

1 MINUTES OF THE LAKE MARY CITY COMMISSION WORK SESSION held
2 December 3, 2015, 5:00 P.M., Lake Mary City Commission Chambers, 100 North
3 Country Club Road, Lake Mary, Florida.

4
5

6 The work session was called to order by Mayor David Mealor at 5:05 P.M.

7

8 Mayor David Mealor	Jackie Sova, City Manager
9 Commissioner Gary Brender	Carol Foster, City Clerk
10 Deputy Mayor George Duryea	Dianne Holloway, Finance Director
11 Commissioner Sidney Miller	John Omana, Community Dev. Dir.
12 Commissioner Jo Ann Lucarelli	Steve Noto, City Planner
13	Bryan Nipe, Parks & Recreation Dir.
14	Tom Tomerlin, Economic Dev. Mgr.
15	Bruce Paster, Public Works Director
16	Steve Bracknell, Police Chief
17	Wendy Niles, Fire Division Chief
18	Mary Campbell, Deputy City Clerk
19	

19

20 ITEMS FOR DISCUSSION

21

22 1. Review of Downtown Development Plan relating to large parcels

23

24 Ms. Sova said John Omana and Steve Noto have presentations. We are going to look
25 at the larger parcels in Downtown. We have had some interest in them. Station House
26 is complete and we've seen what a large development could look like Downtown. We
27 are about at the ten-year point since we last approved what we thought the Downtown
28 would look like. We think it's time to review where we stand.

29

30 Mr. Omana said a number of years ago the Commission asked us to set the regulatory
31 table for potential development in the Downtown. With that direction the City created
32 the TDR program, the TOD overlay, the density bonus incentives, the DDD land use
33 designation, and the Downtown Master Plan. Those 124+/- acres have the DDD land
34 use designation and all the items that were included in that regulatory table.

35

36 Mr. Omana said we developed some TOD concepts. The transit oriented model
37 involves an intermodal transportation system. In this case it is the SunRail system.
38 Generally the model says go with high densities on the perimeters and as you go to the
39 inter lands it decreases in density and you have your mix of non-residential uses in that
40 model. That is pretty much what we laid out in our codes based on the Commission's
41 direction. The Station House with its 200 luxury apartment units has come in. They got
42 their CO's and are now over 70% occupied. There is incredible success with what
43 Shaw Construction has done with their developments on Fourth Street and the
44 Lakeview Avenue area. We know what's happened with the SunRail Station in the
45 middle of our Downtown. It is one of the busiest stations in Seminole County and along
46 the corridor itself.

1
2 Mr. Omana said we set that regulatory table and we have had some things happen. We
3 have had the shock and awe of projects like the Station House development. The
4 Commission gave direction and created the codes to make it happen. We did the
5 conversions and we have 260 units available now under our TDR bank. That is a huge
6 mechanism for redevelopment.
7
8 Commissioner Brender asked if it was 260 units of residential including townhomes.
9
10 Mr. Omana said residential development across the board.
11
12 Mr. Omana said we as staff have gotten quite a few calls regarding this potential density
13 and intensity available through the TDR program and the density bonus program. In
14 terms of what's out there in those 124 acres, we have picked out a couple of areas
15 where that could possibly happen. He pointed out the Sweatt/Pankretic property which
16 is 8.7 acres for the Sweatt property and 2.5 for the Pankretic property next door. We
17 have the shopping center across the street on Country Club that is roughly 4.7 acres.
18 We have areas along Wilbur Avenue where people have attempted to aggregate
19 parcels for purposes of townhouse development through density bonuses and the
20 straight land use designation of DDD. There are opportunities within the Downtown
21 where these densities associated with the TOD model can occur. We have gotten a lot
22 of calls.
23
24 Mr. Omana said he had Mr. Noto lay out some examples and used a unit count of about
25 250.
26
27 Mr. Noto said 250 to 300 units with a parking garage, swimming pool, and five to seven
28 stories tall. It is a full mixed use building with commercial on the first floor and
29 apartments above.
30
31 Mr. Omana said going back to those large parcel areas that we picked out, generally
32 they were parcels of maybe four acres and higher where these types of mixed use
33 developments could go—across the street, where the Sjoblom building is, on the
34 Sweatt/Pankretic property and if there is additional aggregation that may occur internally
35 then it could go there as well.
36
37 Mr. Omana said that begs the question of where do we go from here. This is more of a
38 checking the course and are we on the right track type of assessment. We are seeking
39 feedback from the Commission this evening. We have laid out some options that we
40 would like you to consider and discuss amongst yourselves as to where do we go from
41 here. The first one would be to allow the TDR program to continue. The other would be
42 to discontinue the TDR program. The third item would be to reset the regulatory table
43 through doing some modifications to the TDR program or create some density
44 thresholds.
45

1 Mr. Omana said what is important is how are these big projects happening. The answer
2 is it is through the TDR program. The TDR program is enabling the higher densities up
3 to 70 units per acre to happen. Going back to the options, that is something you want to
4 weigh in your deliberations and direction.

5
6 Mr. Noto said you saw three parcels where that type of project can be placed. With that
7 260 units, someone could come in and snatch all of those up and there is really just
8 room for one using the TDR program. It is a situation where there are all these parcels
9 but it might just happen in one area. We are not sure at this point and would pretty
10 much be out of units.

11
12 Deputy Mayor Duryea said this is all well and good but there are some underlying
13 difficulties that make an increase in density moot. One is the traffic. We have to solve
14 those problems first before we can talk about increasing density.

15
16 Mr. Omana said those are good observations. When a development comes in we have
17 to review it based on its merits. When the project asks for the TDR, that TDR program
18 falls back on the Commission to make the decision if we want to pursue that bonus on a
19 particular project. The TDR assignment of value is something the Commission will
20 decide on. That will help determine on whether they get that density or not. Let's say
21 you arrive at a value of X for so many TDR units and the developer says I'm not going
22 to buy off on this. You have the ability to say I'm going to hold true to that amount and if
23 you don't like it that's just too bad and the project dies. There are internal checks and
24 balances within the TDR program that would help control that potential density. The
25 traffic would have to be addressed. The TDR program has some checks and balances
26 that you control as a commission.

27
28 Mr. Omana said the second issue as it relates to traffic and all these impacts is that in
29 the past the City has done on its own initiative parking lots and parking areas. We have
30 one behind the Fourth Street Bar and Grill, we have one on Lakeview, and one by the
31 Community Center. As a matter of policy does the City want to continue that approach
32 to help mitigate the potential parking, traffic, and circulation? That would be a policy
33 decision.

34
35 Deputy Mayor Duryea said he could see that being a possibility. Residential seems to
36 be more intense on a daily basis.

37
38 Mayor Mealor said back when we did the TOD we had a lot of external input as to what
39 it would take to drive the economy. The SunRail Station and the development around it
40 went to 70 dwelling units per acre. The County thought we should go much higher and
41 we said no. The second option is to go back to the original standard of 18 units. The
42 third option is that we reevaluate what would be the appropriate number of dwelling
43 units per acre. It could be anywhere from 18 to 70 or beyond. The 70 was no magic
44 number but was our number based on what we felt we could accommodate at the time.

1 Commission Brender said Station House is 200 units so 260 units would be one more
2 development on one more parcel and is probably going to be apartments. He asked
3 where we start adding in the townhomes. We have lots 20 feet by 600 feet and if you
4 line up townhomes all the way around you can get a lot of townhomes on a block. He
5 asked if that was treated separately. You are saying in the entire Downtown we have
6 260 units.

7
8 Mayor Mealor interjected with our current standards.

9
10 Mr. Omana said with the current TDR count. What is interesting about the TDR and how
11 it relates to the townhome portion of the overall model is that if you are able to
12 aggregate and put together a number of parcels and if your aggregation is enough to
13 yield you a good yield that doesn't mess up your bottom line you may not have to take
14 advantage of the TDR program. In terms of townhouses, the usage of the TDR
15 becomes a function of how well you are able to aggregate parcels.

16
17 Commissioner Brender said we have no blocks that are aggregated but we know that is
18 going to happen. When somebody aggregates an entire block you can probably get 40
19 or 50 townhomes in a block. Several years ago we were talking about having three or
20 four blocks that could have been townhomes which means that is over 200 units.
21 Where is their density?

22
23 Mr. Omana said where did those scenarios go. What we were able to discern from the
24 developers and the people proposing these things is that they ran into the aggregation
25 problem. Let's say they were able to get three parcels and the guy next door wanted a
26 half million for his lot and the guy next door started seeing dollar signs and wanted
27 \$600,000.

28
29 Commissioner Brender said he was not willing to accept the fact that there will never be
30 an aggregation Downtown.

31
32 Mr. Omana said he wasn't suggesting that it won't happen.

33
34 Commissioner Brender said you are limiting 260 units and 250 of them on an apartment
35 complex. That means we can build ten townhomes in the Downtown District.

36
37 Mr. Omana said the 260 is strictly the TDR. If you come in and only do townhouses and
38 you were able to aggregate so many that it is able to meet your bottom line and you
39 don't need additional density then you don't need the additional on the 260. Right now
40 everyone has 18 units per acre within the Downtown. If I buy a bunch of property on
41 Wilbur I'm already assigned that 18 units per acre.

42
43 Commissioner Brender asked the density of Feather Edge.

44
45 Mr. Noto said six units per acre.

46

1 Commissioner Brender said he was for that kind of development but questioned how to
2 get them out of here. He drove here and Lake Mary Boulevard is backed up almost to
3 Longwood-Lake Mary Road. We can't develop that until we deal with traffic.

4
5 Mayor Mealor said we will just have to deal with it. It's like College Park. Even with the
6 proposed apartments, everybody knows it's a nightmare and they will deal with it if they
7 want to live there.

8
9 Commissioner Miller questioned if we want to do that.

10
11 Mayor Mealor said we have some difficult decisions. We didn't want Lake Mary
12 Boulevard widened and we know what it did to the businesses in Longwood. He asked
13 what we are going to do with Country Club, right-of-way acquisition and costs
14 associated with that. It is not something that needs to be ignored but it is a confounded
15 variable. We may want to purchase across from City Hall and do this high-end
16 development that has density with all the confounding variables we have talked about.
17 With the exception of City staff he thought Deputy Mayor Duryea was the only one who
18 deals with it on a daily basis. He said he just passes through.

19
20 Commissioner Miller said if someone is going to do it across the street then that fixes a
21 problem we have with what that strip is and makes it a nicer place. It also facilitates
22 business for all the Downtown vendors.

23
24 Mayor Mealor said if a group came in and wanted to do the highest density of 70
25 dwelling units per acre and take advantage of the banking system, he asked what
26 happens to the property in the far corner (the Pankretic property). He asked if they
27 were limited to 18 units.

28
29 Mr. Omana said they are limited to 18 units per acre plus whatever may be left over
30 from the TDR bank unless the Commission gives them more.

31
32 Mr. Tomerlin said we put all the options relative to the TDR bank because the TDR bank
33 is attached to the larger size parcels. The assembly of 18 dwelling units per acre is
34 background density.

35
36 Mayor Mealor said a group visited earlier and came up the 417 and down Lake Mary
37 Boulevard and the first thing they said was they couldn't believe what we have done by
38 the train station and it was fantastic. If you look down Lakeview to the east, it images
39 exactly what we hoped it would be. It's attractive, it's a draw, and it is doing what it is
40 supposed to do. Now what are the appropriate next steps. He asked Mr. Omana what
41 he recommends with the knowledge base he has and knowing the dilemmas we are
42 going to face.

43
44 Mr. Omana said it would be staff's recommendation that Option No. 1 be the one that is
45 pursued by the Commission and that is to allow the TDR Program to continue with the
46 260 units remaining. By allowing the program to continue as-is at least one more high

1 density residential/mixed use project could be constructed. The reason we go this route
2 is that it gives the Commission the final word and the most flexibility. The TDR Program
3 as it is structured is strictly your call. The City Commission shall determine the number
4 of TDR units to be sold to the applicant and the cost of each TDR unit. You have the
5 final word on maximum density.

6
7 Commissioner Lucarelli say a developer wanted to take the maximum units left. She
8 asked if they could say no we don't want you to have that many units.

9
10 Commissioner Miller said we can set the price of each unit.

11
12 Mr. Omana said the Commission has the authority to set the price.

13
14 Commissioner Miller asked what Station House paid.

15
16 Mr. Omana said Station House was a unique agreement. We presented those as part
17 of our proposal so there was no actual cost assigned. That was our contribution to the
18 project.

19
20 Commissioner Brender questioned where we were moving the cars to. Palmetto is
21 coming with a light at Lake Mary Boulevard.

22
23 Ms. Sova thought that should be functioning by the middle of January.

24
25 Commissioner Brender said that was going to help a little bit with Country Club Road.
26 Now you start adding 260 units to any one of the parcels we are talking about, at 12
27 trips per day by 260 we are adding 3,000 to 4,000 cars. He said he was comfortable
28 with the development of 260 units but was not comfortable with how well we are going
29 to get them out of here when it's time to go home.

30
31 Mr. Omana said when the City directed us to get with Kittleson to begin a traffic study,
32 the traffic study was based on a number of traffic assumptions and traffic
33 methodologies. One of those methodologies was a ten-year timeframe. Within that ten-
34 year timeframe the roadway network would be able to handle at a certain level of
35 service certain densities and intensities. The issue was within a ten-year timeframe 400
36 residential units, which we already have 200, and approximately 217,000 square feet of
37 non-residential development. Those could be accommodated provided certain
38 parameters or certain operational items were carried out. One of those was a signal at
39 Wilbur. The other was modifying with Seminole County the intersection of Lake Mary
40 Boulevard and Country Club.

41
42 Ms. Sova said Seminole County committed to the entire intersection with the Penny
43 Sales Tax. There is money for lane miles and then there is intersection money.

44
45 Mr. Omana said with the modification to that intersection, it was expected that
46 intersection would be operating at level of service D or better through that ten-year

1 development scenario. Also adding the additional signal and doing the tie-in and
2 phasing of the respective signals. Within that ten-year timeframe this type of
3 development could occur and these levels of service would be maintained provided
4 certain things were done in conjunction with the County. If you keep the program as-is
5 and allow that one development to occur, have the parameters that were established in
6 the traffic study carried out and see what else may be negotiated as part of a rezoning
7 that would come to you under the Downtown Development District scenario. It's
8 possible we may be able to get more.

9
10 Commissioner Brender asked the level of service for Lake Mary Boulevard at peak.

11
12 Mr. Omana said at peak it is a level of service E.

13
14 Commissioner Brender asked if we knew that ten years ago when we established these
15 parameters.

16
17 Mr. Omana said the traffic study made some assumptions and established if you are
18 going to allow certain intensities these are the things you need to do to keep it at a
19 certain level of service. That is per our traffic engineers.

20
21 Commissioner Miller asked the timing of the fixes we just talked about.

22
23 Mr. Omana said Seminole County has agreed to help us with the design of the Wilbur
24 Avenue signal which will save a substantial amount of money. From there we will
25 proceed with construction and installation that is already budgeted. As far as the timing
26 and signal phasing at Fourth and Crystal, this past week the County asked if they could
27 look at that and we said yes to do the signal phasing study.

28
29 Commissioner Miller asked when the change to Country Club and Lake Mary Boulevard
30 will be completed. If these units come in and we have all the traffic but are still two or
31 three years away from fixing that intersection, that seems totally unsatisfactory on our
32 part to allow that to happen.

33
34 Ms. Sova said four to five years.

35
36 Mr. Noto said a project of 270 units, by the time they get through our process, do the
37 infrastructure work, and build it would be two or three years.

38
39 Commissioner Miller said Griffin Park seems to be going faster.

40
41 Mr. Noto said we have been reviewing that project for about six months.

42
43 Commissioner Miller asked if they were breaking ground in the first quarter.

44
45 Mr. Noto said he had not heard.

46

1 Commissioner Miller said when the investors want their return quickly they can expedite
2 and build that place in two years. They can be through with what they have to do in two
3 years. If it takes us five years to get the intersection fixed, what we are creating is a
4 nightmare for three years.

5
6 Commissioner Miller said he was at Metroplan today and talked with the public
7 presentation lady and asked if she would be interested in helping him pull out everything
8 and help orchestrate a commission meeting for us and have it advertised to the public
9 that we are going to talk about transportation at the August Commission meeting. We
10 would have them (Metroplan) and Seminole County here to present a communications
11 picture of everything that's in the plan for the next five to 40 years.

12
13 Mayor Mealor asked if anyone had any objection to retaining the first option which is our
14 current TDR Program. He said he was comfortable leaving it with the current system.
15 Let's just say we have another Station House. Before they could be approved they
16 would have to meet the traffic plan. If we keep Option 1, any conversation staff has with
17 any potential developer should factor this discussion and this Commission is not going
18 to be agreeable of anything that has a negative impact beyond what is currently in
19 place.

20
21 Commissioner Brender questioned if a project comes in could they say no if the level of
22 service of the roads is not maintained.

23
24 Mr. Omana said in a quasi-judicial proceeding, if you find it does not meet certain
25 criteria, including traffic criteria, you can vote in the negative.

26
27 **It was the consensus of the Commission to go with Option 1 and allow the TDR**
28 **Program to continue.**

29
30 Ms. Sova asked Mr. Tomerlin to brief the Commission on TDRs.

31
32 Mr. Tomerlin said the price of a TDR unit the developer would purchase from the City is
33 negotiated. The buyer and seller get together and work out a trade. He said he talked
34 to Sarasota County and King County in Washington State and there are all kinds of
35 methods that they arrived for a TDR value. Some of them related back to the median
36 price of a home and a share of that is actually the entitlement attached to it. King
37 County, Washington has a sophisticated system. The price level of a TDR is anything
38 from zero to maxing out. We could give you some ideas of what the cap might be. The
39 bottom is zero or a penny per dwelling unit. That is the ability to work with the
40 developer, look at what they are proposing, and see what the valuation is. As it is
41 written in the code the value of a TDR is up to the Commission. A value at certain
42 levels will kill a project immediately.

43
44 Mayor Mealor said it is an inconvenience for families living in College Park and
45 Edgewater. This is rather pleasant.

46

1 Commissioner Miller said Rinehart Road is pleasant too but if you look at the
2 development opportunities on Rinehart we can muddle that up pretty quick.

3
4 2. Options for aquatic weed control in private lakes

5
6 Mr. Paster gave a PowerPoint presentation of aquatic weed control (copy attached). He
7 said at the last meeting the Commission asked about aquatic weed control. We are
8 talking emergent weeds which are any kind of weeds growing on banks and in shallow
9 water, and floating weeds. Submerged weeds are hydrilla. Water hyacinth is an
10 example of floating weeds. Giant duckweed is a floating weed and covers the surface
11 and cuts off sunlight and oxygen to the lake.

12
13 Mr. Paster said Lake Mary has nine lakes that you could navigate on. The top four are
14 West Crystal Lake, Big Lake Mary, East Crystal Lake, and Little Lake Mary and account
15 for 82% of our lakes. We have some smaller ones. He pointed them out on the exhibit.

16
17 Mr. Paster said West Crystal Lake is the largest lake in the City. There was the West
18 Crystal Lake Property Owners Association and in 2005 to 2009 they got a permit to treat
19 that lake with grass carp. They treated it with 500 and the permit was for 1,000. In
20 2013 the City, using the same permit, treated the lake with 360 grass carp. We are
21 currently working with the Lake Doctors to treat the properties in front of the Events
22 Center and Margaret Wesley Park to control the shoreline grass.

23
24 Mr. Paster said not on the list was Estella Pond on Country Club. In 2010 we treated
25 that pond with 10 grass carp.

26
27 Mr. Paster said there are other ways to treat lakes. Aeration like a fountain or bubbler
28 system reduces algae growth. Grass carp reduces submerged weeds. The shoreline
29 grass and brush control reduces emergent weeds. Water herbicides are sprayed along
30 the banks and reduce non-native vegetation.

31
32 Mr. Paster said if you own a property on a lake you are legally allowed to clear 50% of
33 the lake frontage up to 50 feet to allow you to launch a boat. You don't need a permit.

34
35 Mr. Paster said there are 13 lakes in the County that are part of the MSBU Program.
36 The dollars vary from \$8.00 a month to \$70.00 month and the average person pays
37 about \$30.00 a month. The County collects the money and hires a company to do
38 herbicides, grass carp or whatever that lake needs. They have a biological pro go out
39 and tell you what's best and that is how they came up with dollars.

40
41 Ms. Sova said it is a non-ad valorem tax on the tax bill.

42
43 Mr. Paster said the County is very active with that.

44
45 Commissioner Miller said they are not using any public money for that. It's just the
46 money that comes from people who live on the lake.

1
2 Mr. Paster said that was correct.
3
4 Mr. Paster said some of the things we can do right now is there are plenty of pamphlets
5 out there we can send to people on the lakes. Taryn Sudol is the Landscape Extension
6 Agent and it is her job to educate and she is more than willing to go to workshops. We
7 can educate the people who live on lakes about good plants and bad plants. We could
8 explore the establishment of MSBUs, but they are all on private lakes.
9
10 Ms. Sova said to establish a MSBU we have to have 60% of the homeowners buy in.
11
12 Commissioner Lucarelli said she would go the educational route first. We had a lot of
13 people come here for the xeriscape classes.
14
15 Commissioner Miller said Lake Como should be an embarrassment to all of us. In 1988
16 that was a lake with people on boats fishing for bass. Now that's all wetland marsh.
17 There is no water. There are people who have built drains going out of their yard and
18 running their stormwater to it. It's just a nightmare. Every time he sees the City of
19 Lakes he feels embarrassed for what we did to that lake. He said he would take the
20 blame too. As a city we did not pay attention to what happened to a natural resource.
21 He took Danielle (Koury) out to try and figure out if there was something we could do
22 but didn't think there is anything. We just lost a lake because we developed around it
23 and allowed other people do what they have done.
24
25 Mayor Meador said Commissioner Lucarelli suggested education first. He asked if there
26 was any objection. There were no objections from the Board.
27
28 Mayor Meador asked if anyone was interested in the MSBUs.
29
30 Commissioner Miller thought that was something they should think about. Big Lake
31 Mary and Little Lake Mary have the most vocal, political voices of anywhere in the
32 neighborhood. If they are interested in doing that and creating a way to care for that
33 lake.
34
35 Mayor Meador asked staff to poll the homeowners on West Crystal Lake, East Crystal
36 Lake, and Big Lake Mary and ask if they had any interest in it. Or we can hold a
37 community forum and bring them in and explain it. He said on his lake a MSBU is a lot
38 cheaper than what he has been doing. At the December 17th meeting come back with a
39 way to disseminate that request to those three lake property owners. There might be
40 something we can do in January or February. Maybe have a community forum and
41 invite them in and then follow up there. It is not an unfunded mandate. We will do the
42 education regardless.
43
44 Mr. Nipe gave a sneak peek of the tree lighting.
45
46 There being no further business, the work session adjourned at 6:20 P.M.

1 MINUTES OF THE LAKE MARY CITY COMMISSION MEETING held December 3,
2 2015, 7:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road,
3 Lake Mary, Florida.

4
5
6 1. Call to Order

7
8 The meeting was called to order by Mayor David Mealor at 7:05 P.M.

9
10 2. Moment of Silence

11
12 3. Pledge of Allegiance

13
14 4. Roll Call

15
16 Mayor David Mealor Jackie Sova, City Manager
17 Commissioner Gary Brender Carol Foster, City Clerk
18 Deputy Mayor George Duryea Dianne Holloway, Finance Director
19 Commissioner Sidney Miller John Omana, Community Dev. Dir.
20 Commissioner Jo Ann Lucarelli Bruce Paster, Public Works Director
21 Bryan Nipe, Parks & Recreation Dir.
22 Tom Tomerlin, Economic Dev. Mgr.
23 Steve Bracknell, Police Chief
24 Wendy Niles, Fire Division Chief
25 Katie Reischmann, City Attorney
26 Mary Campbell, Deputy City Clerk
27

28 5. Approval of Minutes: November 19, 2015

29
30 **Motion was made by Commissioner Brender to approve the minutes of the**
31 **November 19, 2015, meeting, seconded by Commissioner Lucarelli and motion**
32 **carried unanimously.**

33
34 6. Special Presentations

35
36 A. Lifesaving Award – Officer Bernard McPherson

37
38 Chief Bracknell and Officer Bernard McPherson came forward.

39
40 Chief Bracknell said on October 5th he was the second unit on the scene. On Monday,
41 October 5th, during rush hour traffic Officer Bernard McPherson responded to a suicidal
42 male who was sitting on the ledge of the overpass at I-4 and Lake Mary Boulevard.
43 Upon his arrival he was able to confirm the male sitting on the ledge overlooking
44 westbound I-4. Officer McPherson attempted to make dialogue with the male but to no
45 avail. The male was tensing his arms and staring into traffic. Officer McPherson was

1 able to call for additional assistance and had I-4 shut down to reduce the danger to the
2 male and the public at large. It was no easy task at that particular time of the day.

3
4 Chief Bracknell said a coworker of the male stopped at the scene and Officer
5 McPherson was able to get some background information from the coworker about the
6 suicidal male. Bernie used that information to attempt dialogue with the individual. He
7 was able to encourage the male to come off the ledge of the roadway and walk towards
8 him. The male complied and was taken into custody without harm to anyone. Officer
9 McPherson did an exceptional job in directing others to assist in controlling the scene.
10 He used his verbal skills successfully and persuading the male off the ledge and took
11 him into custody without incident. His efforts are appreciated and deserving of the
12 lifesaving award. The individual was taken to the hospital and was not arrested.

13
14 Mayor Mealor presented the award to Officer McPherson.

15
16 Officer McPherson thanked the Commission and City for the recognition. We were out
17 there doing what we normally do every day. He said he couldn't have done it without
18 the team he had. The sergeant let him do what he was doing with the subject and the
19 rest of the members of Charlie shift and our Delta shift guys were shutting the roadways
20 down. It was a huge team thing and couldn't have done it without those guys.

21
22 Mayor Mealor said this is an example of public safety and our commitment to our
23 residents.

24 25 B. Recap of the 2015 Lake Scary 5K – Lake Periman and Daniel Lopez

26
27 Lake Periman and Daniel Lopez came forward.

28
29 Lake thanked the Commission for allowing them to speak. We are here on behalf of the
30 Lake Scary 5K. Because of you guys we were able to raise \$19,000 all of which went to
31 UCP for life changing therapies for the kids there. We have seen what they do.
32 Catching these diseases early and treating them changes their lives. It allows them to
33 live better lives. We had over 160 registered runners and over 300 people overall
34 attending the event.

35
36 Daniel said we were blessed with an amazing award. WKMG News 6 aired a segment
37 on the event for the Getting Results Award. We are excited about next year and can't
38 wait to raise the bar even higher. Our goal will be bigger next year. Save the date for
39 Saturday, November 5, 2016. Lake distributed a runner bag and tee shirt from the Lake
40 Scary 5K to the Commission in appreciation of all their support. It has been a fantastic
41 year and we hope to see you all next year.

42
43 Mayor Mealor said waiting in the wings is Daniel's brother Nicholas who is a ninth
44 grader and will be taking over when Daniel graduates. What they did was remarkable.
45 He said he had the good fortune of being out there early that morning and one couldn't

1 help but be impressed with the organizational dynamics and skills that went into that. It
2 seemed like everyone was having a good time.

3
4 Commissioner Brender said he had seen these guys at numerous events leading up to
5 the 5K run. These two have been out there pushing this and everyone knew it was
6 coming. They did a great job.

7
8 Mayor Mealor said under New Business, Item 9-A, there was a request to postpone the
9 final plat approval to our December 17th meeting.

10
11 **Motion was made by Commissioner Lucarelli to postpone Item 9-A, Final Plat for**
12 **the 16-lot Crystal Reserve Subdivision to the December 17, 2015, Commission**
13 **meeting, seconded by Commissioner Brender and motion carried unanimously.**

14
15 7. Citizen Participation – This is an opportunity for anyone to come forward and
16 address the Commission on any matter relating to the City or of concern to our
17 citizens. This also includes: 1) any item discussed at a previous work session;
18 2) any item not specifically listed on a previous agenda but discussed at a
19 previous Commission meeting; or 3) any item on tonight’s agenda not labeled as
20 a public hearing. Items requiring a public hearing are generally so noted on the
21 agenda and public input will be taken when the item is considered.

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

24
25 8. Unfinished Business

26
27 A. Ordinance no. 1534 – Rezone .35 acres of property located at 138 West
28 Crystal Lake Avenue from R-1A, Residential, to DC, Downtown Centre; Shaw
29 Construction Management Services, applicant – Second Reading (Public
30 Hearing) (~~Steve Noto, City Planner~~ John Omana, Community Development
31 Director)

32
33 The City Attorney read Ordinance No. 1534 by title only on second reading.

34
35 Mr. Omana said staff has nothing further and recommends approval on second reading.

36
37 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1534. No
38 one came forward and the public hearing was closed.

39
40 **Motion was made by Commissioner Lucarelli to approve Ordinance No. 1534 on**
41 **second reading, seconded by Commissioner Brender and motion carried by roll-**
42 **call vote: Commissioner Brender, Yes; Deputy Mayor Duryea, Yes;**
43 **Commissioner Miller, Yes; Commissioner Lucarelli, Yes; Mayor Mealor, Yes.**

44
45 9. New Business

1 A. Final Plat for the 16-lot Crystal Reserve Subdivision; Pulte Homes
2 Corporation, applicant (Public Hearing) (Steve Noto, City Planner)
3 **(Postponed 11/1915; Request by developer to postpone until 12/17/15)**
4

5 This item was postponed earlier in the meeting to December 17, 2015 (see Page 13,
6 Line 11).
7

8 B. Resolution No. 975 – Qualified Target Industry (QTI) for Axium Healthcare
9 Pharmacy, Inc. and Approval of Expenditures as Required Local Financial
10 Support for this State Administered Incentive (Tom Tomerlin, Economic
11 Development Manager)
12

13 The City Attorney read Resolution No. 975 by title only.
14

15 Mr. Tomerlin said this item considers a resolution and that resolution is recommending
16 Axium Healthcare Pharmacy for the QTI program (Qualified Target Industry). It also
17 provides for local financial support of that incentive. The incentive is state administered.
18

19 Mr. Tomerlin said with him this evening are Mark Montgomery, CEO and President of
20 Axium Healthcare; Bill Bucher, Executive Vice President as well as CFO of Axium
21 Healthcare; Irma Stenman, our Metro Orlando EDC partner; and Pamela Lynch, our
22 Seminole County Economic Development partner.
23

24 Mr. Tomerlin said Axium is a specialty pharmacy. Specialty pharmacies specialize in
25 high cost specialized treatments and also the follow-up care and guidance that is
26 attached to those. In 2012, Kroger merged with Axium Healthcare Pharmacy. Although
27 Kroger doesn't have a big grocery footprint in this state, they do have quite a footprint in
28 the panhandle with a great deal of convenience stores. They are the second-largest
29 retailer in this nation. They are the largest full-service grocer in this nation. They are
30 No. 20 on the Fortune 500 list in 2015. They are the fifth largest retail pharmacy in this
31 nation and this point is the most important in regards to Axium.
32

33 Mr. Tomerlin said this incentive would address 225 new jobs created by Axium. These
34 jobs are pharmacists, pharm techs, nursing, nursing assistants, and administration.
35 These jobs would be created over a period of five years at 45 jobs per year. The jobs
36 will pay at least 115% or more than the County average annual wage.
37

38 Mr. Tomerlin said as part of this incentive and project, Axium is considering the
39 purchase of 3200 Lake Emma Road. This is where the Sears call center is located off
40 Lake Emma. It is a 152,642 square foot facility and the projected capital investment
41 attached to this project is \$25 million, with \$10 million going back into improving the
42 property in the form of tangible personal property.
43

44 Mr. Tomerlin said the incentive is a QTI Qualified Target Industry and is paid after the
45 jobs are created. Axium is eligible for \$5,000 per job as tax refund. This is a tax refund
46 program. The local financial support required as part of this state incentive is 20%. Ten

1 percent will be considered by the City and Seminole County government will consider
2 an additional 10% at next Tuesday's Board of County Commissioners meeting. In total,
3 the 10% from the City and 10% from the County would make up that 20% local financial
4 support. The City's share of that local financial support equals \$112,500. That amount
5 would be paid out over eight years. The pay-off schedule is dictated by the state and
6 the legislation that controls the QTI incentive.

7
8 Mr. Tomerlin said staff recommends approval of this resolution recommending Axiom
9 for the QTI incentive and committing the City of Lake Mary for local financial support of
10 \$112,500.

11
12 Commissioner Brender asked what makes a high impact sector job.

13
14 Mr. Tomerlin said all industries that would be eligible for this state incentive are in a
15 target industry list that the state maintains. They have identified particular sectors that
16 are indicated as high impact. This particular incentive is getting a bonus as being a
17 corporate headquarters. The extra \$2,000 per job attached to this on top of the \$3,000
18 base is attached to the fact that it is a headquarters.

19
20 Commissioner Miller said he acquired this building in 1993 from NCR and completely
21 gutted the interior of all three sections of the building and rebuilt it for administrative
22 space for AT&T to bring 600 people to Lake Mary. He said if they had any questions
23 about what they did and why he would be happy to answer them.

24
25 Mayor Meador said Commissioner Miller's role with AT&T then was dramatic to the City.
26 That was the first economic incentive package we ever entered into. It was the turning
27 point in what we now call the I-4 Corridor development. The choice was between us
28 and the City of Atlanta and he thought the right choice was made.

29
30 **Motion was made by Deputy Mayor Duryea to approve Resolution No. 975,**
31 **seconded by Commissioner Miller and motion carried unanimously.**

32
33 Mayor Meador thanked Mr. Montgomery and Mr. Bucher for the investment in our
34 community and the opportunity for people to get high-paying jobs and continue to thrive.

35
36 C. Ordinance No. 1535 – Amending Chapter 53 of the City's Code of Ordinances
37 to establish customer user rates and charges for wastewater services
38 provided by the City of Sanford to users located within the incorporated area
39 of the City of Lake Mary – First Reading (Public Hearing) (Dianne Holloway,
40 Finance Director)

41
42 The City Attorney read Ordinance No. 1535 by title only on first reading.

43
44 Ms. Holloway said we are getting ready to hook up one of our first customers that will
45 require sewer service from the City of Sanford. This ordinance is amending the
46 ordinance to provide us to charge that customer. We entered into an agreement with

1 the City of Sanford to provide those services back in 2007. Currently the rates that we
2 will be charging are in compliance with that agreement as well as the PUD agreement
3 we have with Waterside Development. Additionally we are asking to add a \$3.00
4 administrative fee for the City to recoup billing charges.

5
6 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1535. No
7 one came forward and the public hearing was closed.

8
9 **Motion was made by Commissioner Lucarelli to approve Ordinance No. 1535 on**
10 **first reading, seconded by Deputy Mayor Duryea and motion carried by roll-call**
11 **vote: Deputy Mayor Duryea, Yes; Commissioner Miller, Yes; Commissioner**
12 **Lucarelli, Yes; Commissioner Brender, Yes; Mayor Mealor, Yes.**

13
14 10. Other Items for Commission Action

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

17
18 11. City Manager's Report

19
20 A. Items for Approval

21 1. Surplus Fleet Automobile Lift

22
23 Ms. Sova said this is a request to surplus our fleet automotive lift. We have a 2003 lift.
24 We have ordered the replacement and we need to surplus the existing lift. She asked
25 the Commission to declare the Bend Pak fleet auto lift surplus so she could dispose of
26 it.

27
28 **Motion was made by Deputy Mayor Duryea to declare the Bend Pak fleet**
29 **automobile lift surplus and authorize the City Manager to dispose of, seconded**
30 **by Commissioner Lucarelli and motion carried unanimously.**

31
32 B. Items for Information

33
34 There were no items to discuss at this time.

35
36 C. Announcements

37
38 Ms. Sova reminded everyone that tomorrow is Holiday in the Park from 6:00 P.M. to
39 8:00 P.M. The tree lighting will be at 6:30 P.M. followed by Santa's arrival at 6:45 P.M.
40 We will have music, the dancing light show, kiddie train rides, and face painting with
41 Santa's elves here in Central Park.

42
43 Ms. Sova said Santa and Mrs. Claus will be visiting various City streets for the next two
44 Saturdays beginning at 8:30 A.M. until 5:00 P.M. You can visit our website at
45 www.lakemaryfl.com for the parade route or call Battalion Chief Howington at 407-585-
46 1477.

1
2 12. Mayor and Commissioners' Reports

3
4 Mayor Mealor had no report at this time.

5
6 Commissioner Miller said he attended the Metroplan Orlando Citizens Advisory
7 Committee meeting today. One of the things presented was their requirement to get
8 public input to all the plans. As a result of that presentation, it occurred to him that one
9 thing that might be useful would be for us to have a commission meeting at some date
10 in the future where we take all the components out of the long-range transportation plan
11 that relate to Lake Mary, advertise we are doing that to our citizens and have a
12 presentation by Metroplan Orlando and maybe even Seminole County to share with our
13 citizens what is going to happen in the next 40 years relative to transportation. He said
14 he discussed that with the City Manager and there are some other things happening
15 that may be something we put on the agenda for 2017 instead of 2016 because of all
16 the short-term activity related to Rinehart, I-4, and 46.

17
18 Mayor Mealor said we will work with Ms. Sova's team to follow up when that might
19 happen.

20
21 Ms. Sova said she would have a date by the next Commission meeting when there will
22 be a presentation to the Seminole County Commission regarding 46A and Rinehart
23 Road. That will include an invite for this Commission and the City of Sanford. She
24 should have the date certain by the next Commission meeting. She thought it would
25 behoove us to select a commission representative to be there.

26
27 Commissioner Lucarelli thanked everyone who showed up for the arts festival. It was a
28 successful festival and we look forward to next year.

29
30 Commissioner Brender said we had no CALNO meeting this month.

31
32 Commissioner Brender complimented Bryan's (Nipe) staff. Every year the lighting takes
33 our breath away. He knew they put a lot of time and effort into it and it shows.

34
35 Commissioner Brender welcomed our new Division Chief Wendy Niles.

36
37 Commissioner Miller said the work session we had this afternoon was probably as
38 productive and free flowing as any work session he had ever attended in business. He
39 thought staff is to be complimented for their preparation and their support of the
40 Commission.

41
42 Deputy Mayor Duryea said the lobby as you come in the front door is amazing and what
43 Kathy Gehr and the rest of the crew have done. He said he couldn't thank them
44 enough.

45
46 13. City Attorney's Report

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Ms. Reischmann had no report at this time.

14. Adjournment

There being no further business, the meeting adjourned at 7:30 P.M.

David J. Mealor, Mayor

Mary Campbell, Deputy City Clerk

ATTEST:

Carol A. Foster, City Clerk