

1 MINUTES OF THE LAKE MARY CITY COMMISSION WORK SESSION held October
2 2, 2014, 5:30 P.M., Lake Mary City Commission Chambers, 100 North Country Club
3 Road, Lake Mary, Florida.

4
5 Mayor David Mealor Jackie Sova, City Manager
6 Commissioner Gary Brender – Arrived late Carol Foster, City Clerk
7 Deputy Mayor George Duryea Dianne Holloway, Finance Director
8 Commissioner Thom Greene John Omana, Community Dev. Dir.
9 Commissioner Jo Ann Lucarelli Gary Schindler, City Planner
10 Steve Noto, Senior Planner
11 Tom Connelly, City Engineer
12 Bruce Paster, Public Works Director
13 Bryan Nipe, Parks & Recreation Dir.
14 Joe Landreville, Deputy Fire Chief
15 Mary Campbell, Deputy City Clerk
16

17 The work session was called to order by Mayor David Mealor at 5:37 P.M.

18
19 Item for Discussion:

20

21 A. Washington Avenue Development and Infrastructure

22

23 Mayor Mealor said this evening will be to discuss any policy decisions that we may want
24 to consider.

25

26 Ms. Sova said Steve Noto will present this afternoon. We are going to talk about
27 Washington Avenue and the infrastructure and development in that area.

28

29 Mr. Noto said the discussion this evening is not related to one specific project. This is a
30 Washington Avenue discussion as a whole, policy matters that have come up in the
31 past and where we go in the future as a result of some upcoming development.

32

33 Mr. Noto showed a map of the area on the overhead. The yellow lines represent where
34 there are currently sidewalks. We have our traditional grid system from Fourth over to
35 the Country Club area and then you have a private sidewalk in front of the River Oaks
36 Church, and sidewalks on the east side of Longwood-Lake Mary Road. You have a gap
37 from the private sidewalk at the church, you have the sidewalks on Rolex Point and then
38 picking up again at South Fourth Street.

39

40 Mr. Noto said some of the history is outlined in the memo. Some of the recent history is
41 that of the Rolex Point development. They have some internal sidewalks. They had
42 some right-of-way constraints going to the east. The code says that when you develop
43 you are to improve right-of-way to a full urban section, 50-foot curb and gutter,
44 sidewalks on both sides of the road to the nearest improved right-of-way. He pointed out
45 the area of the constraint issue. That combined with decisions made as part of the

1 StarChild development that were told not to provide vehicular or pedestrian access on
2 Washington and have their main access point on Longwood-Lake Mary Road.

3
4 Mr. Noto said around that time staff was looking into doing a small area study for the
5 Washington Avenue area and Commission direction at that time was that the
6 neighborhood of Washington Avenue was to stay a rural area with cold mix and that's it.
7 From that point on to today there hasn't been much activity in the way of new
8 development proposals. The Rolex Point/Washington Estates project has just recently
9 picked back up. Several of the homes have been constructed. He believed there was
10 only one vacant lot at this point.

11
12 Commissioner Brender arrived at this time (5:41 P.M.)

13
14 Mr. Noto said we have one project currently under review. This discussion does not
15 relate directly to that. Staff is looking for direction as to how to move forward. It has
16 been about seven years since the Washington Estates, StarChild, and the direction we
17 received about the rural character. On the map is acreage information, zoning
18 information, and future land use information on all these parcels we identified between
19 River Oaks Church going east to Washington Estates. On the north side of Washington
20 Avenue there is potential for roughly 40 or so single-family units but that's making a lot
21 of assumptions. Assuming there are zoning changes, land use changes, businesses
22 move on and things of that nature. Items that require quasi-judicial hearings, legislative
23 hearings and things along those lines.

24
25 Mr. Noto said on the south side are a few different things happening. He pointed out
26 Soldiers Creek. He noted the GIS Coordinator created these maps and were not based
27 on surveys but from County data. It is the general location of these wetlands and such.
28 The density won't be as high on the south side of Washington Avenue.

29
30 Mr. Noto said what we are trying to prepare for is future development. We work closely
31 with developers from our first step meetings that we have prior to them applying all the
32 way through until they get their last CO. We want to be able to tell them the policy for
33 Washington Avenue. We put together three suggested talking points at the bottom of
34 Page 2 of the memo. The first one is we require any applicant to provide a full urban
35 section on Washington Avenue. That would be curb and gutter, sidewalks on both
36 sides of the right-of-way. Basically what code requires.

37
38 Mr. Noto said the second is to require any applicant to provide sidewalks from their
39 property to Longwood-Lake Mary Road. The reason Longwood-Lake Mary Road is
40 because of the right-of-way constraints to the east of Rolex Point. The code says you
41 have to improve to the nearest improved right-of-way and this discussion is most likely
42 Longwood-Lake Mary Road.

43
44 Mr. Noto said the third option is to require an applicant to provide sidewalks in front of
45 their project only and have staff look into a sidewalk program to figure out the best way
46 to fill in the gaps. Whether the City or the developers pay for it is also up for discussion.

1 Mr. Noto said the fourth option, which is not listed, is do nothing, leave it rural as
2 previously directed, and move forward as such.
3
4 Mr. Noto said we are looking for direction on how to move forward and what the
5 Commission feels for this area as more dense development along four units an acre
6 occurs on Washington Avenue.
7
8 Deputy Mayor Duryea said considering the proximity of the Soldiers Creek Basin, he
9 thought a closed drainage system would be the most protective of that drainage basin.
10 He didn't know where the water would go. If we are going to improve the road we have
11 to look at the drainage.
12
13 Mr. Noto agreed. If we go for full rights-of-ways where do we put the stormwater. All
14 the land along the north and south sides of Washington are all privately owned. There
15 are no city-owned properties there. At some point if a full urban section is required
16 there would have to be excess stormwater provided within these project areas or the
17 City would have to find a way to put it into a City pond.
18
19 Commissioner Brender asked the location of sewer in relation to this.
20
21 Mr. Noto said there is a private sewer line within Washington Estates.
22
23 Commissioner Brender questioned if they could tap into that if we developed 40 units
24 above that.
25
26 Mr. Noto answered affirmatively.
27
28 Commissioner Brender said we don't have to worry about sewer not being accessible or
29 anything like that.
30
31 Mr. Noto said that was correct.
32
33 Commissioner Brender said he agreed that the stormwater is going to have to be
34 addressed. The other question is if you've got 10 or 12 landowners it means we are
35 going to be acquiring 10 or 20 feet of property from 12 different people. That is going to
36 be interesting.
37
38 Mr. Noto said based on our research so far we do have the 50-foot right-of-way already
39 from Longwood-Lake Mary Road to about Rolex Point. It's just east of that where it gets
40 a little fuzzy. The line kicks out about 20 feet or so.
41
42 Deputy Mayor Duryea said the existing road does kind of jog in a little bit. At that
43 particular point how much roadway do we have.
44
45 Mr. Noto said it is hard to tell. He was out there recently with a staff member and it
46 varies. On the south side you have a challenge with power poles. On the north side it

1 appeared we have enough space to do a five-foot sidewalk. Whether there will be room
2 for a swale we would have to do some surveying and check it out further.

3
4 Commissioner Greene said the three issues are stormwater, sewer and traffic. Traffic
5 has always been a concern to him because this area was designed to be what it is now
6 which is rural. There is no traffic light on Longwood-Lake Mary Road and no traffic light
7 going out Fifth Street to Lake Mary Boulevard. If you go further on Washington out onto
8 Country Club there is no traffic light there. Unless there is some type of traffic
9 improvements, increasing the density is going to create a bad situation.

10
11 Deputy Mayor Duryea said it is not a question of increasing the density. There is no
12 doubt they are going to start building in there. It's what are we going to aim to have
13 when it's finished.

14
15 Commissioner Greene said when we talked about Rolex Point we were arguing about if
16 it was going to be 12 houses, 8 houses, or 7 houses. That was a big issue at that point
17 because all of a sudden we have another 7 cars or whatever the traffic gurus say. You
18 are talking about putting 40 houses. He said he didn't think it was zoned for 40 houses
19 under the current zoning.

20
21 Mr. Noto said that is correct. With the zoning and land uses there would be a variety of
22 changes.

23
24 Deputy Mayor Duryea said there is a 10-acre plot behind StarChild Academy which
25 could easily hold 20 to 30 homes.

26
27 Commissioner Greene said if the Commission approved the zoning change that would
28 be correct. The point is where are you going to put all those cars.

29
30 Deputy Mayor Duryea said he would assume with his ultimate confidence in the ability
31 of traffic engineers to come up with a solution that benefits them. He thought they
32 would say for the 10 acres to use Longwood-Lake Mary Road and the improved part of
33 that road. They would say the traffic is insignificant. They always say that when they
34 are building something.

35
36 Commissioner Greene said if you want to increase the density he was saying you need
37 to put in three traffic lights: one on Longwood-Lake Mary Road, one on Lake Mary
38 Boulevard and Fifth Street, and one on Country Club and Third. Otherwise you are
39 going to have a fiasco because it is bad enough now with school in session. He used to
40 live over there and used to drive it two or three times a day and it's not good.

41
42 Deputy Mayor Duryea asked Commissioner Greene where he stood with the fact that
43 most likely these properties are going to develop. It is unrealistic to think they wouldn't.

44
45 Commissioner Brender said they can only ask. We don't have to say yes.
46

1 Mayor Mealor said we are back to the policy of what we want to do.
2
3 Commissioner Lucarelli said she lived back there and going to the high school she
4 doesn't go down Humphrey and Washington is just as bad. You are going to have to
5 put a light there or nobody is ever going to get anywhere. There are going to be
6 accidents.
7
8 Deputy Mayor Duryea said he agreed with what Commissioner Lucarelli was saying but
9 that was somewhat not relevant to our purpose tonight.
10
11 Mayor Mealor said from a policy perspective, what would we like to see this be. We are
12 having a policy discussion about Washington Avenue. He thought the Commission
13 made the right decision in the early 2000's up to about 2007 to keep this as a rural area.
14 However, if you look to the west of River Oaks Church and to the west of StarChild
15 Academy, the Griffin property is going to be an interesting dynamic. He thought that in
16 and of itself changes the discussion as to whether this is going to remain or be
17 perceived as a rural boundary area. He said he didn't think it is realistic. If we make
18 any changes and are going to approve any further development in this area, he
19 remembered the discussion from watching the tapes of the Commission when they
20 were talking about Rolex Point with 7 homes. Right now we are talking we could have
21 up to 40 on a particular site. The Commission went to great debate and discussion on
22 what we wanted and what we thought it would be.
23
24 Mayor Mealor said we have a very different dynamic today than we had in 2005, 2006
25 and 2007. He thought the property to the west is going to drive the agenda and is going
26 to impact Washington in ways that we can't even anticipate right now. If there is going
27 to be development in this area--and we have every reason to believe there will be--then
28 we need to re-evaluate the rural definition and go in with the same expectations and the
29 same requirements we had for Waterside or other areas. Whoever is sitting up here in
30 the next several years when this comes online is going to have people lined up because
31 of the very thing that Commissioner Greene and Commissioner Lucarelli talked about.
32 You are going to be held captive if there's not major infrastructure and partnering with
33 the County too to make some of this happen in terms of signalization.
34
35 Commissioner Lucarelli said you've got higher density on the other side but west of Fifth
36 Street we need to control that as far as not having it too dense because you have the
37 Soldiers Creek Basin to deal with. You can only do so much with that. Careful thought
38 needs to be given to what densities we should allow if we are going to allow it to
39 increase.
40
41 Deputy Mayor Duryea asked if it was currently Rural Country Estates, one acre.
42
43 Mr. Noto said that was correct.
44
45 Commissioner Brender asked the FLU.
46

1 Mr. Noto said you have the rural residential future land use on the 9.4 acres. The
2 zoning is more restrictive now than the land use at 3 units per acre, A-1, and then you
3 have the Twelve Oaks property which has R-1A zoning and LDR land use. To the east
4 is the Bloom Masters property which is A-1 zoning with LMDR future land use which is
5 another instance of the zoning being more restrictive than the land use at this point.
6

7 Commissioner Brender asked how many acres all together.
8

9 Mr. Noto said on the north side we are looking at about 26 acres, give or take.
10

11 Commissioner Brender asked if they could designate the 9.4 acres to stay Rural
12 Country Estates and allow Twelve Oaks to develop in a higher density. He didn't feel
13 he had to let the whole thing go nuts and wasn't sure he wanted to because we are
14 going to end up with some serious problems coming out on Longwood-Lake Mary Road,
15 especially after the Griffin property. As far as he knew the kids were holding onto it but
16 eventually something is going to happen. When you have 32 acres in a high density
17 area somebody is going to say they want to put 15 apartment buildings on there. He
18 was thinking to allow Twelve Oaks, StarChild is already there, and keep the 9.4 acres
19 and let nine people have houses in there.
20

21 Deputy Mayor Duryea said staff is asking what we want to do with the problems that will
22 occur on Washington Avenue, namely do we want to do a closed drainage system, do
23 we want to use swales, do we want to have sidewalks at all, or just leave it the way it is.
24 Currently the code says that you are required to hook up to any sidewalks that go to a
25 major road. With that 5.1 acres of Twelve Oaks at Lake Mary, they are going to have to
26 go one way or the other and most likely to StarChild Academy. He asked if there was
27 one on that side of the road.
28

29 Mr. Noto said not on the north side. The sidewalk on the south side is on River Oaks
30 Church's private property.
31

32 Deputy Mayor Duryea said what staff is asking is the overall picture of what we are
33 going to do with the road. Are we going to put stormwater in, move the sewer line or
34 continue the sewer. If they did that they would have to hook up to the closest line. He
35 asked the location of the closest sewer line to Twelve Oaks.
36

37 Mr. Noto said on the southern end of Rolex Point.
38

39 Deputy Mayor Duryea asked where the sewer main line goes from there. He asked if it
40 went to Fifth Street.
41

42 Mr. Noto said it goes to the north because this project was one major project on its own
43 so it was brought down from the Boulevard. It is a private system. It is not in the right-
44 of-way and is all on private property.
45

1 Commissioner Brender asked what happens if we wanted to have 40 homes hook up to
2 it.
3
4 Mr. Noto said they would be hooking up whether or not it is public or private. That
5 would be something up for discussion during the subdivision process.
6
7 Commissioner Brender said if we are going to sewer this area publicly, which means we
8 will be digging up a lot of holes and such, we might as well start looking at doing
9 whatever improvements we need to do to Washington all at the same time. Washington
10 is less than full service road.
11
12 Deputy Mayor Duryea said it is still very much a cut through.
13
14 Commissioner Brender said we should be doing something with Washington Avenue.
15 Regarding the entire discussion about what's around it there is a comfy number
16 between 0 and 40 homes we say we will allow along that stretch.
17
18 Deputy Mayor Duryea said based on the current zoning, if somebody says we are going
19 to put houses wherever we can along that road how many would be there.
20
21 Mr. Noto said the pieces on the south have environmental challenges and couldn't
22 speak for those at this point. Right around 20 to 25.
23
24 Commissioner Brender said if we change nothing it is going to be 25 houses.
25
26 Mr. Noto answered affirmatively with the current zoning and land use patterns.
27
28 Commissioner Brender said 25 homes is not a huge number. Where he lives they
29 added 23 units to a 49-unit complex and he doesn't wait behind anybody to get out in
30 the morning.
31
32 Deputy Mayor Duryea said the cost of these properties does not warrant somebody
33 coming in and putting one house on an acre. He thought it was unrealistic to say there
34 is going to be 25 houses. There may be double that without any major changes. It
35 could be anywhere from 25 to whatever we decide. We are trying to decide what that
36 maximum number will be so we can make a decision about Washington Avenue.
37
38 Commissioner Brender thought they would end up having to do something with
39 Washington Avenue even if we add 25. If the market says I'll do one house per acre
40 then we are still going to have 50 more cars.
41
42 Mayor Mealar said let's go back and talk about points 2 and 3 about sidewalks. If we
43 don't deal with the first option, Option 4 is do nothing and leave it as it is. Option 2
44 would require anybody that develops to connect sidewalks and we will decide whether it
45 be StarChild Academy or going the other direction. The other would be to do as River

1 Oaks did and just do it in front of their property only and wait for others to tie in. That is
2 some of the direction staff is seeking.
3
4 Commissioner Brender thought sidewalks are within reason. We are within two miles
5 walking distance of Lake Mary High School which means there are no buses. We have
6 to have sidewalks put in.
7
8 Deputy Mayor Duryea agreed that is mandatory because there are going to be houses
9 and kids and would rather have them on a sidewalk than the street.
10
11 Mayor Meador asked if anyone objected to Option 2. The expectation is whoever
12 develops will send the sidewalk straight out to Longwood-Lake Mary Road.
13
14 Mr. Noto said one other option we were talking about is not only going to Longwood-
15 Lake Mary Road but tying it over to sidewalks perpendicular to Washington Avenue at
16 Rolex Point, so take it to Rolex on the north side.
17
18 Mayor Meador said the property east of Rolex is problematic and suggested to say that
19 anybody that develops will connect sidewalk from Rolex Point to Longwood-Lake Mary.
20
21 Deputy Mayor Duryea said the first one to develop this Twelve Oaks of Lake Mary
22 would have to go all the way to Longwood-Lake Mary Road. He asked if that was what
23 they were saying or would it be the other way.
24
25 Mr. Noto said that was correct and would go both ways.
26
27 Commissioner Brender said that's putting a lot on that first development.
28
29 Mayor Meador said the first option would put a greater burden on them. He said if he
30 were a developer he would prefer Option 2 as opposed to 1.
31
32 Mr. Noto said we could do something similar if we get development requests on the
33 south side of Washington to tie into the River Oaks Church, ask for an easement since it
34 is on private property, and then go to South Fourth Street to the remaining system
35 where there are no constraints on the south end.
36
37 Commissioner Lucarelli said if we go with Option B, Option A may end up being a future
38 need. She asked if the City would bear that cost or how is that going to work. She
39 asked if the sidewalk was going to be planned now accordingly to leave that extra space
40 for future road right-of-way improvements.
41
42 Mr. Noto said that would be in coordination with the Commission to figure out when the
43 cut-off point was, when do we get to the density where we need curb and gutter or
44 another system, and then working with the applicants and Public Works in designing
45 and placing sidewalks in such a way that we don't have to tear them out later.
46

1 Deputy Mayor Duryea said the other would be to estimate the cost of the sidewalk on
2 one side and allocate that cost to each of the properties based upon the footage.
3
4 Mayor Mealor asked if we had done that with any other.
5
6 Mr. Noto said not that he could think of. He asked if they were talking about measuring
7 out the linear length of the sidewalk and based upon their frontage do a pro rata share
8 of the entire cost. He said he didn't recall doing something like that in the past. He
9 asked Mr. Connelly if that was correct.
10
11 Mr. Connelly said not that he knew of.
12
13 Commissioner Brender said that is saying we are going to make each landowner handle
14 their own.
15
16 Deputy Mayor Duryea said if that happens then we have Twelve Oaks of Lake Mary
17 sitting there with sidewalks going to nowhere.
18
19 Commissioner Brender said if we are going to do all these sidewalks then we need to
20 do Washington. He would feel stupid to put in a sidewalk along the area where that big
21 tree is and the road narrows to 12 feet and then in three years tear it all up and build a
22 new road. The key is can we acquire the right-of-way for the sidewalks where we are
23 not going to end up tearing it up for the road.
24
25 Deputy Mayor Duryea said the sidewalk is somewhat immaterial. You take a saw and
26 cut out a piece and throw the concrete away. It's not like you're digging.
27
28 Commissioner Brender said he would be insisting that any development hook up to
29 sewer on the north or south.
30
31 Mr. Noto said we anticipate that happening anyway.
32
33 Mayor Mealor said the discussion goes back to the mid-2000's decision by the
34 Commission as to treating these properties as individual entities. The request now is a
35 more comprehensive policy discussion. The cost associated with Option 1 is probably
36 prohibitive for that first developer. He thought the sidewalk was reasonable. Whether
37 there is a pro rata share as it comes back in is something that could be worked out. He
38 didn't know if that was possible.
39
40 Mr. Noto said there were timing issues with that too.
41
42 Mayor Mealor said the only timing issue is for anybody who wants to come in and
43 develop they fully understand what our expectations are. Sewer is not an issue right
44 now and is not part of this policy discussion. The policy discussion deals with sidewalks
45 or full urban. He said he could deal with full urban but we will deal with sidewalk
46 connectivity and the first developer on the north will connect from Rolex Point to

1 Longwood-Lake Mary Road. The first development on the south will connect from River
2 Oaks to South Fifth.

3
4 Deputy Mayor Duryea said he didn't see any problem with that considering the
5 possibility of the development of the 9.4 acres which probably will happen. They
6 probably have to tear that sidewalk up anyway and put in new ones after the
7 infrastructure is in.

8
9 Commissioner Brender said it goes back to what we allow on the land. If the first
10 developer on the south side buys one of the lots and there is only room for two houses
11 on it and we are going to ask him to install three-quarters of a mile of sidewalk.

12
13 Commissioner Greene said due to the uniqueness of this property he didn't think it is
14 subject to much of a comprehensive plan. We may have to look at each individual
15 project. We have a past history of being able to do that with expertise in making these
16 projects turn out to be great. In planning you always want to do the comprehensive but
17 this is not a square and it doesn't have the roads already or the sewers in place. It is
18 not conducive to just laying out this is the way it should be. He agreed there should be
19 some flexibility built in and let's not tie our hands too much.

20
21 Commissioner Brender asked Mr. Noto if they had given him more of what he needs.

22
23 Mr. Noto answered affirmatively.

24
25 Commissioner Brender asked if he would come back with further suggestions or what
26 happens from here.

27
28 Mr. Noto said we can implement this policy as we receive development proposals. We
29 can now say here is what the code requires, here is the policy directive and go from
30 there. The Commission will see those implemented on projects as they come forth.

31
32 Ms. Sova said she had one other item and asked Mr. Paster to come forward. As we
33 looked at the intersection of Wilbur and Old Lake Mary Road with the development and
34 how it has come together, we have a re-configuration of the design to present.

35
36 Mr. Paster said there has been a lot of road work around the Station House and
37 sidewalks are still to go in. Old Lake Mary Road at the intersection with Wilbur is a very
38 wide open intersection. Pedestrians have a difficult time maneuvering that intersection
39 because it is so wide. The hope is with SunRail we will be getting pedestrian traffic from
40 the east coming back towards SunRail. We are trying to safe up that intersection. One
41 of the problems is people coming from Sanford down Old Lake Mary Road, if they take
42 Wilbur they are able to take that turn very quickly. The existing road is at a bear right
43 and you can go very fast. It is very dangerous for pedestrians trying to cross that large
44 intersection. If we just bring the curb in and put a standard crosswalk in, people trying
45 to take a right onto Wilbur will have to slow down to make a right-hand turn. The other
46 issue we are having is people coming down Wilbur. We think we can safe it up and will

1 be adding sidewalks in the grassed area. We just wanted to let the Commission know
2 what we are planning.
3
4 Ms. Sova said the lack of pedestrian access is something she receives many e-mails
5 about.
6
7 Deputy Mayor Duryea said all of this is occurring in existing right-of-way.
8
9 Mr. Paster said that was correct.
10
11 Deputy Mayor Duryea said maybe they could get Kathy Gehr to design something for
12 that triangle rather than just have it open—something like an entry feature.
13
14 Mr. Paster said we thought of that and there is the issue of line of sight if you are at the
15 STOP sign at Wilbur to be able to look down Old Lake Mary Road. We are limited to
16 how much we can put in there but was sure Bryan could design a pretty ground cover in
17 that area.
18
19 Mr. Paster said there would be a new sign and he pointed out the location on the
20 exhibit—a Station House sign and Welcome to Lake Mary type sign for people coming
21 into the City. That was already on the plan for Station House.
22
23 Commissioner Greene asked if there were any ideas about putting signage in the
24 crosswalk for pedestrians. He asked Mr. Paster to look at the signs by the courthouse
25 in downtown Sanford. They put those little signs in and most people do stop when they
26 see somebody in the crosswalk.
27
28 Mr. Paster thought that was a good idea and he and Chief Bracknell have been
29 discussing that. We are looking at doing that at the raised crosswalks on Old Lake
30 Mary Road. We put those right in the middle of the road. We are looking at doing it on
31 Old Lake Mary and this one as well.
32
33 Mayor Meador asked if there were any objections to what is being proposed. There were
34 no objections from the Board.
35
36 Mayor Meador said he thought it looks good and we will also deal with the ground
37 cover/beautification and also look at the signage similar to what they will do with the
38 raised walkways.
39
40 There being no further business, the work session adjourned at 6:25 P.M.
41

1 MINUTES OF THE LAKE MARY CITY COMMISSION MEETING held October 2, 2014,
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 Thom Greene
20 Commissioner Jo Ann Lucarelli

Jackie Sova, City Manager
Carol Foster, City Clerk
Dianne Holloway, Finance Director
Gary Schindler, City Planner
Tom Connelly, City Engineer
Bruce Paster, Public Works Director
Bryan Nipe, Parks & Recreation Dir.
Joe Landreville, Deputy Fire Chief
Steve Bracknell, Police Chief
Katie Reischmann, City Attorney
Mary Campbell, Deputy City Clerk

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28 5. Approval of Minutes: September 18, 2014

29

30 **Motion was made by Commissioner Brender to approve the minutes of the**
31 **September 18, 2014, meeting, seconded by Commissioner Lucarelli and motion**
32 **carried unanimously.**

33

34 6. Special Presentations

35

36 DeLores Lash, Chairman of the Lake Mary/Heathrow Festival of the Arts, came forward.
37 This is the 28th year. She said present tonight was the daughter of our poster artist.

38

39 Renee Mills, daughter of Marion Carroll, 112 Monterey Oaks, Sanford, Florida, came
40 forward. She thanked the Commission and Ms. Lash for having her here. She said
41 Marion Carroll was recognized by former Governor Jeb Bush as one of the
42 distinguished members of the Hall of Fame of Florida. She is the only woman. Her
43 distinguished notoriety is not only was she the only woman amongst the 26
44 indoctrinated artists but she solely was an artist. She was a single parent raising seven
45 children and solely sold her art. It is a remarkable story. The University of Florida has

1 just released the only book documenting her journey. It is through the efforts of Ms.
2 Lash for choosing her and we are honored.

3
4 Mayor Mealor said it was an honor to have Ms. Mills with us and to be able to recognize
5 the original artwork of her mother. The fact that her mother was the only woman
6 member of that group is a remarkable accomplishment.

7
8 Ms. Mills said mother has the distinguished honor of meeting two presidents. She was
9 the guest of First Lady Michelle Obama for her annual dinner recognition. Three
10 governors, two presidents and one first lady.

11
12 Ms. Lash served Amish cake and ice cream and distributed prints of the arts poster.

13
14 Ms. Lash thanked the City Manager for telling about Julie Smith for our Verizon
15 donations. She appreciated that.

16
17 Ms. Lash said the arts festival is October 25th and 26th beginning at 11:30 A.M. on the
18 25th.

19
20 7. Citizen Participation

21
22 No one came forward at this time and citizen participation was closed.

23
24 8. Unfinished Business

25
26 There was no unfinished business to discuss at this time.

27
28 9. New Business

- 29
30 A. Resolution No. 948 – Accepting improvements for Pine Tree Terrace
31 Subdivision (~~John Omana, Community Development Director~~) (Gary
32 Schindler, City Planner)

33
34 The City Attorney read Resolution No. 948 by title only.

35
36 Mr. Schindler said we have reached a point where the last function of the City is to
37 formally accept the infrastructure. We are going to accept the roadway and utilities in
38 the roadway, minus any stormwater facilities such as the inlets. We have a
39 maintenance bond and a bill of sale. Staff recommends that the Commission accept the
40 Pine Tree Terrace Subdivision public improvements located within the public right-of-
41 way of Pine Leaf Cove for maintenance, approve the maintenance guarantee in the
42 form of a surety bond, and to direct staff to issue a Certificate of Completion for said
43 subdivision.

44
45 Commissioner Brender said we are getting a surety bond for \$8,000 for maintenance.
46 He was not sure \$8,000 goes far.

1
2 Mr. Schindler said our code says it will be 10% of the cost of the infrastructure items.

3
4 Ms. Reischmann said there is also a warranty on the items for a year.

5
6 Mr. Schindler said if we are going to have failures it is likely it would show up during that
7 time.

8
9 **Motion was made by Commissioner Lucarelli to approve Resolution No. 948,**
10 **seconded by Commissioner Brender and motion carried by roll-call vote:**
11 **Commissioner Brender, Yes; Deputy Mayor Duryea, Yes; Commissioner Greene,**
12 **Yes; Commissioner Lucarelli, Yes; Mayor Mealor, Yes.**

13
14 ~~B. Resolution No. 949 – Accepting improvements for Waterside PUD (John~~
15 ~~Omana, Community Development Director) (Gary Schindler, City Planner)~~

16
17 The City Attorney read Resolution No. 949 by title only.

18
19 Mr. Schindler said the only infrastructure we are accepting for Waterside is the water
20 lines. The street is private and the sanitary sewer system is private and is the reason
21 we have such a minor maintenance surety of \$1,222.70. Staff recommends that the
22 Commission accept Waterside Subdivision public improvements located within the utility
23 easement along Stillwood for maintenance, approve the maintenance guarantee in the
24 form of a maintenance cash bond, and direct staff to issue a Certificate of Completion
25 for said subdivision with the following condition: The applicant provide revised surety
26 form supplied by the City prior to the issuance of Certificate of Completion.

27
28 **Motion was made by Commissioner Lucarelli to approve Resolution No. 949,**
29 **seconded by Commissioner Greene and motion carried by roll-call vote: Deputy**
30 **Mayor Duryea, Yes; Commissioner Greene, Yes; Commissioner Lucarelli, Yes;**
31 **Commissioner Brender, Yes; Mayor Mealor, Yes.**

32
33 10. Other Items for Commission Action

34
35 There were no items to discuss at this time.

36
37 11. City Manager's Report

38
39 A. Items for Approval

40
41 a. Approval of Human Resources Purchase Orders for FY 2015

42
43 Ms. Sova said her authority as City Manager for approval of purchase orders is only up
44 to \$35,000 without specific Commission action. The first purchase order we need to
45 issue to operate the clinic this year is for \$48,300 to CareHere. That is for the
46 administrative fees related to the clinic. The second one is for \$125,000 for the salaries

1 of the CareHere employees to operate the clinic and the pass through costs and
2 operating supplies. The third is to PSS World Medical in the amount of \$45,000 used
3 for the operating supplies.

4
5 Ms. Sova requested that the Commission authorize her to approve these purchase
6 orders.

7
8 **Motion was made by Commissioner Brender to authorize the City Manager to**
9 **approve purchase orders to CareHere, LLC and PSS World Medical, Inc. in the**
10 **amounts and reasons outline in staff report. Seconded by Deputy Mayor Duryea**
11 **and motion carried unanimously.**

12
13 b. Approval of Public Works Purchase Order for FY 2015

14
15 Ms. Sova said this was a request for a purchase order to EnviroWaste Services Group
16 in the amount of \$100,000. The purchase order is used for the cleaning, televising and
17 minor grout repair of our stormwater collection systems. This year we are slated for
18 Washington Avenue, Sun Drive, and Cardinal Oaks Cove. This will also satisfy our
19 NPDES requirements.

20
21 Ms. Sova requested the Commission authorize her to approve the purchase order to
22 EnviroWaste Services Group in the amount not to exceed \$100,000.

23
24 **Motion was made by Commissioner Lucarelli to authorize the City Manager to**
25 **approve purchase order to EnviroWaste Services Group in the amount not to**
26 **exceed \$100,000 for reasons outlined in staff report. Seconded by Commissioner**
27 **Brender and motion carried unanimously.**

28
29 c. Surplus equipment from various departments

30
31 Ms. Sova said this is a request to surplus equipment from various departments. We
32 have items from Public Works, Parks & Recreation, and from Finance IT section,
33 computers, A/V equipment, servers and miscellaneous equipment. All the tag numbers
34 are listed.

35
36 Ms. Sova requested the Commission to declare these items surplus and authorize her
37 to dispose of.

38
39 **Motion was made by Commissioner Brender to declare the equipment outlined in**
40 **the staff report surplus and authorize the City Manager to dispose of, seconded**
41 **by Commissioner Lucarelli and motion carried unanimously.**

42
43 d. Appointments to Planning & Zoning Board and Elder Affairs Commission

44
45 Ms. Sova said this is request for appointments to Planning & Zoning and Elder Affairs.
46 She said Sid Miller has submitted his resignation to Planning & Zoning so he can join

1 the Commission. It has been our past practice that we appoint the alternate member as
2 the permanent member. She recommended they appoint Justin York as the permanent
3 member to serve the remainder of Mr. Miller's term that expires December 31, 2016.
4 We will solicit board appointment forms for a new alternate.

5
6 Ms. Sova said we have ten applications from people interested in serving on Elder
7 Affairs to fill five vacancies. The Elder Affairs Sub-Committee has interviewed and
8 recommended Melvin Cohen, Eileen Biedrzycki, Pam Bussey, Michael Bley, and Jane
9 Dennan.

10
11 Ms. Sova asked the Commission to appoint Justin York as a regular member of
12 Planning & Zoning and appoint Melvin Cohen, Michael Bley and Jane Dennan to the
13 Elder Affairs Commission to serve until December 31, 2014, appoint Eileen Biedrzycki
14 to serve until December 31, 2015, and appoint Pamela Bussey to serve until December
15 31, 2016.

16
17 **Motion was made by Commissioner Brender to appoint Justin York as a regular**
18 **member of the Planning & Zoning Board and Melvin Cohen, Michael Bley, Jane**
19 **Dennan, Eileen Biedrzycki, and Pamela Bussey to the Elder Affairs Commission,**
20 **seconded by Commissioner Lucarelli and motion carried unanimously.**

21
22 Mayor Meador welcomed Justin York to P&Z and thanked the citizens for their interest in
23 the Elder Affairs Commission.

24
25 B. Items for Information

26
27 a. Update – Seminole County SunRail Quiet Zone Study

28
29 Ms. Sova said there is an update in the packets regarding Seminole County SunRail
30 Quiet Zone Study. That study has been completed and looks favorable. Staff is
31 recommending we proceed to join the countywide quiet zone and the FDOT grant
32 application.

33
34 **Motion was made by Commissioner Lucarelli to proceed with the countywide**
35 **SunRail quiet zone and the FDOT grant application, seconded by Deputy Mayor**
36 **Duryea.**

37
38 Commissioner Greene said the County Engineer who gave that presentation indicated
39 they were going to apply for a grant or monies that might affect whether they are going
40 to do this or not. He asked the status of that.

41
42 Ms. Sova said they wanted our concurrence before they submitted for the grant. They
43 asked each of the four cities that have rail activity to help them support that effort.

44
45 Commissioner Greene asked Ms. Sova if she had the feeling if the County doesn't get
46 the grant that they would still proceed with it.

1
2 Ms. Sova said this amount of money is so much smaller than anybody anticipated. She
3 believed they were going to go forward with it regardless.
4

5 **Motion carried unanimously.**
6

7 Ms. Sova reminded everyone that National Night Out is next Tuesday from 5:30 P.M. to
8 8:30 P.M. in Central Park. There will be K-9 and Taser deployment demonstrations,
9 DUI simulations, displays of police equipment, and much more. We encourage you to
10 bring your family out to this annual event designed to strengthen our communities by
11 creating stronger relationships between our citizens and law enforcement.
12

13 Ms. Sova asked the Commission to schedule a work session on October 16th at 5:30
14 P.M. to discuss proposed modifications to the utility ordinances that are as much as 30
15 years unchanged, as well as to present economic development marketing material that
16 has been developed by staff.
17

18 Ms. Sova said although it came sooner than expected, Fire Chief Craig Haun has
19 retired from the City after more than 16 years.
20

21 Ms. Sova said the splash pad will be open the next two weekends along with Friday,
22 October 10th, from 10:00 A.M. to 6:00 P.M. The final day of the 2014 season will be
23 Sunday, October 12th. Be sure to drop by and get your last splashes of the season.
24

25 Ms. Sova said we have a request from Leadership Seminole to participate with a
26 sponsorship for the Seminole Vision V Community Conference. They have asked us to
27 be a \$3,000 Sponsorship Partner which includes recognition of the City as a partner in
28 the program, or possibly a \$1,500 sponsor for the luncheon. She noted Wayne
29 Weinberg had joined them.
30

31 Mayor Meador said he believed each member of the Commission had received this
32 request. The last Seminole Vision session that was conducted the economic
33 development policy that became the Genesis was that meeting. The outcome of that
34 Vision Seminole activity was the siting of Verizon in the City of Lake Mary. We have
35 seen other spinoff activities from what they have been able to do. He said he served on
36 the board. This will be the Commission's decision. He thought it had great implications
37 for what we do as a greater community. We have been the beneficiaries of these since
38 the first was conducted in 1996. There is a request and is at the Commission's
39 discretion.
40

41 Commissioner Brender said this visioning program is countywide and thought we fit into
42 that arena. He said he attended the last couple of meetings and this kind of thing is
43 needed in order to gel into a cohesive group about the kind of things you want to see
44 happen. He said he would support the \$3,000 sponsorship, assuming we can make the
45 necessary budget adjustments.
46

1 Ms. Sova said we can accomplish that.

2
3 **There were no objections from the Board.**

4
5 12. Mayor and Commissioners' Reports (1)

6
7 Mayor Meador had no report at this time.

8
9 Commissioner Brender said he attended the firefighter dinner last week. It was a lot of
10 fun but there were some moments with Chief Haun's family to have a chance to talk
11 with them and to see the strength of Maria. It was an emotional moment. The
12 experience of being there and seeing these guys. We made some comments about
13 how important and critical it is to have those families that support these first responders
14 because these guys come to our aid first and in a sense their families second. Anyone
15 who served in the military knows what that's like. He complimented the staff who put it
16 on.

17
18 Commissioner Brender said he attended CALNO at Seminole State College. There was
19 discussion about the plans that Seminole State College was undertaking for a new
20 wellness and fitness center. It is going to replace a 24,000 S.F. building they have
21 deemed unreliable and are going to tear it down. They will have a 2-1/2 acre parcel to
22 build through a public/private partnership what they hope will be a very large building
23 that will contain gymnasiums, fitness centers, an emotional well-being clinic for the
24 students, as well as something like a CareHere clinic for their employees and some of
25 their students. Seminole State College continues to march along with 35,000 students.

26
27 Commissioner Brender said a discussion item brought up by the School Board was the
28 School Board had requested all of the background and historical data that we had
29 through his term as Chairman of CALNO as to what CALNO did during those years.
30 They are putting together an entire history of CALNO and trying to decide from the
31 School Board's position, which is not a statutory member of the group. CALNO is set
32 up legislatively by the Florida Legislature. If it is going to dissolve it's got to be
33 dissolved by the Florida Legislature. What they are trying to discover is what their role
34 is. If they determine because the local option gas tax is no longer part of the CALNO
35 approval process, that was the last statutory requirement that CALNO had to perform.
36 The only other requirement is as a conflict resolution group. The questioning continues
37 although the School Board stated regardless of what they find they plan to continue to
38 come because they enjoy the sharing of information.

39
40 Deputy Mayor Duryea said at the University of Central Florida in association with
41 Nicholson School of Communication, Dr. Jonathan Matusitz, a well-known doctor of
42 history and symbolism is giving a lecture on October 3, 2014, 6:30 P.M. It is open to the
43 public and doesn't cost anything. It is at the University of Central Florida. We see
44 symbols all the time. We see gang members writing symbols on the walls, we see all
45 kinds of symbols in our churches. This is explaining and making people aware of

1 terrorism and the symbols involved in terrorism so that we may be able to prevent some
2 kind of catastrophe if we can see that this terrorist activity is going on.

3
4 Mayor Meador said it would be held at the Health and Public Affairs Building, HPA-1,
5 Room 112. You cannot miss the College of Health and Public Affairs as you drive onto
6 the campus. It is well marked and easy to get to. Professor Matusitz is a colleague and
7 his work is remarkable in terms of this particular text. It is probably one of the best of its
8 kind in the nation.

9
10 Commissioner Greene said he had the privilege of attending the Third Annual
11 Firefighters Awards Banquet. We gave a speech to the firefighters on behalf of the
12 Commission telling them how much we support and appreciate them. As part of what
13 makes this city great, the firefighters contribute to that greatness in what they do and
14 also the appearance and feeling of security that people in the community have knowing
15 that if something happens the fire department will be there. The second thing is it gives
16 you reflection when you sit there and listen to these awards for the fires they put out,
17 people they rescued, and cars turned upside down in the water. Every time these guys
18 and ladies go out on a call, they have their life on the line. We appreciate everything
19 the chief and the troops do and thanked them for all they do.

20
21 Commissioner Lucarelli said "ditto" on the firefighter's banquet.

22
23 Commissioner Lucarelli said she attended the Oviedo/Winter Springs Chamber
24 luncheon today. Further discussion will be going around the County between Seminole
25 State, UCF, Ann McGee, Walt Griffin talking about the great thing we have that is
26 nationally recognized in the partnership with Direct Connect and how our education
27 model in Seminole County public schools has changed. Instead of the school deciding
28 what's best for your child it is more workforce related and giving them more options
29 whether they want to be an auto mechanic and go the vocational route or go to a four
30 year degree of some sort, but getting them workforce ready and reaching out to the
31 workforce to see what the needs are and making that available in the schools and
32 continuing it all the way through the universities. One thing brought up was the
33 relationship they are building with the college in Arizona of sharing information because
34 they recognize UCF and the Direct Connect Program with Seminole State which they
35 are also developing one with Valencia. There is going to be an Orlando campus to do
36 the same Direct Connect with Valencia. Now they are sharing back and forth with
37 Arizona and that's where the Orlando campus idea came from. Arizona is nationwide.
38 They were the No. 1 university and UCF was No. 2. It is the perfect partnership. We
39 should be proud of ourselves in Seminole County and especially Lake Mary.

40
41 Mayor Meador said the Leadership Seminole class tomorrow will do Education Day. The
42 partnership is reaching a focus. It is nationally recognized and is the most cited national
43 higher education partnership in America.

44
45 13. City Attorney
46

1 Ms. Reischmann had no report at this time.

2

3 14. Adjournment

4

5 There being no further business, the meeting adjourned at 7:38 P.M.

6

7

8

9

10 _____
David J. Meador, Mayor

Mary Campbell, Deputy City Clerk

11

12

13

14 ATTEST:

15

16

17

18

19 _____
Carol A. Foster, City Clerk