees that have to be removed. They are replacing
20 those throughout the site. In addition they are providing the entry feature at the
21 northeast corner of the project.

22
23 Chairman Hawkins said for all those buildings on the perimeter, he asked if they were
24 going to be dual entry facades.

25
26 Mr. Noto said it was his understanding the entryways will be off the internal inside of the
27 site. However, the facades of the buildings will be similar.

28
29 Chairman Hawkins said there is not going to be any back entry façade as if we are
30 driving through the back of a shopping center where there are trash cans and ugly
31 doors.

32
33 Mr. Noto said that was correct.

34
35 Mr. Noto said when we brought forth the final PUD, Lot 6 was just a blank shape. At
36 that time there was not a developer involved with Lot 6 so we showed it as a future
37 subdivision. However, the entitlements allowed for 150 townhomes and single family
38 units. At one point it was up to 200. What we have before the Board this evening is a
39 138 unit subdivision project that is being proposed by David Weekley Homes. We are
40 excited about this project because it is something unique to the City as it relates to
41 design. It is more than a townhome project and a detached single family home project.
42 The townhomes are located on the northern side of the project and along the eastern
43 boundary abutting Longwood-Lake Mary Road. There is a roundabout point as you
44 drive south along the main drag into the development. That roundabout will have a
45 gate. The second access point is further to the south off of Longwood-Lake Mary Road
46 which will also be gated. They are adding a left turn lane on Longwood-Lake Mary

1 Road. Longwood-Lake Mary Road is also a County road so this design was flushed out
2 with the County Engineering folks and they are still working on some tweaks to finalize
3 the length of that left turn lane. As it is proposed right now it does meet the County's
4 needs.

5
6 Mr. Noto showed some exhibits from the landscape plan on Sheet L-1. On the south
7 side of the screen is part of the entry road. You can see some on-street parking to the
8 bottom. The purpose of this slide is to show you one of the amenity areas that is
9 adjacent to the detached bungalow homes. Some of you have been to Baldwin Park,
10 Celebration, or Avalon Park and are familiar with a more urbanism style design of those
11 developments where you have a very small side yard, rear yard, and front yard
12 setbacks. To go along with that you have these open space areas that act as
13 meandering pathways and other things. This design is based off of a David Weekley
14 project in Celebration and showed some concepts of that development on the overhead.
15 This is more of the smart growth urbanism type of development. Things that were
16 popular 100+ years ago are coming back with force and you will see this type of
17 development design as part of the David Weekley project. He showed some elevations
18 on the overhead. He said not to say these are the elevations we are going to have but
19 are examples of something similar they have done in the area.

20
21 Chairman Hawkins asked if they would all have two-car garages.

22
23 Mr. Noto said they would all have two-car garages. There will be 68 on-street parking
24 spaces throughout and no parking in the alleyways. These will be rear load homes. As
25 you drive into the development from Longwood-Lake Mary Road and for example lived
26 in Lot 90, you can go straight ahead and up the alleyway and park in your two-car
27 garage or you could park in one of the on-street spaces. He pointed out the front of the
28 home. All fronts of the homes will be on the street creating that new urbanist style
29 where you have homes right up on the sidewalk and small front yards. He pointed out
30 some open space areas. Depending on what lot you purchase you will have different
31 types of amenities to look at. The open space areas will be amenitized with benches,
32 pergolas, and enhanced landscaping.

33
34 Mr. Noto said Tract B to the left of the screen is the detention pond for Lot 6 and Lots 4
35 and 5. That detention pond will have a fountain to add more flair. As provided in the
36 final PUD, Tract C is a conservation tract. As it relates to Soldiers Creek further to the
37 south, they had certain setbacks and buffers they were required to comply with as part
38 of the PUD. Tract C will be dedicated as a conservation easement when we get to the
39 platting stage of the project.

40
41 Member Aycoth said for the homes on Tract B with rear entry garages he didn't see a
42 street behind them.

43
44 Mr. Noto said he stands mistaken. Those homes are all front load. That will be the one
45 unique area of the development. Everything else will be rear load. Those lots will have
46 front load garages. He pointed out the location of the driveways and the garages will be

1 in the front. That will be like the standard single family home you would see elsewhere
2 in the City.

3
4 Mr. Noto showed the full landscape plan on the overhead. They have gone above and
5 beyond in their landscaping. All the lots have at least one to two trees on them. Some
6 historic trees do have to be removed. They almost doubled up on their mitigation. They
7 are required to have 36 replacement trees and they are providing 64 replacement trees
8 as a result of the historic trees that have to be removed. There is one historic tree we
9 had our eyes on along the townhome lots that we were asking them to look at to
10 potentially save. We are still working with them on that. There are some elevation
11 issues and just the size of the tree may impact more than one lot. It may or may not be
12 feasible but we are still having that discussion with them.

13
14 Chairman Hawkins asked where that tree was located.

15
16 Mr. Noto said at Lot 60. He pointed out the location on the overhead. It is a large
17 historic tree and said let's see what you can do to save it if possible. There are some
18 elevation challenges and it's such a large tree that its canopy may be too big. As a
19 result of the construction that has to happen it may not be worth saving because it may
20 just end up dying anyway. We will work with them on that as we move forward.

21
22 Mr. Noto said we have a number of conditions of approval for the David Weekley portion
23 of the project and wanted to clarify a couple based on discussions that occurred after
24 the packet went out. Conditions 1, 2, and 3 are unchanged. Condition 4 having to do
25 with the fence on top of the detention pond in Tract B says it shall be six foot tall. He
26 amended that to say four to six feet tall to be compliant with the PUD word for word. A
27 number of these remaining conditions 5 through 12 were the result of discussions with
28 Public Works. Further discussions based on how they are going to do meter readings
29 and such have nullified Conditions 7, 8, 9, 11 and 12. Based on your recommendation
30 those conditions can be removed.

31
32 Mr. Noto said the stormwater for Lot 6 will be handled by Tract B, the detention pond.
33 Further north we have underground storage of stormwater for Lots 1, 2 and 3. Lots 4
34 and 5 will also be draining to the stormwater pond at the southwest corner of the
35 project.

36
37 Mr. Noto said as it relates to Items A and B which are 2016-PSP-02 and 2016-FSP-03,
38 staff is recommending approval of both items. As a reminder you are making a
39 recommendation to the Mayor and City Commission for the preliminary subdivision.
40 The final subdivision item ends tonight but is contingent on the Commission's action on
41 the preliminary next Thursday (June 16th).

42
43 Mr. Noto said as it relates to items 2016-PSP-05 and 2016-FSP-06, which is the David
44 Weekley portion, staff is recommending approval with the seven conditions. The
45 preliminary is a recommendation to the Mayor and City Commission and the final is

1 contingent upon the Commission approving it at their meeting next Thursday (June
2 16th).

3
4 Mr. Noto said he was available for questions and noted the applicant was present.

5
6 Mr. Omana asked Mr. Noto to elaborate on the David Weekley portion of the project as
7 far as square footages and if there are any price ranges made available to us.

8
9 Mr. Noto said price range for the townhomes is upper 300's and the bungalow homes
10 mid to upper 400's. The minimum square footage for the townhomes is 1,500 square
11 feet and minimum square footage of the bungalow homes is 1,800 square feet. Most of
12 these are two and three story units. You will not see a one story out there.

13
14 Member Aycoth asked if those would be starting prices or out the door prices.

15
16 Mr. Noto said it was his understanding those are starting prices conceptually.

17
18 Chairman Hawkins asked if they had traffic figures.

19
20 Mr. Noto said as part of the final PUD review, the applicant did a full traffic study. The
21 review that was done by the County they looked at this a couple of different ways. If we
22 went C-1 and C-2 General Commercial we could see several big box stores with some
23 commercial. Your standard development with no internal capture. They did a review of
24 that and came up with somewhere between 6,000 and 10,000 trips per day. In bringing
25 in a development like this where you have a mixture of uses, the ITE traffic manual
26 allows you to discount a certain percentage of trips for internal capture. It explains
27 itself. If someone lives in the multi-family building they could walk to the retail. If you
28 arrive there for one retail then you will stay in the development to go to the other retail.
29 That brought the count down to 6,000 trips per day which is less than the max of
30 10,000.

31
32 Mr. Noto said they took that information to Seminole County, presented what they
33 wanted to do which was adding the signal at the main entry point with the associated
34 turn lanes. He emphasized that the County separate from this is doing a study for the
35 one cent sales tax projects that will be done. One of those projects is a study and
36 improvements of the intersections along Lake Mary Boulevard. They are also looking at
37 the whole segment of Longwood-Lake Mary Road from Lake Mary Boulevard going
38 south. When they met with the County and got their preliminary approvals, they gave
39 the go ahead for the signal, the turn lanes, and adjusting the post office entrance. They
40 recently gave them the go ahead to add the left turn into the David Weekley portion of
41 the project. The County is going to continue studying the Boulevard and Longwood-
42 Lake Mary Road separate from this project as part of the one cent sales tax projects.
43 He asked Chairman Hawkins if that answered his question.

44
45 Chairman Hawkins said sort of. Six thousand is trips per day. He said he was more
46 interested in how many cars can stack up in the turning lanes and how many people are

1 going to be going in per signal. His concern about this project is he believed it is going
2 to choke Lake Mary Boulevard along here. He didn't see turning capacity for people
3 waiting to go eastbound at the light. There is not room for more than four or five cars.
4 It's the same going westbound at the light. He didn't understand why these turning
5 lanes aren't double wide or longer. He expressed a concern of the westbound turning
6 lane onto Longwood-Lake Mary Road which really isn't part of this project. He asked
7 the eastbound traffic count going into this site is at the signal per turn of the light. He
8 was saying it's more than four or five cars.

9
10 Mr. Noto said Mr. Morris coordinated closely with the County during review of the
11 project and would probably be best to provide input on that.

12
13 Randy Morris, 323 West Trotter Drive, Maitland, Florida, came forward representing the
14 applicant. Also with us tonight is Jennifer Stickler with Kimley Horn and Kevin Kramer
15 with David Weekley Homes who will be talking later to answer questions on that project.
16 He said he was answering questions on off-site improvements and everything but the
17 townhome portion.

18
19 Mr. Morris said the traffic study we did was by Turgut Dervish. The County then
20 reviewed our traffic study with their traffic engineer which is Kittleston and that is the
21 same one the City uses on parts of this project. It has been reviewed not just as a
22 suggestion by us but has been reviewed and a critical assessment by the County, not to
23 mention the County's Traffic Engineer. They assigned a direct internal traffic engineer
24 on this study.

25
26 Mr. Morris said to a layman certain things may not seem as though there is capacity. If
27 you take a look at the Lake Mary Centre and look at the stacking capacity pulling into
28 there westbound, that's a regional shopping center with 350,000 square feet of
29 commercial. You will not see anything significantly different on that than here. We also
30 have two entryways that directly face Lake Mary Boulevard but the one with the traffic
31 signal, which is timed directly with the Longwood-Lake Mary signal, left turn movements
32 in the westbound lanes Dr. Hawkins is referring to have two options to go there. They
33 have a dual left. We are improving Longwood-Lake Mary Road. Right now it is a
34 critical quick merge and it's a mess. That hurts our project. We cannot have our
35 retailers have problems with traffic getting in. It's not like we just dump the traffic on
36 Lake Mary and pray that somebody is going to want to come in. If there is a difficult
37 access problem, unless we have some enormously attractive retail, we are setting up a
38 dual way to get there. You have the option of making the dual left off of Lake Mary
39 Boulevard with now dual lanes to come down. Mr. Noto pointed out the Longwood-Lake
40 Mary entrance on the exhibit. Mr. Morris said we have a right turn in there and we also
41 have a dedicated left turn if you are going northbound and you have a blocking barrier
42 we are setting up there. You don't just have the main entrance. If you jump to Lake
43 Mary Boulevard you have the traffic signal there.

44
45 Mr. Morris said the proposal here believes the traffic will move at a better rate on the
46 east/west access on Lake Mary Boulevard because we are taking care of a major safety

1 hazard which is not part of our project. We suggested this and the County and the City
2 liked it which is the post office that is another critical concern. We are also blocking the
3 cut thru traffic that can occur on the north. We are putting a device in there that blocks
4 the cut thru and controls the turn movements. The stacking capacity is more than
5 adequate. Nowhere does level of service of the intersections fail by the dual studies
6 that have reviewed this. It is a net increase in improvement in the traffic system.

7
8 Mr. Morris said what Mr. Noto alluded to is the County is looking at something that is
9 interesting. Because of the excess revenues generated that weren't anticipated on the
10 Third Generation One Cent Sales Tax, because of this request that we made, they are
11 looking at Longwood-Lake Mary Road from Lake Mary Boulevard all the way to Ronald
12 Reagan Boulevard as being four laned or a three lane option which solves a lot of
13 problems at the The Crossings entrance, the high school entrance, and whatever that
14 turn is on Greenway that takes you to the library. That's all being looked at as a
15 Genesis of this project.

16
17 Mr. Morris said we are not doing a full presentation tonight because we have done that
18 full presentation before and we knew Mr. Noto would cover the highlights of the
19 changes since we last saw it. We have more parking and we have more vegetation and
20 trees going in than the code calls for. We have lowered the density of the townhomes
21 and the total count of the multi-family. All of those are changes since we last talked to
22 you. We believe this is an economically viable project. We think it is a model project for
23 the City. Unicorp is extremely excited about the commercial element because of the
24 need on this part of the City for this type of commercial which doesn't exist unless you
25 go to the far western portion and traverse what becomes a much heavier traveled Lake
26 Mary Boulevard than this section. A lot of your traffic before was running all the way to
27 Rinehart Road or to the Publix there. This shortens the number of trips that people
28 might make from a store/retail side and an entertainment side if we call exercise
29 entertainment. Some people call it pain but for other people it is an entertainment
30 option in terms of how they spend their leisure time.

31
32 Mr. Morris said the internal capture is critically important and was alluded to by Mr.
33 Noto. It is a 22% internal capture rate which is where you are really getting into a high
34 rate of walkability. While Lake Mary is known for its trails it is not a high walkability
35 rated city. The scales you can go on line and take a look at walkability and your city is
36 actually rated in certain sections of it. Most of the scores in this area run about 22% to
37 25% which means you are totally car dependent. This development is not car
38 dependent. The 22% internal capture is a different number that represents that.

39
40 Mr. Morris said at certain times it has been pleasurable and it ended up pleasurable but
41 we have had a very productive workout with your staff. We have been most impressed
42 with their concerns and their ideas that they brought to us to make this a better project,
43 not including the comments at this Board and the comments at the City Commission.

44
45 Mr. Morris said he has been involved in government for a long time on both sides of the
46 dais. The cooperation between the City and the County on the road review was

1 extraordinary and you don't normally see that. You normally see turf fights. Normally it
2 is not pleasant. Normally it is one party dictating to the other what they'll do. In this
3 case with two county roads and a city project, he thought the cooperation between them
4 and was pleasantly surprised at the workouts and the commonsense solutions that
5 came about from this. We owe a debt of gratitude. Speaking for Unicorp and speaking
6 for the owners of this project, we can't say enough about your staff. We can't say
7 enough about their cooperation with us and the County.

8
9 Member York asked if they would be able to discuss issues with parking. A concern we
10 had was to make sure it is continuously attractive to retailers was the parking around
11 the D to J area remain retail only and you wouldn't have residents parking there. He
12 asked Mr. Morris to address that issue.

13
14 Mr. Morris said we looked at that. We have an agreement for code enforcement. The
15 best thing we can do is sign it and we can try to notify people based on violations for our
16 retailers. Building J is the closest to the apartments and is the area Mr. York was
17 referring to because it's a very direct route versus going into the parking garage and
18 was a concern you had. There will be a retail association and an HOA association and
19 they can do the stickers and all of that. We have more parking than the code requires.
20 If any of you have been at the Colonial Town Center and seen the parking nightmare
21 that occurs on Thursday, Friday and Saturday nights, they are putting these gigantic
22 orange stickers when you park in the non-parking bays even though it is not marked. If
23 you park there this sticker is put on the driver's side and it says next time you will be
24 towed. It has a number you can call which is the property manager. He said he had one
25 of those put on and when you try to remove it, you can't get it off and you need a blade.
26 It is very effective. He was not saying that is the methodology we would use. We don't
27 know this is a problem until it is a problem but we will sign and try to control, plus it
28 affects and hurts our retailers.

29
30 Member York asked if any assessments had been done with the police department or
31 fire to see if any additional resources or personnel might be needed to accommodate an
32 influx of new residents because this is coming in conjunction with Washington Avenue.

33
34 Mr. Morris said through the DRC process all of your departments reviewed the needs
35 and necessities. He didn't know if it would be more appropriate for Mr. Noto or Mr.
36 Omana to answer that question. He said he could say it was all fine but they may say
37 something else. Washington Avenue is a small project compared to this.

38
39 Mr. Noto said as far as staffing and other equipment, it is something that is usually
40 handled by those two department heads and the City Manager. From an impact fee
41 perspective, we did a quick estimate on just the David Weekley portion for water/sewer
42 impact fees and we are looking at quite a large amount of money coming in. There will
43 be a lot of fire and police impact fees that will be paid as part of this project. What those
44 fees are used for he can't say but is something we can coordinate with the City
45 Manager.

1 Member York said it could be equipment update or personnel.
2
3 Mr. Noto said right.
4
5 Mr. Morris said this shows the final draft and doesn't show the existing condition. The
6 queue westbound and eastbound on those turn lanes at Longwood-Lake Mary Road are
7 both being expanded. They are both being lengthened. The queue is currently shorter.
8 This reflects a higher capacity for storage even though you are going to see a lot more
9 people make the U-turn at the new intersection and you can see the queue there. If you
10 take the amount of U-turns because there is not that many left turns in this area
11 particularly at Longwood-Lake Mary Road because there only that one office but you
12 now have two left turn movements depending on what you see in the queue.
13
14 Mr. Noto showed the existing length and the proposed length on the exhibit.
15
16 Chairman Hawkins asked the estimated increase in daily trips on Washington as a
17 result of this project.
18
19 Mr. Morris said he didn't have the traffic study but would get that information to him in
20 terms of what it is. It is what a traffic engineer would call diminimus which means a
21 minor amount and is generally less than a 10% increase. He said he didn't know the
22 true number. We did look at that. It's very hard to gauge. Most movements going up
23 Longwood-Lake Mary Road are trying to make a left turn and not a right turn. At peak
24 hour for the elementary school you see some changes there because a lot of the cut
25 thru is for the elementary school cutting over. They aren't going Lake Mary Boulevard
26 because they see a stack problem at the light and they want to go faster and they cut
27 over.
28
29 Chairman Hawkins said right now all the cut thru on the backroads of the City of Lake
30 Mary is because of the railroad tracks and SunRail. Speaking from personal experience
31 traffic backs up at this intersection most days almost back to Rinehart. When that
32 happens and people have traffic apps that show them it is backed up, before they even
33 get to Rinehart Road they go down Lake Emma or turn down Greenwood Lakes. They
34 go the back way through Greenwood Lakes and come out on Longwood-Lake Mary
35 Road and go down Washington. He hasn't seen an appreciable improvement from
36 what the County and SunRail have done to improve the traffic at rush hour between
37 4:00 and 6:00 in the evening. They haven't appreciably made any changes to correct
38 the traffic signal.
39
40 Mr. Morris asked Chairman Hawkins if he was talking about Country Club.
41
42 Chairman Hawkins answered affirmatively. The arms and the light still go down when
43 the train approaches the southbound station even though there is no train that goes
44 through. It recycles all the lights. Thirty seconds after it comes out of the station the
45 arms go down and still the same thing happens. That has created a negative impact for
46 the City of Lake Mary. It has created an overall positive impact for people who use

1 SunRail. He said he was seriously asking what is going to be the increase in trips down
2 Washington as opposed to what it currently is. Washington is a two-lane lane. It is not
3 even a street. It has sidewalks part way down, it has no retention, it has nowhere for
4 anybody to pass. For the people who live along Washington, it's going to be a serious
5 concern if your project increases cut thru traffic to avoid Lake Mary Boulevard because
6 it is backed up at both of your traffic signals. He said that was his only serious concern
7 with this project.

8
9 Mr. Morris said he understood the concern. The SunRail was not an issue he could
10 control.

11
12 Chairman Hawkins said it is already a bad issue. He said he was promising it is going
13 to get worse. If Mr. Morris lived where he used to live off of Clermont he would
14 understand what he was saying about that. If you traveled this road every day you
15 would understand.

16
17 Mr. Morris said he used to travel this road every day and if you asked the question that
18 in 20 years is the situation going to improve he would say it is not. The question is in
19 terms of level of service.

20
21 Chairman Hawkins asked the level of service for Lake Mary Boulevard now.

22
23 Mr. Morris said it depends on where you are. Certain sections are C, certain sections
24 are D. We are not having an appreciable impact moving any level of service. He said
25 to remember we are getting the drive by capture that people would go further to the
26 west. What you are appreciably looking at is some of the homes and apartments being
27 built. We can't solve the problems for SunRail.

28
29 Chairman Hawkins said he wasn't saying you can nor are you supposed to. He was
30 saying there is an existing problem and didn't believe this development was going to
31 make it better.

32
33 Mr. Morris said he didn't think it makes it better.

34
35 Chairman Hawkins said that is why he is asking for the people of Washington how many
36 more trips a day cut thru traffic is there going to be.

37
38 Mr. Morris said as he answered the question earlier he didn't have the traffic study in
39 front of him.

40
41 Chairman Hawkins said he thought part of a final subdivision review should be traffic
42 and there should be traffic numbers included for such a big project.

43
44 Mr. Morris said we have submitted those. They are here but don't have them handy.
45 We don't have our traffic engineer here.

46

1 Chairman Hawkins said they can't be here and you not have them handy. He said he
2 was really serious.

3
4 Mr. Morris said he was serious too.

5
6 Chairman Hawkins said this was a concern of his. He said he wasn't trying to be
7 argumentative because he really liked this project but was concerned for the people of
8 Lake Mary and the people of Washington who will have to put up with additional traffic.

9
10 Mr. Morris said he understood.

11
12 Mr. Omana asked to address that issue. When the project first came in his beef was
13 Washington. He said his first comment was there is no way this project is going to line
14 up with Washington. They modified their plan accordingly. Procedurally this project
15 had its traffic analysis and review done as part of the final PUD for purposes of vesting.
16 We were an absolute pain in the neck with the County, with their traffic engineers, with
17 Randy's consultant to address the level of service issues, the intersection improvement
18 issues, and the Washington Avenue issues because we had the same concern. Human
19 nature being what it is, you can engineer this thing until you are blue in the face. People
20 are going to cut through and how do we address that issue. If this project had not
21 complied with the traffic analysis and methodologies agreed to by all the engineers,
22 including the City's engineers, this project would not have gone forward at final PUD.
23 He would have stopped the project at final PUD. You would not have seen it and the
24 City Commission would not have seen it. We wouldn't be sitting here this evening if the
25 traffic issues had not been addressed to the satisfaction of the City.

26
27 Mr. Omana focused on the issue of Washington. We have a potential opportunity with
28 what Mr. Noto highlighted in his presentation in that Seminole County is going to be
29 looking very closely at this Longwood-Lake Mary Road section from Lake Mary
30 Boulevard to 427 under the One Cent Sales Tax. We have put the County on notice
31 that when they review that we want to very closely look at how that widening or
32 improvement will affect Washington and if there will be an opportunity to somehow
33 geometrically chicane or otherwise—chicane is a type of roadway design—to introduce
34 some type of roadway design in the Washington intersection that could possibly mitigate
35 or reduce the amount of cut thru. That is on the County's radar screen. It is on our
36 radar screen and also on our engineer's radar screen. As we speak the Washington
37 issue is an ongoing issue. At the end of the day this project meets traffic. Just because
38 they meet traffic we have taken that extra step to make sure the Washington issue is
39 not ignored. If there is an opportunity—and he thought there was—with the subsequent
40 design of that segment, we would like to give it a shot to see if that issue can be
41 mitigated. He thought there was an opportunity here.

42
43 Mr. Morris said going back to the commercial intersection, you cannot pull out and make
44 a left turn. We blocked that so you would not have a backup issue. You're not going to
45 have traffic coming at you when you're coming out and block the lanes and the
46 movements from the south on Longwood-Lake Mary Road. The County originally

1 wanted the Washington entrance to line up. The City said no, we said no, we pushed
2 back and did not do that.

3
4 Mr. Morris said another factor in terms of the full discussion here, the future land use
5 before this application was made was about 9,000 trips. We are generating about 6,000
6 trips. That's about a 50% reduction from what was entitled to this property and future
7 land use. We also noticed the movements through the whole project. The most direct
8 route to get to Lake Mary Boulevard is not to go over Longwood-Lake Mary Road from
9 David Weekley and our commercial. You have a series of things trying to protect this
10 property from going to Washington. It was well argued by the staff. The details of the
11 exact trip count increase on Washington he couldn't tell you.

12
13 Chairman Hawkins said he knew human nature and human nature tells him that people
14 are going to go southbound and cut over onto Washington because they can't go
15 northbound.

16
17 Mr. Morris questioned why they wouldn't go to the light. The traffic studies say what
18 they say.

19
20 Chairman Hawkins said he would have preferred to see the traffic study but that is
21 hindsight. He thought the traffic study would have been ideal at this meeting.

22
23 Mr. Morris said he understood.

24
25 Chairman Hawkins said he understood all you experts got your heads together and you
26 all agreed and you all liked what you had but that doesn't mean that Bob Hawkins on
27 the Planning & Zoning Board has to like it. You have not convinced me otherwise
28 because he travels all of these roads every day that impact. He cuts through and goes
29 the back way and does whatever he can.

30
31 Mr. Morris said he would make a point at the Commission meeting that we will go into
32 detail on the traffic. This isn't just our experts. This was also the County experts which
33 are also your experts who have reviewed what he is representing. One thing about
34 drivers. The one thing that is consistent with everyone in this room or anyone you talk
35 to is they are an expert, they are a driver, they know because they drive all the time
36 what happens. We all know how stupid the other driver is next to us, we know how
37 wrong the speed limits are, we wish there weren't as many traffic lights. All of that is
38 true. However, there are literally 70 years of engineering studies that back up what a
39 development does, what an impact has, how long the lead counts need to be in terms of
40 the trip timing of the light, how many trips you need in a stacking capacity. Those are all
41 the considerations. We will deal with Washington and would make sure those counts
42 are known and what we believe those are on diversionary movements to the extent we
43 mildly affect them. Those trips are happening anyway—people going up Longwood-
44 Lake Mary Road. We have shown you how our project doesn't affect them. Whatever
45 impact we have, we think there is a diversionary. We will try to get the best number we
46 can for you.

1
2 Chairman Hawkins said he was going to say one more thing based on what you just
3 said. If everybody who is a traffic engineer was so smart then why when SunRail went
4 through and people designed the gates for SunRail, why is the traffic backed up from
5 Country Club all the way to Rinehart every day if everybody is so smart that they know
6 what's best and they are an expert.
7
8 Mr. Morris said he thought Chairman Hawkins had conflicting issues with SunRail. As a
9 person who worked on the light rail and later the commuter rail, he thought there were
10 different issues between DOT, federal government, and what local authorities would
11 have liked to have seen in terms of those gates being down. He agreed with Chairman
12 Hawkins completely. He didn't know why they had to stay down when the train is sitting
13 in the station.
14
15 Chairman Hawkins said it's because experts said this is going to work and was all going
16 to be fine.
17
18 Mr. Morris said one is a safety factor and one is a transportation factor. They are two
19 different things. They are dealing with two types of agencies. You are dealing with the
20 federal government.
21
22 Chairman Hawkins said he was trying to have a good debate with Mr. Morris and said
23 he was sorry.
24
25 Mr. Morris said he respected Chairman Hawkins very much.
26
27 Member Aycoth said he agreed. He traveled that road and it is going to be a nightmare.
28
29 Member Aycoth said when you originally showed the water feature on the northeast
30 corner, he didn't see walking paths around the feature.
31
32 Mr. Morris said there were pavers.
33
34 Member Aycoth asked if there were pavers completely around the feature.
35
36 Mr. Kevin Kramer of Weekley Homes answered affirmatively from the audience.
37
38 Member Aycoth said he didn't see where the trash cans are going to be in the
39 commercial area.
40
41 Mr. Noto said the trash enclosures are scattered throughout. He pointed them out on
42 the exhibit. There is a loading zone for the Earth Fare.
43
44 Member Aycoth said when you were talking about the parking near Building J, you were
45 talking about using signage and potentially the posting of the orange stickers. He asked
46 who would enforce that.

1
2 Mr. Morris said you have a separate association similar to an HOA. The retailers have
3 an association. It is in the best interest of the retailers in Building J to keep parking
4 available for themselves.

5
6 Member Aycoth said he agreed but the retailer in Building J doesn't have the authority
7 to block that parking.

8
9 Mr. Morris said you can't block the parking. You have to notify the violators when they
10 are consistent. If someone parked not even in a bay it is even more of a problem. We
11 don't anticipate the problem. If the problem begins to occur you have to ratchet up your
12 enforcement but initially it will be signs.

13
14 Kevin Kramer of David Weekley Homes came forward. He said he would give some
15 ideas of the residential portion and what we were thinking. It is about a third townhomes
16 and two-thirds are detached. It is a bungalow style. They are smaller square footage
17 but they have a higher level of finish than your typical home. We would target empty
18 nesters and some millennials although they are going to be higher price points. The
19 style of the homes with the alleys and the garage off the alleys, two-car garage, but no
20 backyard to live in so you live out of the front of the home. We call it a courtyard style
21 home. There is an outdoor living area to the front that then fronts on the mews or the
22 park spaces. We enclose that with low fence, hedge, or some hard low walls maybe
23 two feet high. In that front area you have your living room and kitchen. You have more
24 outdoor space and there can be outdoor kitchens. It's more of a sitting area and not a
25 grassed play area for children. This style is similar to Spring Lake in Celebration. We
26 developed the land about two and a half years ago. It is 260 lots. About 200 lots have
27 been built on. It is a very similar style. When we approached Steve (Noto) and the City
28 about doing this style of development, we showed him this concept and how it is
29 working so well. It is very similar--mews, small yards, living under the rec area, and very
30 similar level of finishes. We continue to work on the architecture. It's still going to be a
31 few months until we have it finished.

32
33 Mr. Kramer said they had asked if the price points were base or at the end. Base
34 pricing for the townhomes will be about \$350,000 and probably \$400,000-ish starting for
35 the detached. There are the options, the upgrades and all of that gets tacked on.
36 That's our projection with the current market. Subject to what the housing market is
37 doing that day we always try to sell for more if possible. That is generally where we see
38 this going. The style is lower square footage and higher level of finishes on the interior
39 and exterior.

40
41 Chairman Hawkins said the townhomes are going to have entrances on those alleys.
42 He assumed those would be two or three story but on the bottom floor you are going to
43 have a two-car garage.

44
45 Mr. Kramer said that was correct. Every home, townhomes included, has a two-car
46 garage. The townhomes will be two and three story.

1
2 Alternate Member Threlkeld asked why they came up with the design where the top of
3 the townhomes are facing north/south. Instead of facing the street they are on the side
4 and then they face inward.

5
6 Mr. Kramer said talking about the alignment coming down Longwood-Lake Mary Road
7 that is the exact design we used in Celebration along Celebration Boulevard which is a
8 four lane road with a median. It really came out well. We are duplicating it all over the
9 country. It creates a nice streetscape from Longwood-Lake Mary because you are not
10 looking at the backs of homes. You have the mews end at the roadway so we would
11 have landscaping and hardscape. You have these open shots that you look down
12 between the homes. From Longwood-Lake Mary it looks a lot better than just the backs
13 of a bunch of townhomes. Also as you drive down the internal street, it opens up very
14 well to the parking and is the sides of homes and not front. It makes for a nice
15 streetscape versus turning down a road and looking down 50 townhome units all lined
16 up on a street. It is broken up. You have a townhome building then you have a mew
17 and then another townhome. It breaks up versus a row house look.

18
19 Alternate Member Threlkeld said the density seems to tight, especially in corner unit 83.
20 If you look at the entrance at the bottom there, it's like right on the edge.

21
22 Mr. Kramer said it is. There is ten feet between the front of the home and then that
23 back of sidewalk as you come in at the entrance. You would drive in past the gate,
24 make the right, and the driveway is down off the alley behind it. We would run a new
25 wall with a fence across the front to separate that public space of the sidewalk from the
26 private of their front door. It is a dense development. It is high density. It is less dense
27 than an all townhome development which would have been about 200 units. He had
28 some convincing to do with the seller as well. Even though we are dropping in units this
29 alternative is worth it because you get a higher sales price on the detached, you get the
30 courtyard concept. It is dense. That is the new urbanism concept.

31
32 Member Aycoth said he lived in a townhome community in Lake Mary. Parking is going
33 to be a nightmare in here. The neighborhood he lives in was designed as a downsizer,
34 dual income, no kids. It has changed and we have kids all over the place. Even the
35 prices have risen. You have 68 street parking spaces for 138 homes. You are talking
36 about downsizers moving in here and they will have their garages full for a year. You
37 are going to have some severe parking issues for the residents inside the gates. There
38 is no way to avoid it. He said he lives in it.

39
40 Mr. Kramer said one way is deed restrictions of no overnight parking. It really is for
41 guests.

42
43 Member Aycoth questioned that they were going to deed restrict no overnight parking
44 on the streets.

1 Mr. Kramer said it could be no overnight or you can do a 36 hour so it is a guest visiting.
2 It's not meant to be a personal parking space.

3
4 Member Aycoth said he understood but he lives in one of these and has seen the
5 results. If people have more than two cars they are going to have to park somewhere.
6 You'll end up with extended families living in here. He was assuming most of these
7 would be three to four bedroom units. You will have extended families living in it.

8
9 Mr. Kramer said he would say two car garages in every home and 68 spaces for 138.
10 That is a lot of parking spaces.

11
12 Member Aycoth said he lives in a community with two car garages in every home.
13 There are 500 homes and just shy of 200 parking spaces and we have had fistfights.
14 He knew there was nothing Planning & Zoning could do because it meets code. He was
15 just pointing that out. It's going to be a problem.

16
17 Member Aycoth asked them to make their gates quiet for people who live near the
18 entrance gates. They all have loud beeping noises and the people who buy those
19 homes are continuously disturbed when the gates open and shut all night long. He said
20 that was a suggestion.

21
22 Chairman Hawkins said on the north side of the townhomes you have 25 townhomes
23 and no on-street parking, maybe four spots. The majority of your 68 on-street parking is
24 at the south end of this project where it's really not needed. If you have one person
25 come visit anybody in those places up there they are going to have to walk three or four
26 blocks. He did think that was very well thought out.

27
28 Mr. Kramer said he appreciated that.

29
30 Chairman Hawkins said we have four items on the agenda all related. Two of them
31 require a recommendation to the Mayor and City Commission. He said he would open
32 up the public hearing for A and B and that is regarding the north commercial part of this
33 project. He reminded anyone who would like to speak if they could limit their comments
34 to where they are not duplicating each other. He said he would not impose a time limit.

35
36 Chairman Hawkins asked if anyone wanted to speak in reference to Items A and/or B.
37 No one came forward and the public hearing was closed.

38
39 Member York said he thought this was a great project. He knew the Economic
40 Development Department in the City was working very hard on this. He said he was
41 happy to approve this.

42
43 Chairman Hawkins agreed. He was in favor of this project. He has made his comments
44 about traffic. He didn't think the traffic would stay the same and thought it was going to
45 get worse. He hoped at the City Commission meeting that the City Commissioners quiz
46 the applicant on the increases in traffic along Washington and what to do about it. He

1 thought it was a high end project and very well thought out. He has looked closely at
2 the plans and all of the items and except for the traffic he was in favor of it.

3
4 Member Aycoth said he liked the project.

5
6 Chairman Hawkins said there was one finding of fact and that is the final subdivision
7 plan shall not become effective until the Mayor and City Commission approves the
8 preliminary subdivision.

9
10 **Justin York moved to approve 2016-PSP-02, Recommendation to the Mayor and**
11 **City Commission for a Preliminary Subdivision Plan for the Griffin Farm Town**
12 **Center located at 114 Longwood-Lake Mary Road with the one Finding of Fact**
13 **from staff, seconded by Sam Aycoth and motion carried unanimously 5 – 0.**

14
15 B. 2016-FSP-03: Request for Final Subdivision Plan approval for the Griffin
16 Farm Town Center located at 114 Longwood-Lake Mary Road. Applicant:
17 Ms. Jennifer Stickler, P.E., Kimley Horn (Public Hearing)

18
19 This item was presented and public hearing held under Item A.

20
21 **Justin York moved to approve 2016-FSP-03, Request for Final Subdivision Plan**
22 **approval for the Griffin Farm Town Center located at 114 Longwood-Lake Mary**
23 **Road with the one Finding of Fact from staff, seconded by Sam Aycoth and**
24 **motion carried unanimously 5 – 0.**

25
26 C. 2016-PSP-05: Recommendation to the Mayor and City Commission
27 regarding a Preliminary Subdivision Plan for the Griffin Farm David Weekley
28 Homes located at 114 Longwood-Lake Mary Road. Applicant: Ms. Jennifer
29 Stickler, P.E., Kimley Horn (Public Hearing)

30
31 Chairman Hawkins asked if anyone wanted to speak in reference to Items C and/or D.
32 No one came forward and the public hearing was closed.

33
34 Member Aycoth said he had great concerns over the number of parking spaces and the
35 location of the parking spaces. At the northern townhomes there is nothing there. They
36 are going to be walking from the commercial lots or the parking garage which will
37 require overnight parking which will exacerbate the enforcement and the parking for the
38 retail sections. He understood the need to get as many revenue producing units on it as
39 possible. From personal experience he had grave concerns about the street level
40 parking.

41
42 Chairman Hawkins said he agreed with everything Member Aycoth said. It's their
43 project and they are the ones who are going to have to police it.

44
45 Member Aycoth said he disagreed. When they leave it falls to the residents—the
46 homeowners' association. He said he lives in one of those units, he was on the

1 homeowners' association board, and was moving as soon as he could because he had
2 been threatened, have had people stop him trying to get out of his garage, and one
3 gentleman threatened to pull a gun on him all over parking. It does fall to the residents
4 and the problems will fall to the City when David Weekley leaves. He didn't think he
5 could support it.

6
7 Alternate Member Threlkeld said he thought it was wrong. It is way too dense. We
8 don't have nearly enough access for cars. It's going to be like a ghetto. He said he
9 didn't like it. David Weekley Homes is an excellent builder and had no problem with
10 that. This design he didn't think was going to function well.

11
12 **Steven Gillis moved to approve 2016-PSP-05, Recommendation to the Mayor and**
13 **City Commission regarding a Preliminary Subdivision Plan for the Griffin Farm**
14 **David Weekley Homes located at 114 Longwood-Lake Mary Road with the seven**
15 **Findings of Fact, seconded by Justin York.**

16
17 Chairman Hawkins said he didn't intend on voting for this item. He didn't think he could
18 recommend this to the Mayor and City Commission because of the lack of on-street
19 parking for this project. That is his sole reason.

20
21 **Vote on Motion:**

22		
23	Scott Threlkeld	Voted No
24	Justin York	Voted Yes
25	Robert Hawkins	Voted No
26	Steven Gillis	Voted Yes
27	Sam Aycoth	Voted No

28
29 **Motion fails 2 – 3.**

30
31 Mr. Omana said as a matter of protocol, since the approval motion did not pass he
32 asked the Board to make a subsequent motion to reflect that the approval did not pass.
33 Since this is a quasi-judicial matter, they need to indicate the reasons why.

34
35 **Sam Aycoth moved to recommend to the Mayor and City Commission that 2016-**
36 **PSP-05, Request for Preliminary Subdivision Plan for the Griffin Farm David**
37 **Weekley Homes be declined, seconded by Steven Gillis.**

38
39 Alternate Member Threlkeld stated his reason was for lack of parking.

40
41 Member Aycoth stated his reason was lack of parking.

42
43 Chairman Hawkins stated his reason was lack of on-street parking.

44
45 **Vote on Motion:**

1 Justin York Voted No
2 Robert Hawkins Voted Yes
3 Steven Gillis Voted No
4 Sam Aycoth Voted Yes
5 Scott Threlkeld Voted Yes

6
7 **Motion approved 3 – 2.**

8
9 D. 2016-FSP-06: Request for Final Subdivision Plan approval for the Griffin
10 Farm David Weekley Homes located at 114 Longwood-Lake Mary Road.
11 Applicant: Ms. Jennifer Stickler, P.E., Kimley Horn (Public Hearing)

12
13 This item was presented and public hearing held under Item C.

14
15 Chairman Hawkins said he had the same concerns of not enough on-street parking and
16 is why he will vote against this.

17
18 Alternate Threlkeld stated lack of parking.

19
20 Member Aycoth stated lack of adequate on-street parking.

21
22 **Justin York moved to approve 2016-FSP-06, Request for Final Subdivision Plan**
23 **approval for the Griffin Farm David Weekley Homes located at 114 Longwood-**
24 **Lake Mary Road, seconded by Steven Gillis.**

25
26 **Vote on Motion:**

27
28 Steven Gillis Voted Yes
29 Sam Aycoth Voted No
30 Scott Threlkeld Voted No
31 Justin York Voted Yes
32 Robert Hawkins Voted No

33
34 **Motion fails 2 – 3.**

35
36 Mr. Omana said consistent with what we did for Item C, he asked for the alternative
37 motion.

38
39 Chairman Hawkins said we passed a motion not to approve the final subdivision.

40
41 Mr. Omana said that was a motion based for approval.

42
43 Chairman Hawkins said we didn't approve it and didn't see the need to vote a second
44 time to not approve.

45

1 Mr. Omana said the first motion didn't pass so the question he is going to be asked is
2 what did they do.

3
4 Chairman Hawkins said because we didn't recommend the preliminary subdivision and
5 that failed. We are considering a final subdivision based on not approving a preliminary
6 subdivision. That's why he asked you if you wanted us to vote on that and we did and
7 we turned that down.

8
9 Mr. Omana said yes, but it is still before you. You still have to take action on it. Even
10 though you didn't approve the other one it is technically still before you and you have to
11 act on it.

12
13 Chairman Hawkins said we will do it your way.

14
15 **Sam Aycoth moved to deny 2016-FSP-06, Request for Final Subdivision Plan for**
16 **the Griffin Farm David Weekley Homes located at 114 Longwood-Lake Mary Road,**
17 **seconded by Scott Threlkeld.**

18
19 Chairman Hawkins asked the Board to state their reasons for voting yea or nay.

20
21 Member Aycoth stated for lack of adequate on-street parking.

22
23 Alternate Member Threlkeld stated for lack of parking.

24
25 Chairman Hawkins stated for lack of on-street parking.

26
27 **Vote on Motion:**

28		
29	Sam Aycoth	Voted Yes
30	Scott Threlkeld	Voted Yes
31	Justin York	Voted No
32	Steven Gillis	Vote No
33	Robert Hawkins	Voted Yes

34
35 **Motion carried 3 – 2.**

36
37 X. Community Development Director's Report

38
39 Mr. Omana had no report at this time.

40
41 Chairman Hawkins asked if there were any updates on the two signs they talked about.

42
43 Mr. Omana said the Florida Hospital folks sent an e-mail last week. They have finalized
44 their design and it is coming in.

45
46 Chairman Hawkins asked about the other people.

1
2 Mr. Omana said the same.
3
4 Chairman Hawkins thanked Mr. Omana for following up.
5
6 XIII. Adjournment
7
8 **Justin York moved to adjourn, seconded by Steven Gillis and motion carried**
9 **unanimously.**
10
11 There being no further business, the meeting adjourned at 7:35 P.M.
12
13
14
15
16 Dr. Robert Hawkins, Chairman Mary Campbell, Deputy City Clerk

DRAFT



MEMORANDUM

DATE: June 16, 2016

TO: Mayor and City Commission

FROM: Stephen J. Noto, AICP
City Planner

THRU: John Omana, Community Development Director

VIA: Jackie Sova, City Manager

SUBJECT: Appeal of the Planning & Zoning Board's Denial of the Final Subdivision Plan for the Griffin Farm David Weekley Project, File Number 2016-FSP-06, located at 114 Longwood Lake Mary Rd. (Public Hearing) (Steve Noto, City Planner) (quasi-judicial)

APPLICANT: Mr. Kevin Kramer,
David Weekley Homes.

REFERENCE: Griffin Farm at
Midtown PUD Agreement,
Development Review Committee, City
Comprehensive Plan, Code of
Ordinances.

REQUEST: On Monday, June 6,
2016, the City of Lake Mary Planning &
Zoning Board denied a Final
Subdivision Plan for the Griffin Farm
David Weekley project, a 138-lot single family subdivision that is proposed as part of the \$100 million dollar Griffin Farm at Midtown PUD. The Planning & Zoning Board denied the request based on a lack of on-street parking. The applicant seeks to have the Mayor and City Commission reverse the decision of the Planning & Zoning Board, and approve the Final Subdivision Plan as proposed.



DISCUSSION:

Project Outline: The applicant is requesting approval of a Final Subdivision Plan for the Griffin Farm David Weekley Homes project, which is part of the larger +/-34.52 acre, Griffin Farm at Midtown PUD. The subdivision plans propose to subdivide the existing +/-17.42 acre property in to 138 single-family residential lots, which is less than the 150 entitled lots.

Location and History: The subject property is located at the southwest corner of W. Lake Mary Blvd., and Longwood Lake Mary Rd., west of Washington Ave., and contains +/- 17.42 acres.

On March 17, 2016, the Mayor and City Commission adopted both the Comprehensive Plan text and map amendments proposed by the applicant for the +/-34.52 acre Griffin Farm at Midtown project. Those proposals created the Mixed Use Midtown (MUMT) Future Land Use Category, as well as amending the Future Land Use Category of the subject properties from Commercial (COM) and Restricted Commercial (RCOM) to the new MUMT category. In addition, on April 7, 2016, the Mayor and City Commission approved the Griffin Farm at Midtown Final PUD Plan and Developer’s Agreement which vested the project for the following development program:

- Lots 1-3
 - Commercial, not to exceed 150,000 sq. ft.
- Lots 4-5
 - Residential apartments, 265 units
- Lot 6
 - Up to 150 attached or detached single family residential units, under fee-simple ownership.

The Final Subdivision Plan shows that Lots 1-83 are attached single-family homes (townhomes), and lots 84-138 are detached single-family homes.

Surrounding Designations:

Zoning

NW C-1/PUD	N C-1/PUD	NE A-1
W Sem. Cty.	SITE PUD	E A-1
SW Sem. Cty.	S Sem. Cty.	SE A-1

Future Land Use

NW COM	N MUMT	NE RR
W Sem. Cty.	SITE MUMT	E RR
SW Sem. Cty.	S Sem. Cty.	SE RR

FINAL SUBDIVISION PLAN: All bulk requirements outlined below, such as landscaping, setbacks, parking, etc., have already been approved via the PUD

Developer's Agreement. The Final Subdivision Plan, as designed, meets all of the previously approved bulk requirements.

Access and Transportation – Access to the site is provided by two entry points that will be gated. One is located on Longwood Lake Mary Rd., south of Washington Ave., and the other is provided off of the main entry point of the Town Center. The northern entry point, accessible from the Town Center, has a round-a-bout prior to the gates to allow for people who cannot enter to turn around. The southern entry has a turnabout area prior to the gate to allow for same. In coordination with Seminole County, the applicant is providing a left-turn lane on the northbound segment of Longwood Lake Mary Rd. adjacent to the southern-most entrance.

The homes on all lots will have site access from private internal roadways. All garages will be sized for 2-cars, and will be accessed through alleyways. There are 62 on-street parking spaces provided throughout the development, at a ratio of 1 space for every 2.2 units. This exceeds the PUD approved ratio of 1 on-street parking space for every 4 units. There are also 4' wide sidewalks throughout, including the open/park tracts outlined below.

Amenities and Open Space – There are a number of open/park space tracts throughout the development, identified as Tracts 1-7, which will have benches and other decorative elements. Tract 2 is a Future Amenity Center Area that includes a pool/cabana area. There are also other open space areas adjacent to Lots 84, 101, and 117, as well as the conservation area of Tract C.

Landscaping and Irrigation – The landscape plan that was provided is in compliance with the requirements of the Final PUD Developer's Agreement. All of the detached single-family lots will have two trees on site. Some lots, such as 16 and 39, have a number of additional trees being planted as a result of the historic tree mitigation. Nine historic trees are being removed due to the infrastructure and building pads required for the project. As a result, the applicant is providing 64 replacement trees throughout the development, which is almost twice as much as what the PUD requires for mitigation. Irrigation throughout the project will be provided by a reuse line to be connected at W. Lake Mary Blvd.

Lots: As previously stated, Lots 1-83 are townhome lots, and lots 84-138 are detached single-family lots. As per the approved PUD Developer's Agreement, the townhome lots have a minimum lot area of 1,200 sq. ft., measuring as 20' x 60'. As these are attached units, all setbacks are 0'.

Detached single-family Lots 84-138 have a minimum lot area of 1,820 square ft., with varying widths, but depths of 70'. The setbacks for these lots are as follows: Front 5', Side 3', and Rear 5'. This is in compliance with the PUD Developer's Agreement.

Water/Sewer, and Stormwater – Water and sewer connections will be made at existing facilities in the adjacent ROW's and Town Center infrastructure. The sewer connection will be made at the northern access to the site. Water connections will be made in two points adjacent to Longwood Lake Mary Rd. Stormwater will be facilitated by a wet detention pond located on Tract B, along the west side of the project area. As seen on Sheet C8.0, the detention pond in Tract B includes a retaining wall, which will

have a 6' tall fence on top as well as a 4' tall hedge row per the PUD for safety purposes. There is also a littoral zone around the perimeter of the pond to provide for treatment. The overall design of the pond meets code. The fence will run adjacent to Lots 127-138 and the western boundary of Tract 1. As outlined in the Griffin Farm Town Center staff report, Tract B also acts as the stormwater detention area for the apartment lots, 4 & 5.

PLANNING & ZONING BOARD: At their Monday, June 6, 2016 meeting, the Planning and Zoning Board voted 3-2 to deny the requested Final Subdivision Plan. The action of the Board was based on the plan not having enough on-street parking spaces.

STAFF ANALYSIS: As outlined earlier in this staff report, on April 7, 2016, the Mayor and City Commission approved the Final PUD plans and Developer's Agreement for the Griffin Farm at Midtown. Within that Developer's Agreement are a number of design standards, including parking requirements that the applicant is required to comply with.

Section H, Subsection 4 provides the requirements for parking on Lot 6 as the following: "Each home will have a 2 car garage (no driveway parking) and 1 on-street parking space (likely parallel parking) for every 4 homes, the final location of which will be reviewed as part for the Preliminary and Final Subdivision Plans submitted for the project".

The Final Subdivision Plan that is in your packet shows each home having a 2 car garage, and 1 on-street parking space for every 2.2 homes, for a total of 38 parking spaces, which is more than the required 1 space for every 4 homes (required 311/provided 338). In addition, Section 155, Appendix B of the City's Code of Ordinances states that for Single, Duplex, and Multi-Family Homes, 2 parking spaces are required for each dwelling unit. Having said that, the proposal not only exceeds the requirements of the already adopted Developer's Agreement, but also the City's Code of Ordinances.

In addition to the parking that is being provided on Lot 6, adjacent to the Development is the 3-level, 600 space parking garage, as well as a surface lot with over 400 spaces. The residents/visitors of Lot 6 have access to those more than 1,000 parking spaces as well. That neighboring parking availability, as well as the mixed-use design, is what sets this development apart from other single-use multi-family developments in the City, such as Fountain Parke.

FINDINGS OF FACT: Staff recommends that the requested appeal be approved, the action of the Planning & Zoning Board of June 6, 2016 be overturned, and approve the Final Subdivision Plan, with conditions as outlined below, based on the following:

1. The Final PUD and Developer's Agreement for Griffin Farm at Midtown was approved on April 7, 2016, and thereby vested the project and set entitlements.
2. The Final PUD and Developer's Agreement for Griffin Farm at Midtown set the regulatory framework for developing the site, including the parking standards.

3. The Final Subdivision Plan presented by the applicant met and exceeded the regulations defined in the Griffin Farm at Midtown Final PUD and Developer's Agreement.

Conditions of Approval:

1. Street lighting shall be shown on the site construction permit plans.
2. The irrigation water meter shall be provided at the northwest corner of the Town Center portion of the project, adjacent to W. Lake Mary Blvd.
3. The fence on top of the detention pond in Tract B shall be 4'-6' tall, and buffered with a minimum 4' tall hedge row, per the PUD.
4. The community water main will be privately owned & maintained by the HOA.
5. HOA ownership of water main is clearly documented in deed restrictions and in the PSP plans.
6. Back flow preventer (BFP) at each connection of private to public main.
7. City standard requires BFP on home side of individual meters. The BFP can be underground in a valve box.

ATTACHMENTS:

- Kimley-Horn/David Weekley Homes Appeal Request
- Location Map
- Zoning Map
- Future Land Use Map
- Aerial Map
- 8.5" x 11" Sheet C-4
- Griffin Farm David Weekley Final Subdivision Plan (As attached to Item 2016-PSP-05)
- June 7, 2016 Planning & Zoning Board Minutes

Orlando Division
225 S. Westmonte Drive, Suite 3300
Altamonte Springs, Florida 32714
407/865/9992
FAX: 407/865/9954

David Weekley Homes

June 8, 2016

City of Lake Mary
Attn: John Omana
Community Development Director

Subject: Appeal of June 6, 2016 Planning and Zoning Board Item D, 2016-FSP-06 decision

Dear Mr. Omana:

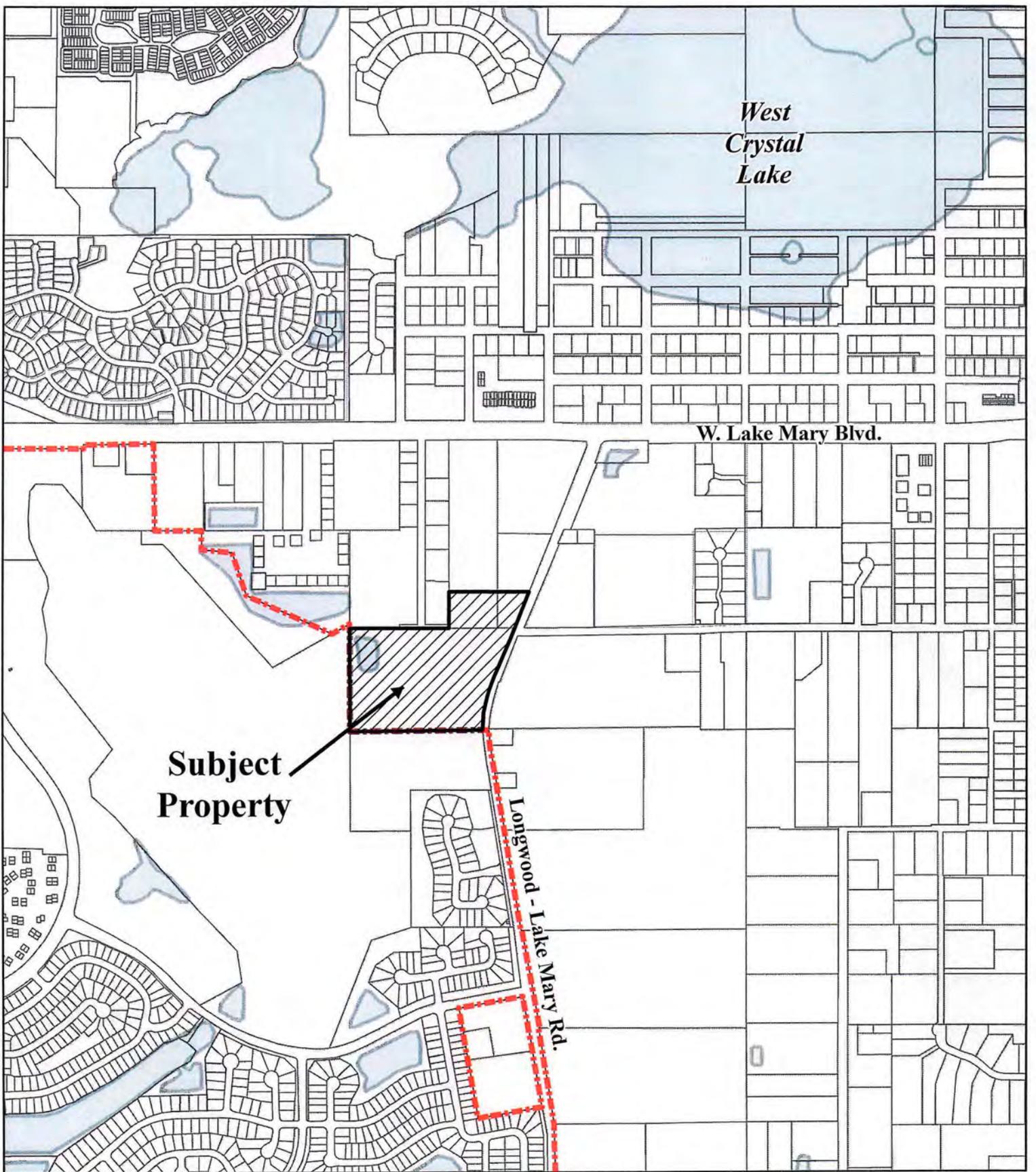
We request an appeal of the June 6, 2016 Planning and Zoning Board decision regarding Item D, 2016-FSP-06 request for Final Subdivision Plan approval for the Griffin Farm David Weekley Homes Project. 2016-FSP-06 is in compliance with the vested rights (such as density, lot size, setbacks, parking, etc.) established by the Griffin Farm at Midtown Final PUD Plan and Developer's Agreement approved by the Mayor and City Commission on April 7, 2016.

Thank you and please call if you have any questions, 407-865-8226.

Sincerely,
David Weekley Homes



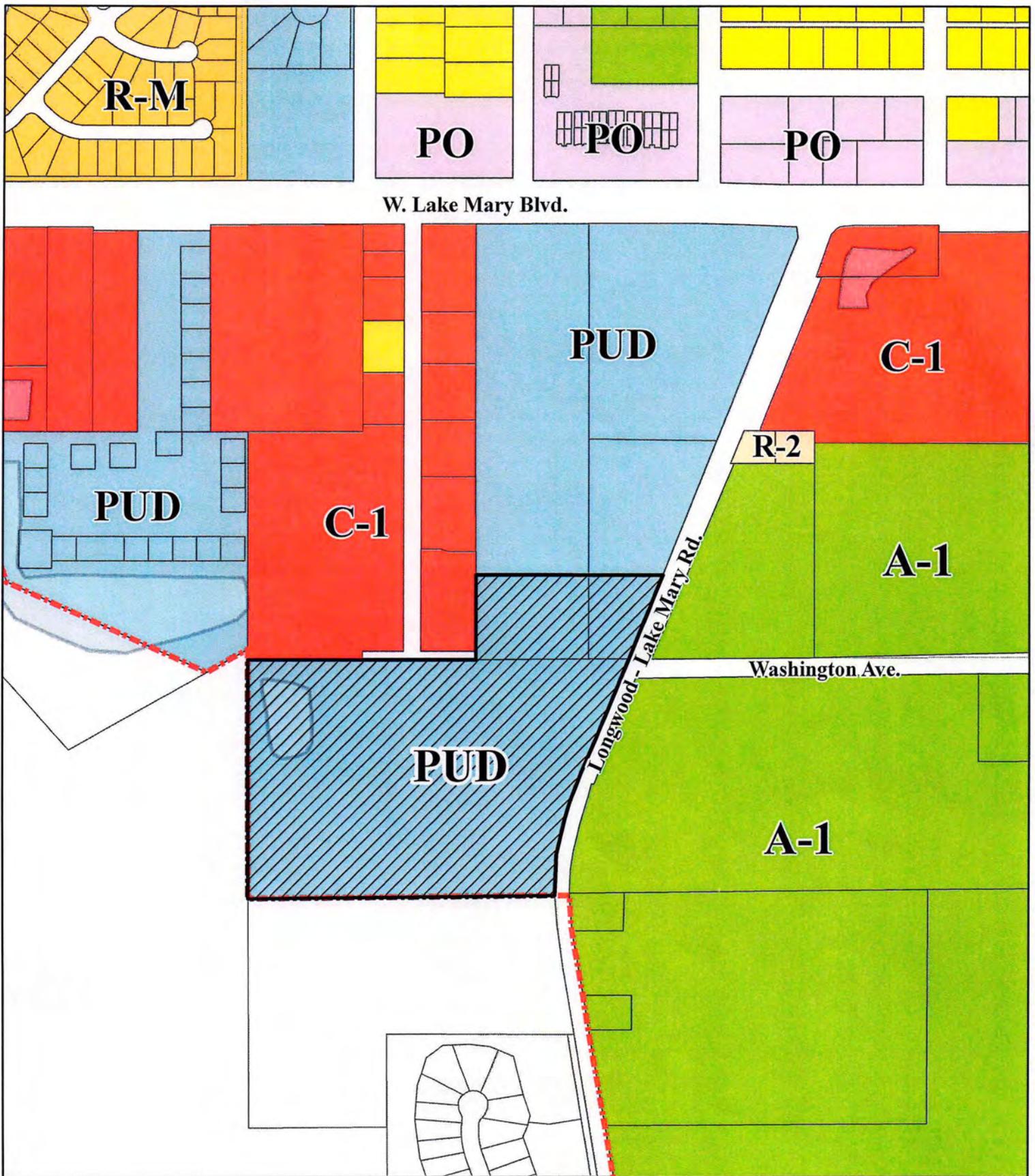
Kevin Kramer, P.E.
Area Land Development Manager
Orlando - Tampa - Sarasota



Location Map

Griffin Farm - David Weekly Homes

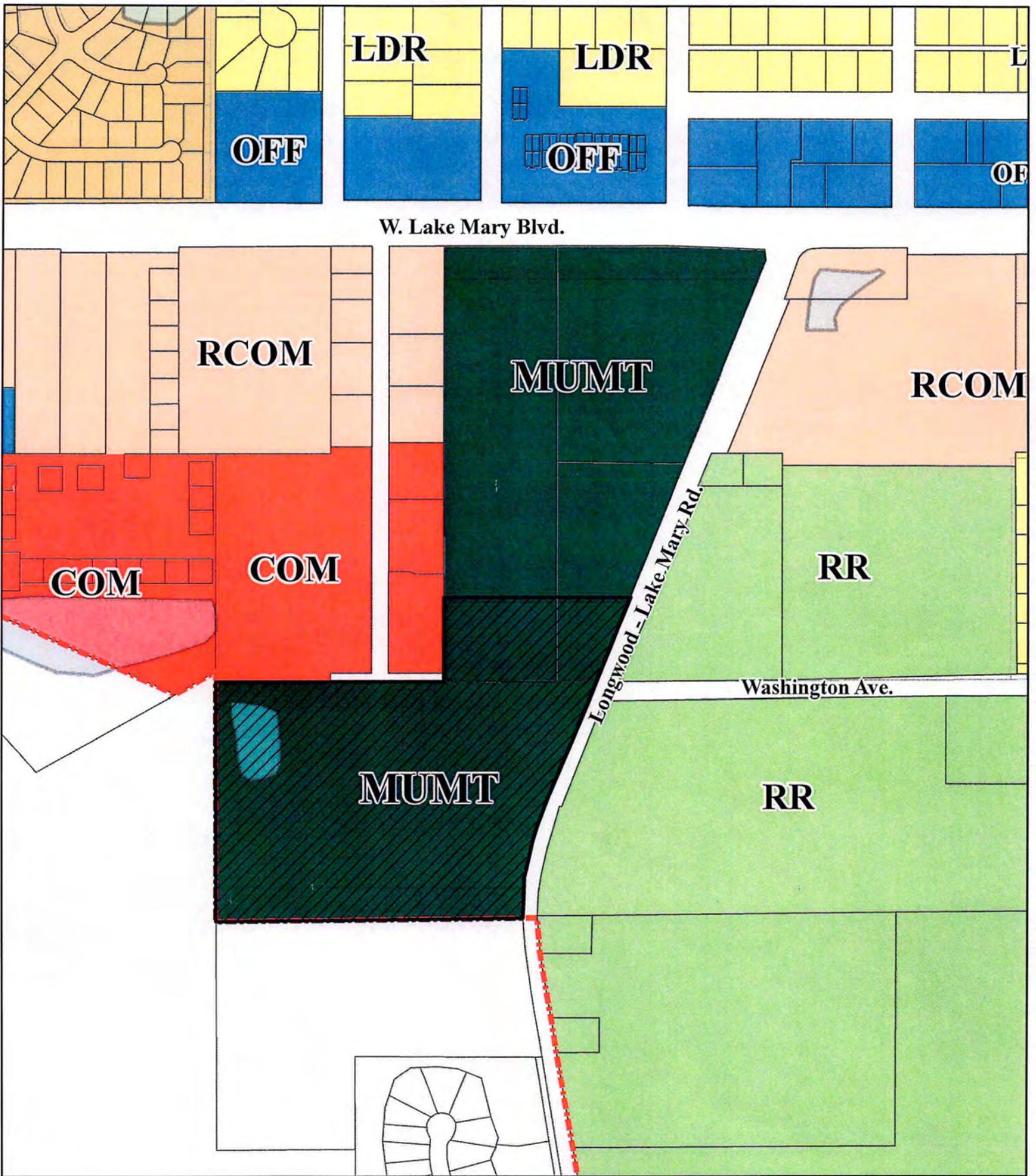




Zoning Map

Griffin Farm - David Weekly Homes





Future Land Use Map

Griffin Farm - David Weekly Homes





Longwood - Lake Mary Rd.



1 MINUTES OF THE SPECIAL CALLED LAKE MARY PLANNING & ZONING BOARD
2 MEETING held June 6, 2016, 6:00 P.M., Lake Mary City Commission Chambers, 100
3 North Country Club Road, Lake Mary, Florida.

4
5 I. Call to Order

6
7 The meeting was called to order by Chairman Robert Hawkins at 6:00 P.M.

8
9 II. Moment of Silence

10
11 III. Pledge of Allegiance

12
13 IV. Roll Call – Determination of a Quorum

14
15 Chairman Robert Hawkins
16 Vice Chairman Colleen Taylor – Absent
17 Member Justin York
18 Member Steven Gillis
19 Member Sam Aycoth
20 Alternate Member Scott Threlkeld
21
22 John Omana, Community Dev. Dir.
23 Steve Noto, City Planner
24 Tom Tomerlin, Economic Dev. Dir.
25 Mary Campbell, Deputy City Clerk

26
27 V. Approval of Planning & Zoning Board Minutes – May 24, 2016

28
29 **Steven Gillis moved to approve the May 24, 2016, Planning & Zoning Board**
30 **minutes, seconded by Justin York and motion carried unanimously 5 – 0.**

31
32 VI. Citizen Participation: This is an opportunity for anyone to come forward and
33 address this Board on any matter relating to this Board or its actions. This also
34 includes: 1) any item not specifically listed on a previous agenda but discussed
35 at a previous board meeting; or 2) any item on tonight's agenda not labeled as a
36 public hearing. Items requiring a public hearing are generally so noted on the
37 agenda and public input will be taken when the item is considered.

38
39 No one came forward at this time and citizen participation was closed.

40
41 VII. P&Z Public Participation Process:

42
43 City staff and the applicant, or the agent for the applicant, will make their
44 presentations first, followed by questions from the Planning and Zoning Board
45 members. After the presentations from staff and the applicant, the chairman will
46 open the public hearing portion of the meeting to allow interested parties to
speak for or against the item being considered. The public is instructed to keep
their presentation factual, not be redundant, and to direct all comments to the
Board, not to the applicant or staff. From time to time, it may become necessary
for the Chairman to limit the time that speakers may have. If a time limit is to be
imposed, it will be announced at the time that the public hearing is opened. If a

1 speaker wishes to be heard for the record but does not have any new information
2 regarding the item being considered, the speaker shall give his/her name and
3 address for the record and state that they agree with the presentation made by a
4 previous speaker, giving the specific name of the person. When the Chairman
5 believes that no additional information is forthcoming, the Chairman shall close
6 the public hearing portion of the meeting.
7

8 VIII. Old Business
9

10 There was no old business to discuss at this time.
11

12 IX. New Business
13

14 Chairman Hawkins said there are four items in New Business all related. Items A and B
15 will be considered together and Items C and D will be considered together but they will
16 have separate votes.
17

- 18 A. 2016-PSP-02: Recommendation to the Mayor and City Commission regarding
19 a Preliminary Subdivision Plan for the Griffin Farm Town Center located at
20 114 Longwood-Lake Mary Road. Applicant: Ms. Jennifer Stickler, P.E.,
21 Kimley Horn (Public Hearing)
22

23 Mr. Omana said all four items are quasi-judicial and there is a sign-in sheet in the back
24 of the room for anyone who wishes to sign in and be kept abreast of each of these
25 items.
26

27 Mr. Noto thanked the Board for being flexible with them on the scheduling.
28

29 Mr. Noto said Items A through D are interrelated. He showed the full subdivision plan
30 on the overhead. We came before the Board earlier this year and later in the year 2015
31 for comp plan amendments, rezoning of the subject property (+/-35 acres), going from
32 A-1 Agricultural to PUD for the Griffin Farm at Midtown PUD. We changed the comp
33 plan to a new designation of MUMT Mixed Use Midtown to allow for this type of project.
34 The City Commission approved all the entitlements related to this project on April 7th.
35 The full developer's agreement and the rezoning have been finalized.
36

37 Mr. Noto said have a mixture if items. We have the Preliminary Subdivision for the
38 Griffin Farm Town Center. He showed Sheet C-1A from the town center plan on the
39 overhead. The Griffin Farm Town Center plan encompasses the entire +/- 34.5 acres.
40 Six lots with the associated tracts subdivides the land from what it is now from four lots
41 to six lots. He pointed out an existing property line on the exhibit that is being shifted to
42 the north to allow for the new subdivision. That's the preliminary and final subdivision
43 plan for the Griffin Farm Town Center.
44

45 Mr. Noto said the third and fourth items are for the Griffin Farm David Weekley Homes
46 project which is on Lot 6. From a procedural standpoint, the Board is making a

1 recommendation to the Mayor and City Commission on the preliminary subdivision plan.
2 The final subdivision ends tonight; however, it is contingent upon the Commission's
3 action at their meeting next Thursday.

4
5 Mr. Noto said on April 7th the City Commission approved the final PUD developer's
6 agreement for the Griffin Farm at Midtown project. The items before the Board tonight
7 are the preliminary and final engineering. He said he would talk about the town center
8 side first which includes commercial and the apartment buildings. From a design
9 perspective, we haven't really seen any changes. It is the same number of buildings,
10 same number of parking spaces, the traffic impacts are the same, and they did not
11 increase density from the rezone that was approved in April.

12
13 Mr. Noto said he would take them from west to east as a reminder of what's going to
14 happen on the Boulevard. There is the entryway at the post office that is being
15 reconfigured. Right now it is full access through the median and is a mess out there
16 today. They are adding a raised separator so if you're going east and west on the
17 Boulevard, you can only make a left turn. If you want to leave the post office from their
18 easternmost access point and go westbound, you would have to turn right and go to the
19 new traffic signal located at the main entrance of the development and do a U-turn.
20 They are adding new turn lanes as a result of the new signal on both the east and
21 westbound approaches. Lake Mary Boulevard is a County roadway so all of this was
22 reviewed in concert with the Seminole County Engineering folks. That is a design that
23 has not changed since the Board saw the final PUD plans several months ago.

24
25 Mr. Noto said he would talk about the entry feature at the northeast corner of the plaza.
26 You don't see anything fancy on this plan and you did get the landscape plans in the
27 packets that showed a nice black and white version. Today we received a colored
28 rendering of the enhancement that is going to occur at the northeast corner. He
29 showed the rendering on the overhead. This will be an entry feature not only into
30 Midtown but also an entry feature into the City as you're driving north on Longwood-
31 Lake Mary Road. Surrounding the fountain feature are high end medjool palm trees
32 and other landscaping that is tied in with the buffer on the north side of the project.

33
34 Mr. Noto said Buildings A, B, D, E and F are retail in nature. Building D called for an
35 Earth Fare Grocer which an organic type grocery store that would be new to the Central
36 Florida area. Building C is currently slated as a 24-hour two-story fitness facility.
37 Behind that is the three-story parking garage. In front of that as part of Lot 3 is Building
38 K which is a retail out building. Those renderings of the parking garage will act as a
39 nice buffer to the eastern façade of the garage. There is also a number of retail out
40 buildings fronting Longwood-Lake Mary Road.

41
42 Chairman Hawkins asked if Building A was the only one with drive thru.

43
44 Mr. Noto said that was correct. In the developer's agreement that allows for retail uses
45 and they added a caveat for the drive thru that if was going to serve food, it essentially
46 had to be a drive thru deli. There are a number of uses that we restricted to avoid

1 certain types of uses being located there. It can be a bank or drive thru deli, donut type
2 of shop. That is the only drive thru in the entire development.

3
4 Mr. Noto said Lots 4 and 5 are the two five-story apartment buildings. There is a grand
5 total of 265 apartment units between the two of them. On one of the sheets is a call out
6 of some of the amenities that will be within the apartment buildings. In the middle of the
7 western apartment building will be a courtyard area, swimming pool, and outdoor grills.
8 At the eastern structure they have a bocce ball court, small amphitheater, grilling areas,
9 and some other outdoor features for the residents of the apartment complex.

10
11 Mr. Noto said over 1,000 parking spaces will be available throughout the Town Center
12 including on-street parking through the main boulevard from Lake Mary Boulevard. The
13 parking garage on its own has roughly 600 spaces throughout the three levels.

14
15 Mr. Noto said talking about the landscape feature, as part of the preliminary and final
16 engineering they did provide full landscape plans. He showed part of the landscape
17 plan including a tree survey on the overhead. There are a number of trees that have to
18 be removed including a number of historic trees. They are providing a 4:1 ratio of
19 replacement trees for the historic trees that have to be removed. They are replacing
20 those throughout the site. In addition they are providing the entry feature at the
21 northeast corner of the project.

22
23 Chairman Hawkins said for all those buildings on the perimeter, he asked if they were
24 going to be dual entry facades.

25
26 Mr. Noto said it was his understanding the entryways will be off the internal inside of the
27 site. However, the facades of the buildings will be similar.

28
29 Chairman Hawkins said there is not going to be any back entry façade as if we are
30 driving through the back of a shopping center where there are trash cans and ugly
31 doors.

32
33 Mr. Noto said that was correct.

34
35 Mr. Noto said when we brought forth the final PUD, Lot 6 was just a blank shape. At
36 that time there was not a developer involved with Lot 6 so we showed it as a future
37 subdivision. However, the entitlements allowed for 150 townhomes and single family
38 units. At one point it was up to 200. What we have before the Board this evening is a
39 138 unit subdivision project that is being proposed by David Weekley Homes. We are
40 excited about this project because it is something unique to the City as it relates to
41 design. It is more than a townhome project and a detached single family home project.
42 The townhomes are located on the northern side of the project and along the eastern
43 boundary abutting Longwood-Lake Mary Road. There is a roundabout point as you
44 drive south along the main drag into the development. That roundabout will have a
45 gate. The second access point is further to the south off of Longwood-Lake Mary Road
46 which will also be gated. They are adding a left turn lane on Longwood-Lake Mary

1 Road. Longwood-Lake Mary Road is also a County road so this design was flushed out
2 with the County Engineering folks and they are still working on some tweaks to finalize
3 the length of that left turn lane. As it is proposed right now it does meet the County's
4 needs.

5
6 Mr. Noto showed some exhibits from the landscape plan on Sheet L-1. On the south
7 side of the screen is part of the entry road. You can see some on-street parking to the
8 bottom. The purpose of this slide is to show you one of the amenity areas that is
9 adjacent to the detached bungalow homes. Some of you have been to Baldwin Park,
10 Celebration, or Avalon Park and are familiar with a more urbanism style design of those
11 developments where you have a very small side yard, rear yard, and front yard
12 setbacks. To go along with that you have these open space areas that act as
13 meandering pathways and other things. This design is based off of a David Weekley
14 project in Celebration and showed some concepts of that development on the overhead.
15 This is more of the smart growth urbanism type of development. Things that were
16 popular 100+ years ago are coming back with force and you will see this type of
17 development design as part of the David Weekley project. He showed some elevations
18 on the overhead. He said not to say these are the elevations we are going to have but
19 are examples of something similar they have done in the area.

20
21 Chairman Hawkins asked if they would all have two-car garages.

22
23 Mr. Noto said they would all have two-car garages. There will be 68 on-street parking
24 spaces throughout and no parking in the alleyways. These will be rear load homes. As
25 you drive into the development from Longwood-Lake Mary Road and for example lived
26 in Lot 90, you can go straight ahead and up the alleyway and park in your two-car
27 garage or you could park in one of the on-street spaces. He pointed out the front of the
28 home. All fronts of the homes will be on the street creating that new urbanist style
29 where you have homes right up on the sidewalk and small front yards. He pointed out
30 some open space areas. Depending on what lot you purchase you will have different
31 types of amenities to look at. The open space areas will be amenitized with benches,
32 pergolas, and enhanced landscaping.

33
34 Mr. Noto said Tract B to the left of the screen is the detention pond for Lot 6 and Lots 4
35 and 5. That detention pond will have a fountain to add more flair. As provided in the
36 final PUD, Tract C is a conservation tract. As it relates to Soldiers Creek further to the
37 south, they had certain setbacks and buffers they were required to comply with as part
38 of the PUD. Tract C will be dedicated as a conservation easement when we get to the
39 platting stage of the project.

40
41 Member Aycoth said for the homes on Tract B with rear entry garages he didn't see a
42 street behind them.

43
44 Mr. Noto said he stands mistaken. Those homes are all front load. That will be the one
45 unique area of the development. Everything else will be rear load. Those lots will have
46 front load garages. He pointed out the location of the driveways and the garages will be

1 in the front. That will be like the standard single family home you would see elsewhere
2 in the City.

3
4 Mr. Noto showed the full landscape plan on the overhead. They have gone above and
5 beyond in their landscaping. All the lots have at least one to two trees on them. Some
6 historic trees do have to be removed. They almost doubled up on their mitigation. They
7 are required to have 36 replacement trees and they are providing 64 replacement trees
8 as a result of the historic trees that have to be removed. There is one historic tree we
9 had our eyes on along the townhome lots that we were asking them to look at to
10 potentially save. We are still working with them on that. There are some elevation
11 issues and just the size of the tree may impact more than one lot. It may or may not be
12 feasible but we are still having that discussion with them.

13
14 Chairman Hawkins asked where that tree was located.

15
16 Mr. Noto said at Lot 60. He pointed out the location on the overhead. It is a large
17 historic tree and said let's see what you can do to save it if possible. There are some
18 elevation challenges and it's such a large tree that its canopy may be too big. As a
19 result of the construction that has to happen it may not be worth saving because it may
20 just end up dying anyway. We will work with them on that as we move forward.

21
22 Mr. Noto said we have a number of conditions of approval for the David Weekley portion
23 of the project and wanted to clarify a couple based on discussions that occurred after
24 the packet went out. Conditions 1, 2, and 3 are unchanged. Condition 4 having to do
25 with the fence on top of the detention pond in Tract B says it shall be six foot tall. He
26 amended that to say four to six feet tall to be compliant with the PUD word for word. A
27 number of these remaining conditions 5 through 12 were the result of discussions with
28 Public Works. Further discussions based on how they are going to do meter readings
29 and such have nullified Conditions 7, 8, 9, 11 and 12. Based on your recommendation
30 those conditions can be removed.

31
32 Mr. Noto said the stormwater for Lot 6 will be handled by Tract B, the detention pond.
33 Further north we have underground storage of stormwater for Lots 1, 2 and 3. Lots 4
34 and 5 will also be draining to the stormwater pond at the southwest corner of the
35 project.

36
37 Mr. Noto said as it relates to Items A and B which are 2016-PSP-02 and 2016-FSP-03,
38 staff is recommending approval of both items. As a reminder you are making a
39 recommendation to the Mayor and City Commission for the preliminary subdivision.
40 The final subdivision item ends tonight but is contingent on the Commission's action on
41 the preliminary next Thursday (June 16th).

42
43 Mr. Noto said as it relates to items 2016-PSP-05 and 2016-FSP-06, which is the David
44 Weekley portion, staff is recommending approval with the seven conditions. The
45 preliminary is a recommendation to the Mayor and City Commission and the final is

1 contingent upon the Commission approving it at their meeting next Thursday (June
2 16th).

3
4 Mr. Noto said he was available for questions and noted the applicant was present.

5
6 Mr. Omana asked Mr. Noto to elaborate on the David Weekley portion of the project as
7 far as square footages and if there are any price ranges made available to us.

8
9 Mr. Noto said price range for the townhomes is upper 300's and the bungalow homes
10 mid to upper 400's. The minimum square footage for the townhomes is 1,500 square
11 feet and minimum square footage of the bungalow homes is 1,800 square feet. Most of
12 these are two and three story units. You will not see a one story out there.

13
14 Member Aycoth asked if those would be starting prices or out the door prices.

15
16 Mr. Noto said it was his understanding those are starting prices conceptually.

17
18 Chairman Hawkins asked if they had traffic figures.

19
20 Mr. Noto said as part of the final PUD review, the applicant did a full traffic study. The
21 review that was done by the County they looked at this a couple of different ways. If we
22 went C-1 and C-2 General Commercial we could see several big box stores with some
23 commercial. Your standard development with no internal capture. They did a review of
24 that and came up with somewhere between 6,000 and 10,000 trips per day. In bringing
25 in a development like this where you have a mixture of uses, the ITE traffic manual
26 allows you to discount a certain percentage of trips for internal capture. It explains
27 itself. If someone lives in the multi-family building they could walk to the retail. If you
28 arrive there for one retail then you will stay in the development to go to the other retail.
29 That brought the count down to 6,000 trips per day which is less than the max of
30 10,000.

31
32 Mr. Noto said they took that information to Seminole County, presented what they
33 wanted to do which was adding the signal at the main entry point with the associated
34 turn lanes. He emphasized that the County separate from this is doing a study for the
35 one cent sales tax projects that will be done. One of those projects is a study and
36 improvements of the intersections along Lake Mary Boulevard. They are also looking at
37 the whole segment of Longwood-Lake Mary Road from Lake Mary Boulevard going
38 south. When they met with the County and got their preliminary approvals, they gave
39 the go ahead for the signal, the turn lanes, and adjusting the post office entrance. They
40 recently gave them the go ahead to add the left turn into the David Weekley portion of
41 the project. The County is going to continue studying the Boulevard and Longwood-
42 Lake Mary Road separate from this project as part of the one cent sales tax projects.
43 He asked Chairman Hawkins if that answered his question.

44
45 Chairman Hawkins said sort of. Six thousand is trips per day. He said he was more
46 interested in how many cars can stack up in the turning lanes and how many people are

1 going to be going in per signal. His concern about this project is he believed it is going
2 to choke Lake Mary Boulevard along here. He didn't see turning capacity for people
3 waiting to go eastbound at the light. There is not room for more than four or five cars.
4 It's the same going westbound at the light. He didn't understand why these turning
5 lanes aren't double wide or longer. He expressed a concern of the westbound turning
6 lane onto Longwood-Lake Mary Road which really isn't part of this project. He asked
7 the eastbound traffic count going into this site is at the signal per turn of the light. He
8 was saying it's more than four or five cars.

9
10 Mr. Noto said Mr. Morris coordinated closely with the County during review of the
11 project and would probably be best to provide input on that.

12
13 Randy Morris, 323 West Trotter Drive, Maitland, Florida, came forward representing the
14 applicant. Also with us tonight is Jennifer Stickler with Kimley Horn and Kevin Kramer
15 with David Weekley Homes who will be talking later to answer questions on that project.
16 He said he was answering questions on off-site improvements and everything but the
17 townhome portion.

18
19 Mr. Morris said the traffic study we did was by Turgut Dervish. The County then
20 reviewed our traffic study with their traffic engineer which is Kittleson and that is the
21 same one the City uses on parts of this project. It has been reviewed not just as a
22 suggestion by us but has been reviewed and a critical assessment by the County, not to
23 mention the County's Traffic Engineer. They assigned a direct internal traffic engineer
24 on this study.

25
26 Mr. Morris said to a layman certain things may not seem as though there is capacity. If
27 you take a look at the Lake Mary Centre and look at the stacking capacity pulling into
28 there westbound, that's a regional shopping center with 350,000 square feet of
29 commercial. You will not see anything significantly different on that than here. We also
30 have two entryways that directly face Lake Mary Boulevard but the one with the traffic
31 signal, which is timed directly with the Longwood-Lake Mary signal, left turn movements
32 in the westbound lanes Dr. Hawkins is referring to have two options to go there. They
33 have a dual left. We are improving Longwood-Lake Mary Road. Right now it is a
34 critical quick merge and it's a mess. That hurts our project. We cannot have our
35 retailers have problems with traffic getting in. It's not like we just dump the traffic on
36 Lake Mary and pray that somebody is going to want to come in. If there is a difficult
37 access problem, unless we have some enormously attractive retail, we are setting up a
38 dual way to get there. You have the option of making the dual left off of Lake Mary
39 Boulevard with now dual lanes to come down. Mr. Noto pointed out the Longwood-Lake
40 Mary entrance on the exhibit. Mr. Morris said we have a right turn in there and we also
41 have a dedicated left turn if you are going northbound and you have a blocking barrier
42 we are setting up there. You don't just have the main entrance. If you jump to Lake
43 Mary Boulevard you have the traffic signal there.

44
45 Mr. Morris said the proposal here believes the traffic will move at a better rate on the
46 east/west access on Lake Mary Boulevard because we are taking care of a major safety

1 hazard which is not part of our project. We suggested this and the County and the City
2 liked it which is the post office that is another critical concern. We are also blocking the
3 cut thru traffic that can occur on the north. We are putting a device in there that blocks
4 the cut thru and controls the turn movements. The stacking capacity is more than
5 adequate. Nowhere does level of service of the intersections fail by the dual studies
6 that have reviewed this. It is a net increase in improvement in the traffic system.

7
8 Mr. Morris said what Mr. Noto alluded to is the County is looking at something that is
9 interesting. Because of the excess revenues generated that weren't anticipated on the
10 Third Generation One Cent Sales Tax, because of this request that we made, they are
11 looking at Longwood-Lake Mary Road from Lake Mary Boulevard all the way to Ronald
12 Reagan Boulevard as being four laned or a three lane option which solves a lot of
13 problems at the The Crossings entrance, the high school entrance, and whatever that
14 turn is on Greenway that takes you to the library. That's all being looked at as a
15 Genesis of this project.

16
17 Mr. Morris said we are not doing a full presentation tonight because we have done that
18 full presentation before and we knew Mr. Noto would cover the highlights of the
19 changes since we last saw it. We have more parking and we have more vegetation and
20 trees going in than the code calls for. We have lowered the density of the townhomes
21 and the total count of the multi-family. All of those are changes since we last talked to
22 you. We believe this is an economically viable project. We think it is a model project for
23 the City. Unicorp is extremely excited about the commercial element because of the
24 need on this part of the City for this type of commercial which doesn't exist unless you
25 go to the far western portion and traverse what becomes a much heavier traveled Lake
26 Mary Boulevard than this section. A lot of your traffic before was running all the way to
27 Rinehart Road or to the Publix there. This shortens the number of trips that people
28 might make from a store/retail side and an entertainment side if we call exercise
29 entertainment. Some people call it pain but for other people it is an entertainment
30 option in terms of how they spend their leisure time.

31
32 Mr. Morris said the internal capture is critically important and was alluded to by Mr.
33 Noto. It is a 22% internal capture rate which is where you are really getting into a high
34 rate of walkability. While Lake Mary is known for its trails it is not a high walkability
35 rated city. The scales you can go on line and take a look at walkability and your city is
36 actually rated in certain sections of it. Most of the scores in this area run about 22% to
37 25% which means you are totally car dependent. This development is not car
38 dependent. The 22% internal capture is a different number that represents that.

39
40 Mr. Morris said at certain times it has been pleasurable and it ended up pleasurable but
41 we have had a very productive workout with your staff. We have been most impressed
42 with their concerns and their ideas that they brought to us to make this a better project,
43 not including the comments at this Board and the comments at the City Commission.

44
45 Mr. Morris said he has been involved in government for a long time on both sides of the
46 dais. The cooperation between the City and the County on the road review was

1 extraordinary and you don't normally see that. You normally see turf fights. Normally it
2 is not pleasant. Normally it is one party dictating to the other what they'll do. In this
3 case with two county roads and a city project, he thought the cooperation between them
4 and was pleasantly surprised at the workouts and the commonsense solutions that
5 came about from this. We owe a debt of gratitude. Speaking for Unicorp and speaking
6 for the owners of this project, we can't say enough about your staff. We can't say
7 enough about their cooperation with us and the County.

8
9 Member York asked if they would be able to discuss issues with parking. A concern we
10 had was to make sure it is continuously attractive to retailers was the parking around
11 the D to J area remain retail only and you wouldn't have residents parking there. He
12 asked Mr. Morris to address that issue.

13
14 Mr. Morris said we looked at that. We have an agreement for code enforcement. The
15 best thing we can do is sign it and we can try to notify people based on violations for our
16 retailers. Building J is the closest to the apartments and is the area Mr. York was
17 referring to because it's a very direct route versus going into the parking garage and
18 was a concern you had. There will be a retail association and an HOA association and
19 they can do the stickers and all of that. We have more parking than the code requires.
20 If any of you have been at the Colonial Town Center and seen the parking nightmare
21 that occurs on Thursday, Friday and Saturday nights, they are putting these gigantic
22 orange stickers when you park in the non-parking bays even though it is not marked. If
23 you park there this sticker is put on the driver's side and it says next time you will be
24 towed. It has a number you can call which is the property manager. He said he had one
25 of those put on and when you try to remove it, you can't get it off and you need a blade.
26 It is very effective. He was not saying that is the methodology we would use. We don't
27 know this is a problem until it is a problem but we will sign and try to control, plus it
28 affects and hurts our retailers.

29
30 Member York asked if any assessments had been done with the police department or
31 fire to see if any additional resources or personnel might be needed to accommodate an
32 influx of new residents because this is coming in conjunction with Washington Avenue.

33
34 Mr. Morris said through the DRC process all of your departments reviewed the needs
35 and necessities. He didn't know if it would be more appropriate for Mr. Noto or Mr.
36 Omana to answer that question. He said he could say it was all fine but they may say
37 something else. Washington Avenue is a small project compared to this.

38
39 Mr. Noto said as far as staffing and other equipment, it is something that is usually
40 handled by those two department heads and the City Manager. From an impact fee
41 perspective, we did a quick estimate on just the David Weekley portion for water/sewer
42 impact fees and we are looking at quite a large amount of money coming in. There will
43 be a lot of fire and police impact fees that will be paid as part of this project. What those
44 fees are used for he can't say but is something we can coordinate with the City
45 Manager.

1 Member York said it could be equipment update or personnel.

2
3 Mr. Noto said right.

4
5 Mr. Morris said this shows the final draft and doesn't show the existing condition. The
6 queue westbound and eastbound on those turn lanes at Longwood-Lake Mary Road are
7 both being expanded. They are both being lengthened. The queue is currently shorter.
8 This reflects a higher capacity for storage even though you are going to see a lot more
9 people make the U-turn at the new intersection and you can see the queue there. If you
10 take the amount of U-turns because there is not that many left turns in this area
11 particularly at Longwood-Lake Mary Road because there only that one office but you
12 now have two left turn movements depending on what you see in the queue.

13
14 Mr. Noto showed the existing length and the proposed length on the exhibit.

15
16 Chairman Hawkins asked the estimated increase in daily trips on Washington as a
17 result of this project.

18
19 Mr. Morris said he didn't have the traffic study but would get that information to him in
20 terms of what it is. It is what a traffic engineer would call diminimus which means a
21 minor amount and is generally less than a 10% increase. He said he didn't know the
22 true number. We did look at that. It's very hard to gauge. Most movements going up
23 Longwood-Lake Mary Road are trying to make a left turn and not a right turn. At peak
24 hour for the elementary school you see some changes there because a lot of the cut
25 thru is for the elementary school cutting over. They aren't going Lake Mary Boulevard
26 because they see a stack problem at the light and they want to go faster and they cut
27 over.

28
29 Chairman Hawkins said right now all the cut thru on the backroads of the City of Lake
30 Mary is because of the railroad tracks and SunRail. Speaking from personal experience
31 traffic backs up at this intersection most days almost back to Rinehart. When that
32 happens and people have traffic apps that show them it is backed up, before they even
33 get to Rinehart Road they go down Lake Emma or turn down Greenwood Lakes. They
34 go the back way through Greenwood Lakes and come out on Longwood-Lake Mary
35 Road and go down Washington. He hasn't seen an appreciable improvement from
36 what the County and SunRail have done to improve the traffic at rush hour between
37 4:00 and 6:00 in the evening. They haven't appreciably made any changes to correct
38 the traffic signal.

39
40 Mr. Morris asked Chairman Hawkins if he was talking about Country Club.

41
42 Chairman Hawkins answered affirmatively. The arms and the light still go down when
43 the train approaches the southbound station even though there is no train that goes
44 through. It recycles all the lights. Thirty seconds after it comes out of the station the
45 arms go down and still the same thing happens. That has created a negative impact for
46 the City of Lake Mary. It has created an overall positive impact for people who use

1 SunRail. He said he was seriously asking what is going to be the increase in trips down
2 Washington as opposed to what it currently is. Washington is a two-lane lane. It is not
3 even a street. It has sidewalks part way down, it has no retention, it has nowhere for
4 anybody to pass. For the people who live along Washington, it's going to be a serious
5 concern if your project increases cut thru traffic to avoid Lake Mary Boulevard because
6 it is backed up at both of your traffic signals. He said that was his only serious concern
7 with this project.

8
9 Mr. Morris said he understood the concern. The SunRail was not an issue he could
10 control.

11
12 Chairman Hawkins said it is already a bad issue. He said he was promising it is going
13 to get worse. If Mr. Morris lived where he used to live off of Clermont he would
14 understand what he was saying about that. If you traveled this road every day you
15 would understand.

16
17 Mr. Morris said he used to travel this road every day and if you asked the question that
18 in 20 years is the situation going to improve he would say it is not. The question is in
19 terms of level of service.

20
21 Chairman Hawkins asked the level of service for Lake Mary Boulevard now.

22
23 Mr. Morris said it depends on where you are. Certain sections are C, certain sections
24 are D. We are not having an appreciable impact moving any level of service. He said
25 to remember we are getting the drive by capture that people would go further to the
26 west. What you are appreciably looking at is some of the homes and apartments being
27 built. We can't solve the problems for SunRail.

28
29 Chairman Hawkins said he wasn't saying you can nor are you supposed to. He was
30 saying there is an existing problem and didn't believe this development was going to
31 make it better.

32
33 Mr. Morris said he didn't think it makes it better.

34
35 Chairman Hawkins said that is why he is asking for the people of Washington how many
36 more trips a day cut thru traffic is there going to be.

37
38 Mr. Morris said as he answered the question earlier he didn't have the traffic study in
39 front of him.

40
41 Chairman Hawkins said he thought part of a final subdivision review should be traffic
42 and there should be traffic numbers included for such a big project.

43
44 Mr. Morris said we have submitted those. They are here but don't have them handy.
45 We don't have our traffic engineer here.

46

1 Chairman Hawkins said they can't be here and you not have them handy. He said he
2 was really serious.

3
4 Mr. Morris said he was serious too.

5
6 Chairman Hawkins said this was a concern of his. He said he wasn't trying to be
7 argumentative because he really liked this project but was concerned for the people of
8 Lake Mary and the people of Washington who will have to put up with additional traffic.

9
10 Mr. Morris said he understood.

11
12 Mr. Omana asked to address that issue. When the project first came in his beef was
13 Washington. He said his first comment was there is no way this project is going to line
14 up with Washington. They modified their plan accordingly. Procedurally this project
15 had its traffic analysis and review done as part of the final PUD for purposes of vesting.
16 We were an absolute pain in the neck with the County, with their traffic engineers, with
17 Randy's consultant to address the level of service issues, the intersection improvement
18 issues, and the Washington Avenue issues because we had the same concern. Human
19 nature being what it is, you can engineer this thing until you are blue in the face. People
20 are going to cut through and how do we address that issue. If this project had not
21 complied with the traffic analysis and methodologies agreed to by all the engineers,
22 including the City's engineers, this project would not have gone forward at final PUD.
23 He would have stopped the project at final PUD. You would not have seen it and the
24 City Commission would not have seen it. We wouldn't be sitting here this evening if the
25 traffic issues had not been addressed to the satisfaction of the City.

26
27 Mr. Omana focused on the issue of Washington. We have a potential opportunity with
28 what Mr. Noto highlighted in his presentation in that Seminole County is going to be
29 looking very closely at this Longwood-Lake Mary Road section from Lake Mary
30 Boulevard to 427 under the One Cent Sales Tax. We have put the County on notice
31 that when they review that we want to very closely look at how that widening or
32 improvement will affect Washington and if there will be an opportunity to somehow
33 geometrically chicane or otherwise—chicane is a type of roadway design—to introduce
34 some type of roadway design in the Washington intersection that could possibly mitigate
35 or reduce the amount of cut thru. That is on the County's radar screen. It is on our
36 radar screen and also on our engineer's radar screen. As we speak the Washington
37 issue is an ongoing issue. At the end of the day this project meets traffic. Just because
38 they meet traffic we have taken that extra step to make sure the Washington issue is
39 not ignored. If there is an opportunity—and he thought there was—with the subsequent
40 design of that segment, we would like to give it a shot to see if that issue can be
41 mitigated. He thought there was an opportunity here.

42
43 Mr. Morris said going back to the commercial intersection, you cannot pull out and make
44 a left turn. We blocked that so you would not have a backup issue. You're not going to
45 have traffic coming at you when you're coming out and block the lanes and the
46 movements from the south on Longwood-Lake Mary Road. The County originally

1 wanted the Washington entrance to line up. The City said no, we said no, we pushed
2 back and did not do that.

3
4 Mr. Morris said another factor in terms of the full discussion here, the future land use
5 before this application was made was about 9,000 trips. We are generating about 6,000
6 trips. That's about a 50% reduction from what was entitled to this property and future
7 land use. We also noticed the movements through the whole project. The most direct
8 route to get to Lake Mary Boulevard is not to go over Longwood-Lake Mary Road from
9 David Weekley and our commercial. You have a series of things trying to protect this
10 property from going to Washington. It was well argued by the staff. The details of the
11 exact trip count increase on Washington he couldn't tell you.

12
13 Chairman Hawkins said he knew human nature and human nature tells him that people
14 are going to go southbound and cut over onto Washington because they can't go
15 northbound.

16
17 Mr. Morris questioned why they wouldn't go to the light. The traffic studies say what
18 they say.

19
20 Chairman Hawkins said he would have preferred to see the traffic study but that is
21 hindsight. He thought the traffic study would have been ideal at this meeting.

22
23 Mr. Morris said he understood.

24
25 Chairman Hawkins said he understood all you experts got your heads together and you
26 all agreed and you all liked what you had but that doesn't mean that Bob Hawkins on
27 the Planning & Zoning Board has to like it. You have not convinced me otherwise
28 because he travels all of these roads every day that impact. He cuts through and goes
29 the back way and does whatever he can.

30
31 Mr. Morris said he would make a point at the Commission meeting that we will go into
32 detail on the traffic. This isn't just our experts. This was also the County experts which
33 are also your experts who have reviewed what he is representing. One thing about
34 drivers. The one thing that is consistent with everyone in this room or anyone you talk
35 to is they are an expert, they are a driver, they know because they drive all the time
36 what happens. We all know how stupid the other driver is next to us, we know how
37 wrong the speed limits are, we wish there weren't as many traffic lights. All of that is
38 true. However, there are literally 70 years of engineering studies that back up what a
39 development does, what an impact has, how long the lead counts need to be in terms of
40 the trip timing of the light, how many trips you need in a stacking capacity. Those are all
41 the considerations. We will deal with Washington and would make sure those counts
42 are known and what we believe those are on diversionary movements to the extent we
43 mildly affect them. Those trips are happening anyway—people going up Longwood-
44 Lake Mary Road. We have shown you how our project doesn't affect them. Whatever
45 impact we have, we think there is a diversionary. We will try to get the best number we
46 can for you.

1
2 Chairman Hawkins said he was going to say one more thing based on what you just
3 said. If everybody who is a traffic engineer was so smart then why when SunRail went
4 through and people designed the gates for SunRail, why is the traffic backed up from
5 Country Club all the way to Rinehart every day if everybody is so smart that they know
6 what's best and they are an expert.
7
8 Mr. Morris said he thought Chairman Hawkins had conflicting issues with SunRail. As a
9 person who worked on the light rail and later the commuter rail, he thought there were
10 different issues between DOT, federal government, and what local authorities would
11 have liked to have seen in terms of those gates being down. He agreed with Chairman
12 Hawkins completely. He didn't know why they had to stay down when the train is sitting
13 in the station.
14
15 Chairman Hawkins said it's because experts said this is going to work and was all going
16 to be fine.
17
18 Mr. Morris said one is a safety factor and one is a transportation factor. They are two
19 different things. They are dealing with two types of agencies. You are dealing with the
20 federal government.
21
22 Chairman Hawkins said he was trying to have a good debate with Mr. Morris and said
23 he was sorry.
24
25 Mr. Morris said he respected Chairman Hawkins very much.
26
27 Member Aycoth said he agreed. He traveled that road and it is going to be a nightmare.
28
29 Member Aycoth said when you originally showed the water feature on the northeast
30 corner, he didn't see walking paths around the feature.
31
32 Mr. Morris said there were pavers.
33
34 Member Aycoth asked if there were pavers completely around the feature.
35
36 Mr. Kevin Kramer of Weekley Homes answered affirmatively from the audience.
37
38 Member Aycoth said he didn't see where the trash cans are going to be in the
39 commercial area.
40
41 Mr. Noto said the trash enclosures are scattered throughout. He pointed them out on
42 the exhibit. There is a loading zone for the Earth Fare.
43
44 Member Aycoth said when you were talking about the parking near Building J, you were
45 talking about using signage and potentially the posting of the orange stickers. He asked
46 who would enforce that.

1
2 Mr. Morris said you have a separate association similar to an HOA. The retailers have
3 an association. It is in the best interest of the retailers in Building J to keep parking
4 available for themselves.

5
6 Member Aycoth said he agreed but the retailer in Building J doesn't have the authority
7 to block that parking.

8
9 Mr. Morris said you can't block the parking. You have to notify the violators when they
10 are consistent. If someone parked not even in a bay it is even more of a problem. We
11 don't anticipate the problem. If the problem begins to occur you have to ratchet up your
12 enforcement but initially it will be signs.

13
14 Kevin Kramer of David Weekley Homes came forward. He said he would give some
15 ideas of the residential portion and what we were thinking. It is about a third townhomes
16 and two-thirds are detached. It is a bungalow style. They are smaller square footage
17 but they have a higher level of finish than your typical home. We would target empty
18 nesters and some millennials although they are going to be higher price points. The
19 style of the homes with the alleys and the garage off the alleys, two-car garage, but no
20 backyard to live in so you live out of the front of the home. We call it a courtyard style
21 home. There is an outdoor living area to the front that then fronts on the mews or the
22 park spaces. We enclose that with low fence, hedge, or some hard low walls maybe
23 two feet high. In that front area you have your living room and kitchen. You have more
24 outdoor space and there can be outdoor kitchens. It's more of a sitting area and not a
25 grassed play area for children. This style is similar to Spring Lake in Celebration. We
26 developed the land about two and a half years ago. It is 260 lots. About 200 lots have
27 been built on. It is a very similar style. When we approached Steve (Noto) and the City
28 about doing this style of development, we showed him this concept and how it is
29 working so well. It is very similar--mews, small yards, living under the rec area, and very
30 similar level of finishes. We continue to work on the architecture. It's still going to be a
31 few months until we have it finished.

32
33 Mr. Kramer said they had asked if the price points were base or at the end. Base
34 pricing for the townhomes will be about \$350,000 and probably \$400,000-ish starting for
35 the detached. There are the options, the upgrades and all of that gets tacked on.
36 That's our projection with the current market. Subject to what the housing market is
37 doing that day we always try to sell for more if possible. That is generally where we see
38 this going. The style is lower square footage and higher level of finishes on the interior
39 and exterior.

40
41 Chairman Hawkins said the townhomes are going to have entrances on those alleys.
42 He assumed those would be two or three story but on the bottom floor you are going to
43 have a two-car garage.

44
45 Mr. Kramer said that was correct. Every home, townhomes included, has a two-car
46 garage. The townhomes will be two and three story.

1
2 Alternate Member Threlkeld asked why they came up with the design where the top of
3 the townhomes are facing north/south. Instead of facing the street they are on the side
4 and then they face inward.

5
6 Mr. Kramer said talking about the alignment coming down Longwood-Lake Mary Road
7 that is the exact design we used in Celebration along Celebration Boulevard which is a
8 four lane road with a median. It really came out well. We are duplicating it all over the
9 country. It creates a nice streetscape from Longwood-Lake Mary because you are not
10 looking at the backs of homes. You have the mews end at the roadway so we would
11 have landscaping and hardscape. You have these open shots that you look down
12 between the homes. From Longwood-Lake Mary it looks a lot better than just the backs
13 of a bunch of townhomes. Also as you drive down the internal street, it opens up very
14 well to the parking and is the sides of homes and not front. It makes for a nice
15 streetscape versus turning down a road and looking down 50 townhome units all lined
16 up on a street. It is broken up. You have a townhome building then you have a mew
17 and then another townhome. It breaks up versus a row house look.

18
19 Alternate Member Threlkeld said the density seems to tight, especially in corner unit 83.
20 If you look at the entrance at the bottom there, it's like right on the edge.

21
22 Mr. Kramer said it is. There is ten feet between the front of the home and then that
23 back of sidewalk as you come in at the entrance. You would drive in past the gate,
24 make the right, and the driveway is down off the alley behind it. We would run a new
25 wall with a fence across the front to separate that public space of the sidewalk from the
26 private of their front door. It is a dense development. It is high density. It is less dense
27 than an all townhome development which would have been about 200 units. He had
28 some convincing to do with the seller as well. Even though we are dropping in units this
29 alternative is worth it because you get a higher sales price on the detached, you get the
30 courtyard concept. It is dense. That is the new urbanism concept.

31
32 Member Aycoth said he lived in a townhome community in Lake Mary. Parking is going
33 to be a nightmare in here. The neighborhood he lives in was designed as a downsizer,
34 dual income, no kids. It has changed and we have kids all over the place. Even the
35 prices have risen. You have 68 street parking spaces for 138 homes. You are talking
36 about downsizers moving in here and they will have their garages full for a year. You
37 are going to have some severe parking issues for the residents inside the gates. There
38 is no way to avoid it. He said he lives in it.

39
40 Mr. Kramer said one way is deed restrictions of no overnight parking. It really is for
41 guests.

42
43 Member Aycoth questioned that they were going to deed restrict no overnight parking
44 on the streets.

45

1 Mr. Kramer said it could be no overnight or you can do a 36 hour so it is a guest visiting.
2 It's not meant to be a personal parking space.

3
4 Member Aycoth said he understood but he lives in one of these and has seen the
5 results. If people have more than two cars they are going to have to park somewhere.
6 You'll end up with extended families living in here. He was assuming most of these
7 would be three to four bedroom units. You will have extended families living in it.

8
9 Mr. Kramer said he would say two car garages in every home and 68 spaces for 138.
10 That is a lot of parking spaces.

11
12 Member Aycoth said he lives in a community with two car garages in every home.
13 There are 500 homes and just shy of 200 parking spaces and we have had fistfights.
14 He knew there was nothing Planning & Zoning could do because it meets code. He was
15 just pointing that out. It's going to be a problem.

16
17 Member Aycoth asked them to make their gates quiet for people who live near the
18 entrance gates. They all have loud beeping noises and the people who buy those
19 homes are continuously disturbed when the gates open and shut all night long. He said
20 that was a suggestion.

21
22 Chairman Hawkins said on the north side of the townhomes you have 25 townhomes
23 and no on-street parking, maybe four spots. The majority of your 68 on-street parking is
24 at the south end of this project where it's really not needed. If you have one person
25 come visit anybody in those places up there they are going to have to walk three or four
26 blocks. He did think that was very well thought out.

27
28 Mr. Kramer said he appreciated that.

29
30 Chairman Hawkins said we have four items on the agenda all related. Two of them
31 require a recommendation to the Mayor and City Commission. He said he would open
32 up the public hearing for A and B and that is regarding the north commercial part of this
33 project. He reminded anyone who would like to speak if they could limit their comments
34 to where they are not duplicating each other. He said he would not impose a time limit.

35
36 Chairman Hawkins asked if anyone wanted to speak in reference to Items A and/or B.
37 No one came forward and the public hearing was closed.

38
39 Member York said he thought this was a great project. He knew the Economic
40 Development Department in the City was working very hard on this. He said he was
41 happy to approve this.

42
43 Chairman Hawkins agreed. He was in favor of this project. He has made his comments
44 about traffic. He didn't think the traffic would stay the same and thought it was going to
45 get worse. He hoped at the City Commission meeting that the City Commissioners quiz
46 the applicant on the increases in traffic along Washington and what to do about it. He

1 thought it was a high end project and very well thought out. He has looked closely at
2 the plans and all of the items and except for the traffic he was in favor of it.

3
4 Member Aycoth said he liked the project.

5
6 Chairman Hawkins said there was one finding of fact and that is the final subdivision
7 plan shall not become effective until the Mayor and City Commission approves the
8 preliminary subdivision.

9
10 **Justin York moved to approve 2016-PSP-02, Recommendation to the Mayor and**
11 **City Commission for a Preliminary Subdivision Plan for the Griffin Farm Town**
12 **Center located at 114 Longwood-Lake Mary Road with the one Finding of Fact**
13 **from staff, seconded by Sam Aycoth and motion carried unanimously 5 – 0.**

14
15 B. 2016-FSP-03: Request for Final Subdivision Plan approval for the Griffin
16 Farm Town Center located at 114 Longwood-Lake Mary Road. Applicant:
17 Ms. Jennifer Stickler, P.E., Kimley Horn (Public Hearing)

18
19 This item was presented and public hearing held under Item A.

20
21 **Justin York moved to approve 2016-FSP-03, Request for Final Subdivision Plan**
22 **approval for the Griffin Farm Town Center located at 114 Longwood-Lake Mary**
23 **Road with the one Finding of Fact from staff, seconded by Sam Aycoth and**
24 **motion carried unanimously 5 – 0.**

25
26 C. 2016-PSP-05: Recommendation to the Mayor and City Commission
27 regarding a Preliminary Subdivision Plan for the Griffin Farm David Weekley
28 Homes located at 114 Longwood-Lake Mary Road. Applicant: Ms. Jennifer
29 Stickler, P.E., Kimley Horn (Public Hearing)

30
31 Chairman Hawkins asked if anyone wanted to speak in reference to Items C and/or D.
32 No one came forward and the public hearing was closed.

33
34 Member Aycoth said he had great concerns over the number of parking spaces and the
35 location of the parking spaces. At the northern townhomes there is nothing there. They
36 are going to be walking from the commercial lots or the parking garage which will
37 require overnight parking which will exacerbate the enforcement and the parking for the
38 retail sections. He understood the need to get as many revenue producing units on it as
39 possible. From personal experience he had grave concerns about the street level
40 parking.

41
42 Chairman Hawkins said he agreed with everything Member Aycoth said. It's their
43 project and they are the ones who are going to have to police it.

44
45 Member Aycoth said he disagreed. When they leave it falls to the residents—the
46 homeowners' association. He said he lives in one of those units, he was on the

1 homeowners' association board, and was moving as soon as he could because he had
2 been threatened, have had people stop him trying to get out of his garage, and one
3 gentleman threatened to pull a gun on him all over parking. It does fall to the residents
4 and the problems will fall to the City when David Weekley leaves. He didn't think he
5 could support it.

6
7 Alternate Member Threlkeld said he thought it was wrong. It is way too dense. We
8 don't have nearly enough access for cars. It's going to be like a ghetto. He said he
9 didn't like it. David Weekley Homes is an excellent builder and had no problem with
10 that. This design he didn't think was going to function well.

11
12 **Steven Gillis moved to approve 2016-PSP-05, Recommendation to the Mayor and**
13 **City Commission regarding a Preliminary Subdivision Plan for the Griffin Farm**
14 **David Weekley Homes located at 114 Longwood-Lake Mary Road with the seven**
15 **Findings of Fact, seconded by Justin York.**

16
17 Chairman Hawkins said he didn't intend on voting for this item. He didn't think he could
18 recommend this to the Mayor and City Commission because of the lack of on-street
19 parking for this project. That is his sole reason.

20
21 **Vote on Motion:**

22	
23 Scott Threlkeld	Voted No
24 Justin York	Voted Yes
25 Robert Hawkins	Voted No
26 Steven Gillis	Voted Yes
27 Sam Aycoth	Voted No
28	

29 **Motion fails 2 – 3.**

30
31 Mr. Omana said as a matter of protocol, since the approval motion did not pass he
32 asked the Board to make a subsequent motion to reflect that the approval did not pass.
33 Since this is a quasi-judicial matter, they need to indicate the reasons why.

34
35 **Sam Aycoth moved to recommend to the Mayor and City Commission that 2016-**
36 **PSP-05, Request for Preliminary Subdivision Plan for the Griffin Farm David**
37 **Weekley Homes be declined, seconded by Steven Gillis.**

38
39 Alternate Member Threlkeld stated his reason was for lack of parking.

40
41 Member Aycoth stated his reason was lack of parking.

42
43 Chairman Hawkins stated his reason was lack of on-street parking.

44
45 **Vote on Motion:**

1	Justin York	Voted No
2	Robert Hawkins	Voted Yes
3	Steven Gillis	Voted No
4	Sam Aycoth	Voted Yes
5	Scott Threlkeld	Voted Yes

6
7 **Motion approved 3 – 2.**

8
9 D. 2016-FSP-06: Request for Final Subdivision Plan approval for the Griffin
10 Farm David Weekley Homes located at 114 Longwood-Lake Mary Road.
11 Applicant: Ms. Jennifer Stickler, P.E., Kimley Horn (Public Hearing)

12
13 This item was presented and public hearing held under Item C.

14
15 Chairman Hawkins said he had the same concerns of not enough on-street parking and
16 is why he will vote against this.

17
18 Alternate Threlkeld stated lack of parking.

19
20 Member Aycoth stated lack of adequate on-street parking.

21
22 **Justin York moved to approve 2016-FSP-06, Request for Final Subdivision Plan**
23 **approval for the Griffin Farm David Weekley Homes located at 114 Longwood-**
24 **Lake Mary Road, seconded by Steven Gillis.**

25
26 **Vote on Motion:**

27		
28	Steven Gillis	Voted Yes
29	Sam Aycoth	Voted No
30	Scott Threlkeld	Voted No
31	Justin York	Voted Yes
32	Robert Hawkins	Voted No

33
34 **Motion fails 2 – 3.**

35
36 Mr. Omana said consistent with what we did for Item C, he asked for the alternative
37 motion.

38
39 Chairman Hawkins said we passed a motion not to approve the final subdivision.

40
41 Mr. Omana said that was a motion based for approval.

42
43 Chairman Hawkins said we didn't approve it and didn't see the need to vote a second
44 time to not approve.

45

1 Mr. Omana said the first motion didn't pass so the question he is going to be asked is
2 what did they do.

3
4 Chairman Hawkins said because we didn't recommend the preliminary subdivision and
5 that failed. We are considering a final subdivision based on not approving a preliminary
6 subdivision. That's why he asked you if you wanted us to vote on that and we did and
7 we turned that down.

8
9 Mr. Omana said yes, but it is still before you. You still have to take action on it. Even
10 though you didn't approve the other one it is technically still before you and you have to
11 act on it.

12
13 Chairman Hawkins said we will do it your way.

14
15 **Sam Aycoth moved to deny 2016-FSP-06, Request for Final Subdivision Plan for**
16 **the Griffin Farm David Weekley Homes located at 114 Longwood-Lake Mary Road,**
17 **seconded by Scott Threlkeld.**

18
19 Chairman Hawkins asked the Board to state their reasons for voting yea or nay.

20
21 Member Aycoth stated for lack of adequate on-street parking.

22
23 Alternate Member Threlkeld stated for lack of parking.

24
25 Chairman Hawkins stated for lack of on-street parking.

26
27 **Vote on Motion:**

28
29 **Sam Aycoth** Voted Yes
30 **Scott Threlkeld** Voted Yes
31 **Justin York** Voted No
32 **Steven Gillis** Vote No
33 **Robert Hawkins** Voted Yes

34
35 **Motion carried 3 – 2.**

36
37 X. Community Development Director's Report

38
39 Mr. Omana had no report at this time.

40
41 Chairman Hawkins asked if there were any updates on the two signs they talked about.

42
43 Mr. Omana said the Florida Hospital folks sent an e-mail last week. They have finalized
44 their design and it is coming in.

45
46 Chairman Hawkins asked about the other people.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

Mr. Omana said the same.

Chairman Hawkins thanked Mr. Omana for following up.

XIII. Adjournment

Justin York moved to adjourn, seconded by Steven Gillis and motion carried unanimously.

There being no further business, the meeting adjourned at 7:35 P.M.

Dr. Robert Hawkins, Chairman

Mary Campbell, Deputy City Clerk

DRAFT



CITY MANAGER'S REPORT

DATE: June 16, 2016
TO: Mayor and City Commission
FROM: Jackie Sova, City Manager
SUBJECT: City Manager's Report

ITEMS FOR COMMISSION ACTION:

1. Award Bid #15-06 Emma Oaks Trail Sidewalk.
2. Award Bid #16-07 E. Crystal Lake Ave. Sidewalk Construction.

ITEMS FOR COMMISSION INFORMATION:

1. Monthly Department Reports.



CITY MANAGER'S REPORT

DATE: June 16, 2016
TO: Mayor and City Commission
FROM: Bruce Paster P.E., Director of Public Works
VIA: Jackie Sova, City Manager
SUBJECT: Award Bid #15-06 Emma Oaks Trail Sidewalk

DISCUSSION: The City of Lake Mary advertised for bids for the Emma Oaks Trail Sidewalk project per City Bid #15-06 on June 14, 2015. On July 14, 2015 we received submittals from the following six firms:

MCG Services LLC
Parthenon Construction Company
RMS Constructors Group, LLC
Stage Door II, Inc.
Stillwater Construction, Inc.
Tagarelli Construction, Inc.

The most responsive bid (see attached bid summary) was received from Parthenon Construction Company with a base bid of \$83,465.00. Staff checked references provided and all contacted were exceptionally positive. The budgeted amount for this project is \$100,000 and the funds were provided by Seminole County as part of the jurisdictional transfer of roads in 2013 which included Emma Oaks Trail.

This project was delayed due to work being performed by Duke Energy along Emma Oaks Trail. Duke has ceased work for the summer and the sidewalk project may now commence. Parthenon has not requested any adjustment to their bid due to the delay.

RECOMMENDATION: The City Commission authorize the City Manager to enter into an agreement with Parthenon Construction Company in an amount not to exceed \$83,465.00 for the Emma Oaks Trail Sidewalk construction project.



CITY OF LAKE MARY, FLORIDA

EMMA OAKS TRAIL SIDEWALK, BID #15-06

Bids were opened at approximately 2:02 PM on Tuesday, July 14, 2015 by Jill J. Alvarez, Purchasing Coordinator and David Dovan, Assistant Public Works Director. Also present were Dianne Holloway, Finance Director, Jackie Sova, City Manager and several vendor representatives.

	Vendor Name	Total bid
1	Stage Door II, Inc.	\$ 105,628.00
2	RMS Constructors Group, LLC	\$ 87,824.00
3	Parthenon Construction Company	\$ 83,465.00
4	MCG Services LLC	\$ 103,352.08
5	Stillwater Construction, Inc.	\$ 85,000.00
6	Tagarelli Construction, Inc.	\$ 97,581.00

Bids will be evaluated for responsiveness and a recommendation will be made to the City Commission upon completion of said evaluation.



CITY MANAGER'S REPORT

DATE: June 16, 2016

TO: Mayor and City Commission

FROM: Bruce Paster P.E., Director of Public Works

VIA: Jackie Sova, City Manager

SUBJECT: Award Bid #16-07 E. Crystal Lake Ave. Sidewalk Construction

DISCUSSION: In order to improve pedestrian connectivity between the new residential development across from the SunRail station and our downtown business district, the City designed a new sidewalk along the north side of E. Crystal Lake Ave. Also, in an effort to improve vehicular traffic at the intersection of Crystal Lake Ave. and Country Club Road, a new right-hand turn lane has been designed along E. Crystal Lake Ave. turning onto northbound Country Club Road and made part of this project.

The City of Lake Mary advertised for bids for the E. Crystal Lake Ave. Sidewalk Construction project per City Bid #16-07 on May 1, 2016. On June 1, 2016, we received submittals from the following two firms:

Tagarelli Construction, Inc.
Excel 4 LLC

The most responsive bid (see attached bid summary) was received from Tagarelli Construction, Inc. with a base bid of \$80,598.00. Staff checked several references and all contacted provided positive responses. The available budgeted amount for this project is \$91,259.

RECOMMENDATION: The City Commission authorize the City Manager to enter into an agreement with Tagarelli Construction, Inc. in an amount not to exceed \$80,598.00 for the E. Crystal Lake Ave. Sidewalk Construction project.



CORRECTED TAB SHEET: 06/08/16

**CITY OF LAKE MARY, FLORIDA
E. CRYSTAL LAKE AVE. SIDEWALK CONSTRUCTION
BID #16-07**

Bids were opened at approximately 2:02 PM on Wednesday, June 1, 2016 by Jill J. Alvarez, Purchasing Coordinator and Bruce Paster, Public Works Director. Also present were Jackie Sova, City Manager, Bryan Nipe, Parks and Recreation Director and vendor representatives.

	Vendor Name	Total
1	Tagarelli Construction, Inc.*	\$ 80,598.00
2	Excel 4 LLC	\$ 149,304.47

The bids will be evaluated for responsiveness and a recommendation will be made to the City Commission upon completion of said evaluation.

*Tagarelli Construction, Inc. bid total corrected per Section 00050, General Bidding Conditions, due to unit/extended price variance.



MEMORANDUM

DATE: June 16 2016

TO: Mayor and City Commission

FROM: Bryan Nipe, Parks and Recreation Director

VIA: Jackie Sova, City Manager

SUBJECT: Parks and Recreation Update for May 2016

Facilities Maintenance

RFP proposals for roof work at station 33 to be received in June
 HVAC replacement at Wallace Court set for June
 Routine maintenance work order costs down 15% from YTD in 2015.

Work Order Category	Ma-16	YTD-16	Ma-15	YTD-15
labor	\$7,257.91	\$43,457.25	\$4,787.69	\$38,888.36
materials	\$4,703.01	\$29,268.68	\$2,996.55	\$19,841.78
contractor	\$3,725.32	\$23,165.16	\$3,757.00	\$54,067.17
total	\$15,686.24	\$95,891.09	\$11,541.24	\$112,797.31

Parks Maintenance

- Soccer field closed for renovation
- Trimmed palms away from both overpasses for pressure washing and maintenance in June
- Installed stone walkway at City Hall for maintenance access
- Batting tunnels being installed by staff and contractors.

Community Center

Rentals	<ul style="list-style-type: none"> Community Center showed an increase in rentals by 86% compared to May of 2015 			
Programs	<ul style="list-style-type: none"> Tri-Balance Martial Arts had an average 27 participants Yoga stayed consistent with an average of 4 participants as did Zumba with 20 participants for the month of May 			
Revenue	Current Month	This Month Last YR	Current YTD	Previous YTD
classes	60	53	459	407
non-revenue uses	7	9	64	81
rentals	41	22	222	155
summer camp	\$8,715.00	\$3,700.00	\$24,090.00	\$17,395.00
rental revenue	\$8,680.20	\$5,213.60	\$59,387.53	\$53,133.40
total revenue	\$17,395.20	\$8,913.60	\$83,477.53	\$70,528.40
expenses	\$12,027.24	\$10,435.21	\$116,352.78	\$77,506.88

Sports Complex

Rentals	<ul style="list-style-type: none"> Lake Mary Sports Complex had 69 private rentals for the month of May compared to 65 in May of 2015. 			
Programs	<ul style="list-style-type: none"> Men's softball season continued on with 12 games completed in May Coed softball season continued on with 11 games completed in May Lake Mary Little League hosted a few divisions for their District Tournament 			
Skate Park & Batting Cages	<ul style="list-style-type: none"> One skate park pass was sold in May 2016 Staff time dedicated to Skate Park has been decreased by having one Rec. Assistant dedicated to sell batting cage coins and roam other areas of the complex. 			
Splash Pad	<ul style="list-style-type: none"> Twenty seven Splash Pad Passes were sold in May 2016 compared to 4 in May 2015. Several rain days contributed to reduction in revenue during the Spring season. 			
Revenue	Current Month	This Month Last YR	Current YTD	Previous YTD
sports complex rentals	\$777.50	\$1,321.73	\$26,041.72	\$20,837.33
leagues	\$0.00	\$845.00	\$9,550.00	\$10,075.00
concession (Trailhead & Sports Comp.)	\$1,324.17	\$845.00	\$8,277.78	\$6,706.20
skate park	\$59.28	\$174.81	\$2,112.41	\$2,653.45
splash park	\$3,701.86	\$2,796.17	\$5,732.06	\$7,097.50
total revenue	\$5,862.81	\$5,982.71	\$7,844.47	\$9,750.95

Central Park

- The Farmers market featured 109 vendors in the month of May. Down due to weather and loss of full time vendors.

Revenue	Current Month	This Month Last YR	Current YTD	Previous YTD
park rentals	\$240.00	\$488.75	\$1,697.50	\$1,927.81
farmers market	\$1,863.04	\$2,754.27	\$16,879.53	\$14,866.36
total revenue	\$2,103.04	\$3,243.02	\$18,577.03	\$16,794.17

Events Center

- LMEC hosted 17 weddings in May 2016 and 12 corporate/school events.
- Notable events in May 2016 include: Fifth Third Bank, Flagler Hospital, Elevation Health, and DR Horton
- LMEC hosted 5 graduations and school banquets in May 2016

Revenue	Current Month	This Month Last YR	Current YTD	Previous YTD
non-revenue uses	0	3	6	14
rentals	31	41	219	236
catering revenue	\$3,652.63	\$44,843.12	\$41,692.50	\$44,843.12
rental revenue	\$46,081.02	\$17,769.85	\$347,939.09	\$349,742.67
total revenue	\$49,733.65	\$62,612.97	\$389,631.59	\$394,585.79
expenses	\$28,870.17	\$39,988.70	\$285,419.68	\$275,618.93

Tennis Center

- All courts were resurfaced in May
- We hosted the Bucky Copeland Memorial Tournament
- Entered into a new 3 year contract agreement with Steve Huber, Tennis Pro

Revenue	Current Month	This Month Last YR	Current YTD	Previous YTD
memberships	167	158	n/a	n/a
revenue	\$1,768.90	\$1,457.05	\$11,722.36	\$11,021.35
expenses	\$3,199.30	\$5,931.54	\$26,072.51	\$29,402.74

Senior Center

- The seniors had a day trip to Winter Park. They met at SunRail and took the train, went on a one hour boat tour, enjoyed lunch at an Italian restaurant and then had some extra time to themselves before heading back to Lake Mary. The trip was full with 24 seniors.

Revenue	Current Month	This Month Last YR	Current YTD	Previous YTD
classes	132	107	1024	946
individual participants	2348	2056	18756	18476
revenue	\$466.13	\$859.25	\$18,319.96	\$19,311.41
expenses	\$6,892.19	\$10,104.65	\$59,589.90	\$62,014.48

Total Revenue

	16-May	Current YTD	15-May	Previous YTD
Total Revenue	\$77,329.73	\$529,572.94	\$83,068.60	\$521,992.07
Total Expenses	\$66,675.14	\$583,325.96	\$78,001.34	\$557,340.34
	\$10,654.59	-\$53,753.02	\$5,067.26	-\$35,348.27

Lake Mary Museum

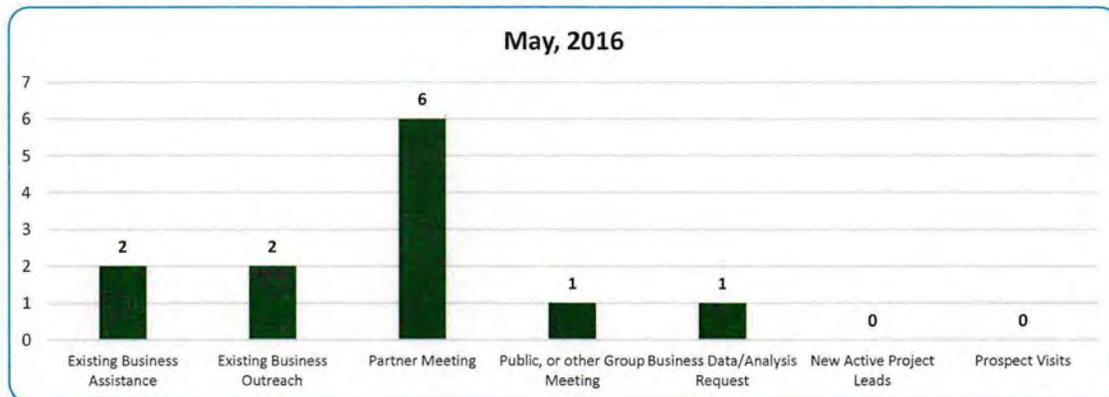
- The "Honoring Our Military" exhibit was a success; Over 160 guests came to share in the exhibit
- Pilar will have a one-woman art exhibit open from June 12th-July 9th
- The Appraisal Fair will be June 18th
- The Museum is in the process of redesigning the Ghost Walk

City of Lake Mary -
Economic Development Activity Report

Activity Summary

City of Lake Mary, Economic Development Activity Summary May, 2016	
Activity Code	Explanation
Existing Business Assistance	Existing business assistance involving a problem, and follow-up
Existing Business Outreach	Existing business outreach meeting or interview
Partner Meeting	Meeting with Economic Development partners
Public, or other Group Meeting	Public meetings, or other group meeting
Business Data/Analysis Request	Data and analysis request processed
New Active Project Leads	Meetings associated with new projects that develop into follow-up action or incentive
Prospect Visits	Meeting with business potentially interested in relocating or expanding in Lake Mary

Activity Count	May, 2016
Existing Business Assistance	2
Existing Business Outreach	2
Partner Meeting	6
Public, or other Group Meeting	1
Business Data/Analysis Request	1
New Active Project Leads	0
Prospect Visits	0
Total Count	12



Milestones:

Coordinated the Uber Pilot Project agreement this month. The City of Lake Mary will join four other cities in conducting a pilot project designed to encourage Uber ridership. The cities implementing the pilot project are: Sanford, Lake Mary, Longwood, Altamonte Springs and Maitland.

Alongside the Uber Pilot Project, the City joined the Municipal Mobility Working Group.

On May 26, 2016, Florida Hospital celebrated the opening of their new Lake Mary ER facility. This project involved over a year of planning and outreach.



The diagram to the left shows a typical pattern associated with workflow from a local (city) economic development office. Note concentration on existing businesses.

City of Lake Mary -
Economic Development Activity Report

Activity Detail

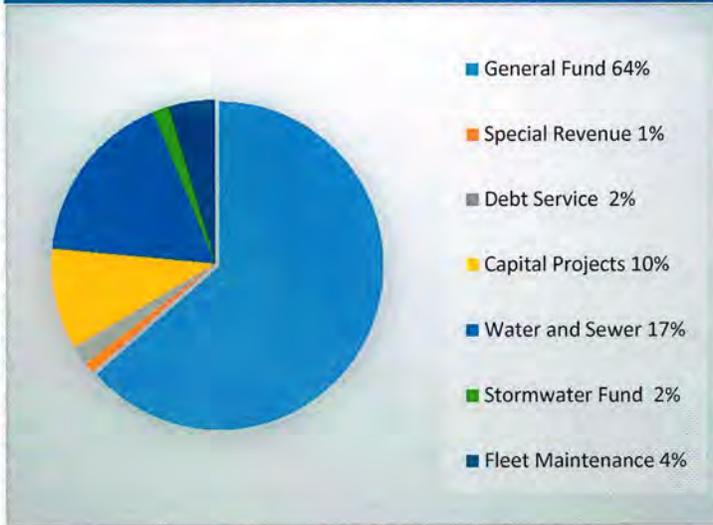
**City of Lake Mary, Economic Development Activity Log
May, 2016**

Name	Date	Activity Code	Explanation
Tom	5/3/16	Existing Business Assistance	Meeting with development group interested in property near the SunRail Station Stop.
Tom	5/5/16	Partner Meeting	Coordination meeting with cities interested in the Uber Pilot Project spearheaded by Altamonte Springs.
Tom	5/10/16	Existing Business Outreach	Chamber's Lake Mary Coffee Club meetings.
	5/10/16	Existing Business Outreach	Meeting with local firm to discuss their software which may be helpful to the City. The software is a GIS based database for tracking and storing information about projects, parks, and other government owned/maintained assets.
Tom	5/11/16	Business Data/Analysis Request	Meeting with reporter regarding land development process and access to news about new development in Lake Mary.
Tom	5/11/16	Partner Meeting	Review of Seminole State College Strategic Plan.
Tom	5/12/16	Existing Business Assistance	First step meeting to discuss renovations to 3200 Lake Emma Road - site of the new Axiom Healthcare facility.
Tom	5/16/16	Partner Meeting	Attend the annual Florida Economic Development Conference.
Tom	5/19/16	Partner Meeting	Meeting with SSC Dean to discuss the unique role of the college in economic development and associated metrics.
Tom	5/19/16	Existing Business Assistance	Meeting with Jeunesse representatives to discuss their annual meeting.
Tom	5/20/16	Partner Meeting	Leadership Seminole Graduation.
Tom	5/26/16	Public, or other Group Meeting	Florida Hospital ER grand opening celebration.
Tom	Ongoing	Partner Meeting	Coordinated with SunRail's marketing group to provide 'Try-the-Train' week in June where free ride tickets will be available.
Tom	Ongoing	Existing Business Assistance	Several inquiries regarding property close to SunRail/Rinehart Rd/US 17-92.

City of Lake Mary Budget Snapshot as of May 31, 2016

(67% of fiscal year elapsed)

Fiscal Year 2015 - 2016 Adopted Budget



General Fund Revenues

Revenues	Budget	Year-to-Date	%
Ad Valorem Taxes	\$ 6,760,607	\$ 6,722,053	99.4%
Franchise & Utility Taxes	6,194,184	3,260,782	52.6%
Business Tax Receipts	121,900	124,267	101.9%
Permits	433,143	1,294,529	298.9%
Fines & Forfeitures	73,500	46,604	63.4%
Intergovernmental	1,675,523	997,066	59.5%
Charges for Services	1,547,700	1,100,357	71.1%
Investment Income/Other	227,000	174,675	76.9%
Operating Transfers In	1,100,000	733,333	66.7%
Total Revenues	\$ 18,133,557	\$ 14,453,666	79.7%

General Fund Expenditures

Expenditures	Budget	Year-to-Date	%
City Commission	\$ 99,604	\$ 64,126	64.4%
City Manager	652,327	406,444	62.3%
City Attorney	105,000	38,867	37.0%
City Clerk	241,778	149,291	61.7%
General Government	751,423	284,464	37.9%
Risk Management	17,000	11,194	65.8%
Finance	533,836	339,001	63.5%
Information Systems	306,013	204,318	66.8%
Community Development	572,852	338,014	59.0%
Building	430,762	231,582	53.8%
Facilities Maintenance	392,583	205,533	52.4%
Police Operations	5,131,582	3,228,171	62.9%
Fire Combat	4,784,977	2,974,122	62.2%
Fire Prevention	394,401	246,443	62.5%
Support Services	957,233	580,712	60.7%
PW Admin & Engineering	235,232	150,322	63.9%
Streets/Sidewalks	565,389	257,324	45.5%
Parks & Recreation	1,798,322	1,041,296	57.9%
Events Center	465,396	285,420	61.3%
Community Center	186,889	116,353	62.3%
Senior Center	105,797	59,590	56.3%
Tennis Center	57,618	26,073	45.3%
Transfers Out	1,397,928	931,952	66.7%
Total Expenditures	\$ 20,183,942	\$ 12,170,612	60.3%

<i>Fund Balance Forward</i>	12,624,225	15,368,972	121.7%
Current Fund Balance	\$ 10,573,840	\$ 17,652,026	166.9%

Debt Service Funds

Revenues	Budget	Year-to-Date	%
Transfers In	\$ 336,928	\$ 224,619	66.7%
Expenditures			
PIRRB Series 2007	\$ 290,679	\$ 290,679	100.0%
PIRRN Series 2012	\$ 332,904	\$ 332,904	100.0%

Special Revenue Funds

Revenues	Budget	Year-to-Date	%
Impact Fees	\$ 28,700	116,688	406.6%
Cemetery Sales	4,000	1,250	31.3%
Fines & Forfeitures	7,000	17,318	247.4%
Investment Income/Other	5,400	2,500	46.3%
Total	\$ 45,100	\$ 137,756	305.4%

Expenditures

Training	\$ 23,000	\$ 5,149	22.4%
Operating & DARE	67,000	34,848	52.0%
Contributions	-	2,400	0.0%
Capital	33,500	36,292	108.3%
Heritage Park	185,000	6,045	3.3%
Cemetery Operations	13,100	4,280	32.7%
Total	\$ 321,600	\$ 89,014	27.7%

<i>Fund Balance Forward</i>	700,850	635,032	90.6%
Current Fund Balance	\$ 424,350	\$ 683,774	161.1%

Capital Projects Fund

Revenues	Budget	Year-to-Date	%
Investment Income	\$ 6,000	\$ 1,310	21.8%
Grants	78,312	-	0.0%
Intergovernmental/Other	843,570	614,114	72.8%
Transfers In	760,000	506,667	66.7%
Total	\$ 1,687,882	\$ 1,122,091	66.5%

Expenditures

Capital Projects	3,178,895	1,916,045	60.3%
Total	\$ 3,178,895	\$ 1,916,045	60.3%

<i>Fund Balance Forward</i>	1,662,350	1,545,785	93.0%
Current Fund Balance	\$ 171,337	\$ 751,831	439%

Water and Sewer Fund

Revenues	Budget	Year-to-Date	%
Water Sales	\$ 1,950,000	\$ 1,316,633	67.5%
Sewer Revenue	1,935,000	1,389,235	71.8%
Reclaimed Water	200,000	130,753	65.4%
Water Impact Fees	50,000	24,598	49.2%
Sewer Impact Fees	5,000	11,683	233.7%
Investment Income/Other	183,000	232,220	126.9%
Total	\$ 4,323,000	\$ 3,105,122	71.8%

Expenditures

Operating Expenses	1,738,576	1,064,931	61.3%
Capital Projects	1,267,000	776,888	61.3%
Wholesale swr/reclaimed	1,345,000	885,447	65.8%
Transfers Out	1,149,000	766,000	66.7%
Total	\$ 5,499,576	\$ 3,493,266	63.5%

<i>Beg Unrestrict Net Assets</i>	13,443,265	14,150,241	105.3%
Available Net Assets	\$ 12,266,689	\$ 13,762,097	112.2%

Stormwater Utility Fund

Revenues	Budget	Year-to-Date	%
Stormwater Fees	\$ 396,000	\$ 265,630	67.1%
Interest/Other	3,000	1,566	52.2%
Total	\$ 399,000	\$ 267,196	67.0%

Expenditures

Operating Expenses	304,930	130,934	42.9%
Capital Projects	200,000	213,130	106.6%
Total	\$ 504,930	\$ 344,064	68.1%

<i>Unrestricted Net Assets</i>	423,285	480,836	113.6%
Available Net Assets	\$ 317,355	\$ 403,968	127.3%

Fleet Maintenance Internal Service Fund

Revenues	Budget	Year-to-Date	%
Fleet Transfers & Income	\$ 1,177,740	\$ 645,324	54.8%
Expenditures			
Operating Costs	\$ 312,208	\$ 196,956	63.1%
Vehicle Purchases	\$ 1,154,000	\$ 532,407	46.1%

City of Lake Mary, Florida
General Fund Revenues
As of May 31, 2016

Account Code	Description	2012 Actual	2013 Actual	2014 Actual	2015 Budget	2015 Actual	2016 Budget	2016 Actual	% FYTD
	Millage Rate	3.6355	3.6355	3.5895	3.5895	3.5895	3.5895	3.5895	
311-10	Ad valorem tax	\$ 6,072,711	6,029,358	6,146,678	6,327,960	6,385,066	6,760,607	6,722,053	99.43%
	Franchise & Utility:								
313-10	Duke Energy - Franchise	1,224,950	1,128,047	1,146,509	1,134,190	1,169,179	1,156,874	593,169	51.27%
313-11	FP&L - Franchise	545,433	535,600	591,267	568,537	545,849	579,908	272,749	47.03%
313-40	Propane - Franchise	10,010	5,864	8,367	8,585	9,280	8,671	4,392	50.65%
313-70	Solid Waste - Franchise	419,745	428,368	441,060	442,491	492,835	505,000	317,568	62.88%
	Total Franchise	2,200,138	2,097,879	2,187,203	2,153,803	2,217,143	2,250,453	1,187,878	52.78%
314-10	Duke Energy - Utility	1,249,357	1,288,610	1,310,121	1,297,751	1,286,439	1,317,217	683,879	51.92%
314-11	FP&L - Utility	601,224	648,297	729,688	717,878	747,297	732,236	407,158	55.60%
314-20	Telecommunications	2,011,704	2,093,587	1,746,328	1,857,389	1,647,456	1,838,815	948,936	51.61%
314-80	Propane Gas - Utility	47,512	40,838	52,307	50,421	54,645	55,463	32,931	59.37%
	Total Utility	3,909,797	4,071,332	3,838,444	3,923,439	3,735,837	3,943,731	2,072,904	52.56%
	Total Franchise & Utility	6,109,935	6,169,211	6,025,647	6,077,242	5,952,980	6,194,184	3,260,782	52.64%
	Licenses and Permits:								
321-60	Business Tax Receipts	115,373	118,964	117,319	118,110	121,639	121,900	124,267	101.94%
322-10	Building Permits	851,192	1,543,828	864,080	720,524	926,988	365,270	1,182,747	323.80%
322-20	Electrical Permits	63,819	45,976	77,580	48,118	39,037	28,871	55,757	193.12%
322-30	Plumbing Permits	43,687	30,639	28,629	33,687	20,018	20,212	22,222	109.94%
322-40	Mechanical Permits	25,243	32,685	50,765	31,316	38,298	18,790	33,803	179.90%
	Total Licenses & Permits	1,099,314	1,772,092	1,138,373	951,755	1,145,980	555,043	1,418,796	255.62%
	Fines & Forfeitures:								
351-10	Court Fines	59,132	69,858	71,304	56,474	54,473	58,000	28,315	48.82%
351-30	False Alarm Fees	4,225	3,950	500	600	1,000	500	1,500	300.00%
351-50	Violation of Local Ordin.	7,810	33,586	47,850	15,000	44,588	15,000	16,789	111.93%
	Total Fines & Forfeitures	71,167	107,394	119,654	72,074	100,061	73,500	46,604	63.41%
	Intergovernmental:								
312-41	Local Option Gas Tax	224,965	249,978	250,577	258,107	260,382	260,987	154,705	59.28%
334-00	Grants	3,241	2,096	20,860	-	20,185	-	3,219	-
335-12	State Rev. Share/Gas Tax	275,591	293,595	319,579	336,458	360,889	371,964	237,909	63.96%
335-14	Mobile Home License	108	114	71	60	117	70	169	241.43%
335-15	Alcoholic Beverage Lic.	9,829	5,572	20,052	12,000	12,099	12,500	930	7.44%
335-18	1/2 Cent Sales Tax	800,439	834,141	880,882	957,126	974,881	1,015,962	589,254	58.00%
335-20	Firefighter Supplement	11,200	11,740	14,355	14,040	14,040	14,040	10,880	77.49%
	Total Intergovernmental	1,325,373	1,397,236	1,506,376	1,577,791	1,642,593	1,675,523	997,066	59.51%

City of Lake Mary, Florida
General Fund Revenues
As of May 31, 2016

Account Code	Description	2012 Actual	2013 Actual	2014 Actual	2015 Budget	2015 Actual	2016 Budget	2016 Actual	% FYTD
Charges for Services:									
341-80	County Business License	10,715	10,836	11,098	11,000	11,199	11,200	9,410	84.02%
341-21	Zoning Fees	21,798	22,074	20,334	17,000	21,559	10,500	28,243	268.98%
341-22	Site Plan Fees	3,200	10,200	12,849	8,000	4,800	6,500	10,050	154.62%
342-10	Police Services	63,085	57,744	50,067	79,700	60,941	45,000	48,129	106.95%
342-60	Rescue Transport Fees	609,044	597,065	513,365	590,000	623,215	600,000	449,402	74.90%
347-10	Events Center Rental	513,448	489,532	533,740	520,000	565,101	590,000	389,632	66.04%
347-15	Community Center	-	-	21,147	50,000	73,571	85,000	59,388	69.87%
347-20	Summer Camp Fees	-	-	51,475	45,000	73,170	70,000	24,090	0
347-30	Farmers Market	31,379	29,719	23,107	25,000	22,897	23,000	16,880	73.39%
347-40	Skate Park Fees	8,819	4,221	3,198	4,000	3,243	4,000	2,112	52.80%
347-45	Splash Park Fees	24,274	22,811	25,760	24,000	24,473	25,000	5,732	22.93%
347-50	Park Rentals	630	1,082	783	850	2,309	2,500	1,697	67.88%
347-60	Sports Complex Rentals	27,330	29,288	30,620	30,000	29,534	32,000	26,042	81.38%
347-70	Softball Leagues	13,930	16,575	14,050	15,000	14,975	15,000	9,550	63.67%
347-80	Concession Revenues	679	2,435	7,326	7,500	11,512	10,000	8,278	82.78%
347-90	Tennis Center Revenues	50,231	40,729	23,364	16,000	22,870	18,000	11,722	65.12%
	Total Charges for Services	1,378,562	1,334,311	1,342,283	1,443,050	1,565,369	1,547,700	1,100,357	71.10%
Other:									
361-10	Interest	192,570	(1,038)	173,777	120,000	188,214	130,000	70,875	54.52%
363-10	Streetlighting	32,780	32,484	32,729	32,000	32,945	32,000	21,036	65.74%
364-00	Sale of Capital Assets	51,917	388	701	-	2,362	-	2,729	-
369-00	Other Miscellaneous Rev.	160,060	126,900	151,663	60,000	140,794	65,000	80,035	123.13%
	Total Other Revenue	437,327	158,734	358,870	212,000	364,315	227,000	174,675	76.95%
Transfers In:									
381-00	Transfers from W&S	850,000	900,000	985,000	1,015,000	1,015,000	1,100,000	733,333	66.67%
381-00	Transfers from Cemetery FD	125,000							
	Total Transfers In	975,000	900,000	985,000	1,015,000	1,015,000	1,100,000	733,333	66.67%
	Total General Fund Revenue	17,469,389	17,868,336	17,622,881	17,676,872	18,171,364	18,133,557	14,453,666	79.71%
	Carry-forward Fund Balance	15,066,183	16,369,093	17,541,260	14,138,405	15,368,972	12,624,225	15,368,972	121.74%
	Total Available	\$ 32,535,572	\$ 34,237,429	\$ 35,164,141	\$ 31,815,277	\$ 33,540,336	\$ 30,757,782	\$ 29,822,638	96.96%

FINANCE DEPARTMENT
MONTHLY REPORT
May 2016

Purchasing/AP Activity	May-16	FYTD	May-15	FYTD
Purchase Orders Encumbered	34	367	20	282
Bids/RFPs Processed	0	8	1	6
Express Purchase Orders Processed	6	54	4	84
Express P.O. - Average \$ Value	\$264		\$304	
Checks Issued to Vendors	263	1,943	274	1,899
P-Card Transactions	246	2,286	275	2,408
P-Card Average \$ Value	\$120		\$116	

Accounting/Payroll Activity				
Journal entries Prepared and Posted	35	313	40	325
Items Deposited	2,628	21,709	2,620	21,539
Deposited Items Returned	5	32	2	30
Credit/Debit Card transactions	677	5,017	543	4,278
Credit/Debit Card Sales	\$123,367	\$895,631	\$72,911	\$521,837
Employees Paid	392	3,663	576	3,642

Utilities Activity				
Utility Refund Checks	22	166	50	183
Utility Turn-offs for Non-payment	23	201	22	183
Door Hangers for Non-pay prepared	167	1,402	153	1,213
Delinquent Letters Mailed Out	N/A		N/A	
Utility Service Complaints Handled	23	113	4	112
Garbage Service Complaints Handled	N/A		N/A	59
Existing Utility Accounts Closed	79	483	64	507
New Utility Accounts Opened	70	486	66	491
Utility Bank Draft Customers	1,228		1,167	
Electronic Utility Payments	1,090	8,773	1,101	8,898
Paperless Billing Customers	719		720	
Current Residential Water Customers	4,772		4,751	
Current Residential Sewer Customers	2,590		2,591	
Current Residential Garbage Customers	5,051		4,990	
Current Commercial Water Customers	453		447	
Current Commercial Sewer Customers	391		386	
Current Commercial Garbage Customers	247		241	

IT Activity				
Helpdesk tickets logged	131	1,104	156	1,186
Computer/Server/Network tickets	119	1,063	148	1,138
Cell Phone tickets	11	44	7	42
Helpdesk tickets resolved	136	1,111	155	1,190
Average resolution time (days)	1		1	
Intranet/Website Updates	2	36	2	39
Unique Website Visitors	19,685	148,867	21,619	147,841

Items of Interest During Reporting Period



MEMORANDUM

DATE: June 16, 2016

TO: Mayor and City Commission

FROM: Stephen J. Noto, AICP
City Planner 

THRU: John Omana, Community Development Director

VIA: Jackie Sova, City Manager

SUBJECT: April 2016 Planning and Development Activity

FY2015-2016 WORKLOAD DATA

	FY2015		FY2016	
	MAY	Total YTD	MAY	Total YTD
Land Use Amendments	1	1	2	3
Rezoning	2	6	1	4
Conditional Use	0	1	1	4
Subdivisions/Plat	1	5	1	10
Site Plans	1	8	0	8
Variances	0	1	0	0
Vacates	1	1	0	0
Annexations	0	0	0	0
Neighborhood Beautification Grants	1	4	0	1
DRI Development Agreement & Amendments	0	0	0	0
PUD Development Agreement & Amendments	0	0	0	2
Development Agreements, New	0	0	0	0
DRC Reviews	1	5	2	11
Home Occupation Review	2	33	2	22
Business License Review	16	92	22	208
Arbor Permits (non-development related)	21	123	20	124
Zoning Verification Letters	1	4	1	15
Site Permits Issued	1	6	0	6
Building Permits Review	37	283	60	408

Significant Meetings & Issues

May 2 - Ladybird Pre-DRC Review, 188 Park Pl. Meeting, First Step Pending Conditional Use, 255 Tech Park Lot Split
May 3 - Downtown Development Meeting w/Developers, Lot Split and Easement Review
May 4 - 185 Timacuan DRC
May 6 - Optiview Meeting, Main Rd Lot Split Meeting
May 9 - S. Country Club Rd. lot split mtg., Waterside II Addressing Meeting
May 10 - Deloitte Crosswalk Site Visit
May 11 - Optiview Meeting, SSC Strategic Plan mtg., Fountain Parke Inspection, First Step Forest Tennis Courts
May 12 - First Step Axium Buildout, 317 Terasas Site Visit, Lake Mary Life Meeting
May 17 - S. Country Club Rd. Lot Split Mtg., Conference Call re: Tech Park Lot Split, 255 Tech Park Meeting
May 19 - First Step Jeunesse Ribbon Cutting
May 20 - Webinar, Shirley Smith Meeting
May 23 - Florida Hospital Site Inspection
May 24 - Fl. Hosp. Pediatric Sign Meeting, Siemens Property Mtg., Fountain Parke Inspection
May 25 - Waterside II DRC, First Step 674 Longwood Lk Mary Rd
May 26 - Wayfinding Meeting
May 27- MetroPlan TSMO/Tac

Current Projects In Review/Construction

2016-PSP-02 2016-FSB-03, Griffin Farm David Weekly Homes
2016-PSP-04 2016-FSB-05, Griffin Farm Town Center
2016-RZ-02 2016-RZ-03, Waterside II Pre/Final PUD
2016-PSP-04, Waterside II PSP
2016-RZ-05, 2016-LU-01/02 New Century Town Center
2016-CU-01 2016-SP-04, Ladybird Academy Expansion
2016-CU-02, Planet Obstacle
2016-RZ-04, John Williams Rezone
2014-SP-02, Station Pointe
17/92 CRA Project
Goldberg Feather Edge Subdivision Site Construction
Twelve Oaks Subdivision Site Construction
Crystal Reserve Subdivision Site Construction
Central Parc Heathrow Ph. 3 Site Construction
Williston Park Lot 2 Site Construction
Fountain Parke (Ashton Woods & DR Horton) Site Construction
Shaw W. Crystal Lake Ave. Offices Site Construction



City of Lake Mary
Fire Department
911 Wallace Court – Lake Mary, Florida 32746



Monthly Report

May 2016

Administration and Emergency Operations

We responded to 386 emergency alarms, had 178 transports, and accumulatively participated in 467.5 hours of EMS and fire related training during the month of May, 2016.

A final inspection of the new fire engine was performed in Columbus Ohio and it passed with minimal revisions. The new engine will be in service June, 2016.

Engine companies continued to perform fire safety inspections on local businesses.

The proposed operating budget for 2017 was submitted to the Finance Department for review.

Presentations are being assembled for the strategic planning and team building exercises to be held June 14.

Fire Prevention

Fire inspectors conducted 192 combined inspections and 75 plan reviews.

Activities included –

- Site visits for several projects and compliance issues including fire alarm /fire watch problems at assisted living facility and Colonial Grand.
- Continued working on data entry for Mobil Eyes program, spreadsheets for violations, various entry fields and inspection entries.
- 2 Hydrant flow test conducted for new projects and tested 3 hydrants that were replaced at Fountain Park.
- Continued working on water supply and fire protection issues at 400 Rinehart Rd.
- Attended The Official After Relay meeting and coordinated final City Relay meeting
- Met w/Orlando FD regarding CPR Citywide program

- Worked on/submitted article for Lake Mary Life
- Worked on and met with FD and PD reps for EOC Drill exercise

Meetings attended –

Staff, Elder Affairs, Safe Kids, DRC, First Step, Relay, SCPS, CFFMA, TRIAD, and contractor/project meetings.

Meeting with NFSC for public education materials and Lake Mary Elementary.

Classes/Training Completed/Attended –

National Sprinkler Summit – NFPA – 3 days

Public Education Events –

Fire Drills – 1 (640 Century Point) 1 hour

Lake Mary Elementary Arts Festival – 3 hours and 50 participants

Child Safety Seat Installations – 4 installed – 5 hours and 5 participants total

911 tests – 5 conducted

CPR/AED/First Aid Training – 8 classes, 10 hours and 12 participants total

Station Tours – 1 conducted –1 hour and 15 total participants



CITY MANAGER'S REPORT

DATE: June 7, 2016

TO: Mayor and City Commission

FROM: Bobbie Jo Keel, Permitting/Zoning Coordinator

THRU: John Omana, Community Development Director

VIA: Jackie Sova, City Manager

SUBJECT: May Monthly Report

BUILDING PERMITS ISSUED					BUILDING PERMIT VALUATIONS			
ACTIVITY - PERMIT TYPE	May-16	YTD	May-15	YTD	May-16	YTD	May-15	YTD
COMMERCIAL - NEW	3	10	0	1	\$ 1,090,195	\$ 10,256,027	\$ -	\$ 1,032,000
COMMERCIAL - ALTERATION	10	84	8	67	\$ 470,739	\$ 15,773,025	\$ 1,283,929	\$ 4,699,110
RESIDENTIAL - NEW	3	94	0	19	\$ 1,336,125	\$ 21,696,905	\$ -	\$ -
RESIDENTIAL - ALTERATION	30	119	20	76	\$ 489,821	\$ 1,758,152	\$ 773,901	\$ 1,449,328
ELECTRICAL - NEW/ALTERATION	36	224	25	143	\$ 513,332	\$ 7,435,521	\$ 194,598	\$ 2,081,246
ELECTRICAL - TEMP/PREPOWER	8	90	1	46	\$ 6,700	\$ 15,100	\$ 100	\$ 6,560
MECHANICAL - NEW/ALTERATION	32	241	16	141	\$ 272,566	\$ 647,805	\$ 186,667	\$ 8,572,025
PLUMBING - NEW/ALTERATION	85	224	18	91	\$ 127,630	\$ 1,685,882	\$ 136,434	\$ 691,069
ROOFING - TILE, METAL & FLAT	2	65	0	11	\$ 29,495	\$ 1,001,580	\$ -	\$ 383,717
RE-ROOFING	34	393	34	181	\$ 2,071,613	\$ 6,330,573	\$ 417,753	\$ 4,630,948
SWIMMING POOL	1	5	1	8	\$ 20,000.00	\$ 176,188.00	\$ 36,724.00	\$ 380,220.00
SCREEN ENCLOSURE	2	11	0	8	\$ 15,831	\$ 92,845	\$ -	\$ 67,344
FENCE	10	40	3	42	\$ 42,075	\$ 168,373	\$ 15,214	\$ 102,928
SIGN	4	44	6	30	\$ 2,243	\$ 358,840	\$ 44,486	\$ 132,464
FOUNDATION ONLY	0	0	0	0		\$ -	\$ -	\$ -
DEMOLITION	1	4	3	5	\$ 5,000	\$ 29,601	\$ 40,000	\$ 43,700
TOTALS	261	1648	135	869	\$ 6,493,365	\$ 67,426,417	\$ 3,129,806	\$ 24,272,659

BUILDING INSPECTIONS PERFORMED				
TYPE	May-16	YTD	May-15	YTD
BUILDING	340	1804	270	1308
ELECTRICAL	167	512	121	475
MECHANICAL	71	308	45	215
PLUMBING	137	377	88	284
TOTALS	715	3001	524	2282

MAJOR PROJECTS

1. Fountain Parke
2. Central Parc
3. Parking Garage

FIRST STEP MEETINGS

1. Cross Fit Trampoline Park
2. Axium Call Center

**CITY CLERK'S OFFICE MONTHLY REPORT
MAY 2016**

	FY 2016		FY 2015	
	MAY 16	YTD	MAY 15	YTD
MINUTES PREPARED (SETS)	2	13	2	15
ORDINANCES CREATED	0	0	0	0
ORDINANCES PREPARED	0	1	0	3
RESOLUTIONS CREATED	0	1	0	0
RESOLUTIONS PREPARED	0	4	0	2
PROCLAMATIONS PREPARED	1	15	1	18
OCCUPATIONAL LICENSES				
NEW	19	200	16	192
RENEWALS	5	313	0	333
TRANSFERS	3	31	5	39
REVENUE GENERATED	\$1,285.00	\$28,598.00	\$1,062.50	\$27,835.75
CITY ELECTIONS HELD	0	0	0	0
DOCUMENTS RECORDED	10	43	3	28
RECORDS DESTROYED (CUBIC FEET)	0	0	0	0

Human Resources

May 2016 Report

Employment	05/16	YTD	05/15	YTD
Applications received/acknowledged	36	609	58	479
New Hire Orientations	10	33	6	22
Resignations/Terminations	2	22	2	14
Current Vacancies (FT/PT Employment Opportunities)	6	58	9	53
Positions filled in house	1	5	0	3
Positions filled outside	10	33	6	22
Surveys Conducted/Completed	14	106	3	90
Employee Evaluations	13	141	16	135
Employee Verifications	5	33	8	42
Personnel Actions Initiated	29	286	17	261
Grievances Filed	0	0	0	2
Employee Insurance Assistance	8	99	5	25
Current Full Time Employees	176		178	
Current Part Time Employees	22		21	
Special Projects				
Personnel Policy Manual				
Insurance renewals				
Insurance				
	05/16	YTD	05/15	YTD
On the Job Injuries - Medical Attention Required	3	13	2	5
On the Job Injuries - No Medical Attention Required	0	3	0	1
City Vehicle Accidents Reported - Under \$500	1	3	0	3
City Vehicle Accidents Reported - Over \$500	0	4	0	3
Loss/Damage Reports - Under \$500	1	12	3	9
Loss/Damage Reports - Over \$500	0	0	0	6
Damage to City Property by Others - Under \$500	0	3	0	0
Damage to City Property by Others - Over \$500	0	0	0	0
Liability/Claimant Incident Reports - Under \$500	0	0	0	0
Liability/Claimant Incident Reports - Over \$500	0	4	0	0
Special Hearings/Mediations	0	0	0	0

PUBLIC WORKS UPDATE

May 2016

Streets/Sidewalks – 432

1. Traffic signal at Country Club and Wilbur Avenue being designed by Seminole County. Widening of Country Club to accommodate turn lanes being designed by WGI.
2. New sidewalk & turn lane on E. Crystal Lake Ave. Bid Date of 6/1/16.
3. Emma Oaks Trail sidewalk bids received, waiting on Progress Energy work to be completed prior to award. Looking at June time line.
4. Milling and paving projects are complete.
5. 17-92 CRA Streetscape in design.

Water Treatment – 434

1. 12-month average daily water demand 3.14 million gallons (6% above previous 12 months). CUP allowance 4.94 MGD. 12-month maximum day demand 5.02, plant capacity 9.99 MGD. Rainfall four inches above average year to date.
2. New high service pump variable frequency drives on order.

Water Distribution/Wastewater Collection – 435

1. Meter Change-out Program – ongoing.
2. Lift station pump maintenance program – all stations have been repaired/modified; we are experiencing a 25% reduction in electric use over 2011.
3. Palmetto Street Turn Lane and Lake Mary Blvd. Sewer Project complete.

Public Works has not had a lost-time accident since April 9, 2012.

	May-16	FYTD	May-15	FYTD
Work Orders Completed	49	278	30	212
Sidewalks Repaired (Feet)	35	481	0	976
Street Signs Installed	10	75	16	108
Streets Paved (Miles)	0.00	8.75	1.70	2
Paved Streets Maintained (Asphalt - Tons)	4.00	24.50	4.50	27
Millions Gallons Treated	111	759	124	749
New Water Meters Installed	1	26	4	16
Waterlines Installed (Feet)	0	0	0	100
Waterline Breaks Repaired	20	133	9	137
Meters Exchanged	32	198	9	313
Turn-On/Turn-Off (Customer Request)	100	920	130	997
Turn-Offs/Non-Payment	27	202	22	181
Water System Dist. Valves Exercised	9	64	30	155
Vehicle Preventative Maint. Inspections	43	390	49	398
Vehicles/Equipment Serviced	78	678	79	699



Lake Mary Police Department

MONTHLY REPORT - MAY 2016

	FY 2016 MAY	FY 2016 YTD	FY 2015 MAY	FY 2015 YTD
Monthly Call Volume	6,809	50,115	5,722	39,046
Response Times (in minutes)				
Priority 1	2.19		4.46	
Priority 2	4.12		3.88	
Priority 3	7.04		7.55	

UCR Crimes				
Murders	0	0	0	0
Sex Offenses, Forcible	0	2	1	5
Robbery	0	0	0	6
Assault/Battery	8	74	13	75
Burglary	4	31	4	46
Theft, all other	15	107	11	113
Motor Vehicle Theft	0	4	2	8
Theft of Motor Vehicle Parts	2	7	0	6
Arson	0	0	0	0
D.U.I.	3	12	1	23

Total Arrests				
Adults	46	343	43	269
Juveniles	4	15	0	17

Traffic Calls				
Crashes	67	498	46	477
Criminal Citations	12	148	18	96
Citations- non criminal	346	2,376	272	1,717
Parking citations	0	14	4	52
K9 Deployments	18	122	21	101
Agency Assist; outside Jurisdiction	47	413	51	385

Alarms				
Total	127	886	96	754
Business	71	531	48	413
Residential	56	355	48	341

Total Responses to City Ordinance Violations				
	32	222	58	208



Lake Mary Police Department

IMPORTANT EVENTS

Patrol Division

LMPD's Honor Guard participated in Ceremonies at Seminole County Sheriff's Office Memorial on May 19th, and the Heroes' Memorial at the County Courthouse on May 27th.

Criminal Investigations Division

Seminole County Court accepted a guilty plea from the person arrested for the murder of Jenny Dang at Lake Mary Dry Cleaners; he received four life sentences.

Two suspects identified in AT&T store cell phone theft, valued at over \$10K; capias filed with State Attorney's office.

Capias submitted on residential burglary case; theft of controlled substance.

Suspect identified from 2015 Quick Change Scams at McDonalds and Walgreens; a state wide case is being initiated.

Det. Thompson worked investigation for unattended death, pending autopsy report.

Nine cases were routed to the Economic Crimes Unit.

Det McDaniel and Ofc Matviak worked Tobacco/Alcohol Violations Enforcement Detail (TAVED); five businesses were found non-compliant.

CID present for Volusia, Lake, and Seminole County Intel Meetings (SCIM); also represented LMPD at the Safehouse Board, Multi-Disciplinary Team (MDT), and Human Trafficking mtg.

Community Relations Division (CRD)

Attended HOA meetings, presented information relevant to each community (Forest, Timacuan, and Fountain Parke).

Met with local business to discuss hosting event called "Dine for the Dogs" (K9 event).

Met with Lake Mary Life Magazine and gave a short brief on the department.

Facilitated/Organized Train Safety Awareness week to be co-hosted with SunRail.

Attended Ribbon Cutting Ceremony for UF Health Cancer Center located at 210 Rinehart Rd.

Met with Battalion Chief to organize CPR course for Babysitting Event.

Participated in Bike Safety Day at Crystal Lake Elementary.

Attended Central Florida Crime Prevention Meeting in Winter Springs.

Met with Battalion Chief to organize CPR course for Babysitting Event.

Received training in Brevard County entitled "It's time to be a Parent Again" and training in Seminole County -Self Defense Awareness and Familiarization Exchange.

Initiated event meeting for National Night Out.

Created/designed flyers for events: Dine for Dogs, Water Safety Day, Babysitter/CPR Course.

Support Services Division

Support Services hosted FDLE TAC Class.

Support Services Supervisor attended Florida Division of Emergency Management Tornado Awareness Training.

Welcomed two ECO's on Board, (9-1-1 operators), Jaymar Cancel-Morales and Lisa Church-Fife.