



City of  
*Lake Mary*  
Florida

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## City Commission Meeting Minutes 02/17/2022

### Meeting date:

Thursday, February 17, 2022

### LAKE MARY CITY COMMISSION

Lake Mary City Hall  
100 N. Country Club Road

Regular Meeting  
MINUTES

THURSDAY, FEBRUARY 17, 2022, 7:00 P.M.

**No video recording was made for this meeting.**

#### 1. Call to Order

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

#### 2. Moment of Silence

#### 3. Pledge of Allegiance

#### 4. Roll Call

David Mealor, Mayor  
Jordan Smith, Commissioner  
George F. Duryea, Commissioner  
Sidney Miller, Deputy Mayor  
Justin York, Commissioner  
Kevin Smith, City Manager  
Steve Noto, Assistant City Manager  
Frank Cornier, Fire Chief  
Brent Mason, Finance Director  
Bruce Paster, Public Works Director  
Bryan Nipe, Parks and Recreation Director  
Krystal Clem, Community Development Director  
Michelle McCurdy, City Clerk  
Radley Williams, Assistant Parks and Recreation Director  
Danielle Koury, City Engineer  
Sabreena Colbert, City Planner  
William Rodwick, Police Sargeant  
Gunnar Smith, Business Manager  
Wanda Broadway, Human Resources Manager  
Katie Reischmann, City Attorney

## **5. Approval of Minutes**

### **A. Draft City Commission meeting minutes - January 20, 2022**

**Deputy Mayor Miller made a motion to approve the Draft City Commission Meeting Minutes for January 20, 2022. Commissioner York seconded the motion, and the motion carried unanimously.**

### **B. Draft City Commission meeting minutes - February 3, 2022**

**Commissioner York made a motion to approve the Draft City Commission Meeting Minutes of February 3, 2022. Commissioner Duryea seconded the motion, and the motion carried unanimously.**

## 6. Special Presentations

### **A. Presentation of Certificate in celebration of 40 years of a City Manager/Commission form of government - Ratna Okhai, School of Public Administration University of Central Florida, Florida City and County Management Association (FCCMA) member.**

Ratna Okhai, Florida City and County Management Association Communications Committee, came forward. She presented the City of Lake Mary with a certificate celebrating 2021 as the 40th year as a council-manager form of government as recognized by the International City and County Management Association.

She stated that the council-management form of government was created to help separate administration from direct political influence and establish merit-based practices within local government. In Florida, nearly 70% of all 411 cities/towns/villages operate under the council-management form of government, and of the 67 counties in the State, all but two are professionally managed. She said Lake Mary is recognized today as a champion of the council-management form of government where you have a City Commission that works together to establish public policies that are in the best interest of the residents and are upheld by the City Manager as evidenced by the mission to enhance the quality of life for the public and all City departments.

Ms. Okhai said this is a special presentation for her because she grew up in the City and she has seen the City grow and change and she is proud to be a resident, and Lake Mary is fortunate to have Mr. Kevin Smith as the professional manager who not only has over 30-years of local government experience, but an accounting background, and an MBA from UCF. This makes him a strong fiscal leader for our community. Mr. Smith was previously named Municipal Executive of the Year by the Tri-County League of Cities, and he is a member of FCCMA and ICMA. His dedication to Lake Mary in filling the shoes of very stellar predecessors is evident.

She congratulated the City on this milestone achievement and presented the Commission and City Manager with a certificate of achievement.

**7. Citizen Participation - This is an opportunity for anyone to come forward and address the Commission on any matter relating to the City or of concern to our citizens. This also includes 1) any item discussed at a previous work session; 2) any item not specifically listed on a previous agenda but discussed at a previous Commission meeting or 3) any item on**

**tonight's agenda not labeled as a public hearing. Items requiring a public hearing are generally so noted on the agenda, and public input will be taken when the item is considered.**

Ben Barlett, 467 Still Forest Terrace, Sanford, came forward. He invited the City Commission to Little League Opening Day. The parade of teams will begin at 8:00 A.M.

Mr. Barlett thanked the Parks and Recreation Department for working with the Little League and making sure that they have the best facilities in Central Florida.

Mayor Mealar thanked Mr. Barlett for his leadership.

## **8. Unfinished Business**

### **A. Ordinance No. 1659 - Amending Chapter 91, Health and Public Safety, Section 91.70, Intent, Definitions, and Adoption of International Property Maintenance Code (Legislative - Public Hearing - Second Reading) (Mike Biles, Police Chief)**

Katie Reischmann, City Attorney, read Ordinance No. 1659 by title only.

There were no additional comments regarding this item.

The item was then opened for a public hearing. No one came forward, and the public hearing section was closed. The item was then opened for discussion and motion.

**Commissioner Duryea made a motion to approve Ordinance No. 1659 - Amending Chapter 91, Health and Public Safety, Section 91.70, Intent, Definitions, and Adoption of International Property Maintenance Code. Deputy Mayor Miller seconded the motion, and the motion carried unanimously 5-0 by roll-call vote on Second Reading. Commissioner Smith, Yes; Commissioner Duryea, Yes; Deputy Mayor Miller, Yes; Commissioner York, Yes; Mayor Mealar, Yes.**

## 9. New Business

**A. 2021-LU-01, Ordinance No. 1656 - A request for a Small-Scale Future Land Use Map Amendment for a portion of property located on the west side of Rinehart Rd., south of Williston Park Pt., from IND, Industrial, to COM, Commercial. Applicant: Mr. Ravi H. Gandhi, Verax Lake Mary, LLC. (Legislative – Public Hearing – First Reading) (Sabreena Colbert, Project Manager)**

**B. 2021-RZ-02 and 2021-RZ-03, Ordinance No. 1657, A request for rezoning from M-1A, Medium Industrial, to PUD, Planned Unit Development, for Bent’s Landing located on the west side of Rinehart Rd., south of Williston Park Pt. Applicant: Mr. Ravi H. Gandhi, Verax Lake Mary, LLC (Quasi-Judicial –Public Hearing– First Reading) (Sabreena Colbert, Project Manager)**

Items A-B were related and discussed simultaneously.

Mrs. Reischmann read Ordinance No. 1656 and Ordinance No. 1657 by title only.

Sabreena Colbert, City Planner, came forward to present both items. She discussed the information as presented in the Staff Report, which was included in the agenda packet for review.

At their regular meeting on January 25, 2022, the Planning and Zoning Board unanimously recommended approval, 5-0, of the requested land use amendment from IND, Industrial, to COM, Commercial, for property located on the west side of Rinehart Rd. south of Williston Park Pt. and north of 400 Rinehart Rd.

Staff has reviewed the above-referenced application and finds that the request for a Future Land Use Amendment for a +/- 2.22-acre portion of a +/- 7.54-acre site located on Rinehart Rd. from IND, Industrial, to COM, Commercial meets the requirements of the City of Lake Mary Comprehensive Plan and recommends approval.

At their regular meeting on January 25, 2022, the Planning and Zoning Board unanimously recommended approval, 5-0, of the requested rezoning from M-1A (Office and Light Industrial) to PUD (Planned Unit Development), for Bent’s Landing, a proposed

mixed-use professional office and commercial development located on the west side of Rinehart Rd. and south of Williston Park Pt. and north of 400 Rinehart Rd.

Staff finds that the request for rezoning from M-1A, Office and Light Industrial, to Planned Unit Development (PUD), for a +/- 7.54-acre parcel for Bent's Landing located on the west side of Rinehart Rd., south of Williston Park Pt. has met the relevant findings of fact as outlined above, is consistent with the City's Land Development Code and the City of Lake Mary Comprehensive Plan as outlined above, and recommends approval with the following conditions:

The Future Land Use category shall be adopted to COM, Commercial prior to the approval of the rezoning to PUD.

Commissioner Duryea said that we had designated that area as the High-Tech Corridor. He had not heard that word mentioned in a long time. He asked how this project fits with that.

Mrs. Colbert replied, stating that Phases II and III of the proposed PUD do include uses that are consistent with the High-Tech Corridor, and within the Comprehensive Plan, there are compatible and supportive uses that are supported within the corridor as long as the underlying land use supports that, which is part of the request before you tonight to amend the land use to commercial on the front portion of the property.

Commissioner Duryea asked if there is a Developers Agreement that will ensure that the remaining parts of the property will be developed in that fashion.

Mrs. Colbert replied that the remaining portion of the property will remain IND for the future land use designation, so the uses established would have to meet the Developers Agreement and those allowed within the Comprehensive Plan for the industrial land use within the High-Tech Corridor.

Mayor Mealor asked if that would be the 5.32 acres.

Mrs. Colbert replied, correct.

David Lamm, Developer, 968 Lake Baldwin Lane, Orlando, came forward. He had no further comments regarding these items.

There were no further questions regarding items A-B. Both items were opened for a public hearing. No one came forward, and the public hearing section was closed. The items were then opened for discussion and motion.

Commissioner Duryea asked if drainage and retention are part of the Site Plan.

Mayor Mealor replied, yes.

Commissioner Duryea expressed his concern regarding drainage for the site.

Mrs. Colbert stated that Phase I will be first—which is the commercial—but it will include the full access drive and a stormwater pond in the rear as well.

Commissioner Duryea asked if it was a closed basin.

Mrs. Colbert replied, correct.

**Commissioner Smith made a motion to approve 2021-LU-01, Ordinance No. 1656 - A request for a Small-Scale Future Land Use Map Amendment for a portion of property located on the west side of Rinehart Rd., south of Williston Park Pt., from IND, Industrial, to COM, Commercial. Commissioner York seconded the motion, and the motion carried 5-0 by roll-call vote on First Reading. Commissioner Duryea, Yes; Deputy Mayor Miller, Yes; Commissioner York, Yes; Commissioner Smith, Yes; Mayor Mealor, Yes.**

**Commissioner York made a motion to approve 2021-RZ-02 and 2021-RZ-03, Ordinance No. 1657, A request for rezoning from M-1A, Medium Industrial, to PUD, Planned Unit Development, for Bent's Landing located on the west side of Rinehart Rd., south of Williston Park Pt. Commissioner Smith seconded the motion, and the motion carried 5-0 by roll-call vote on First Reading. Deputy Mayor Miller, Yes; Commissioner York, Yes; Commissioner Smith, Yes; Commissioner Duryea, Yes; Mayor Mealor, Yes.**

Mayor Mealor wanted to thank the applicants for their willingness to invest in Lake Mary. He believes this will be a great employment hub as well as a residential community asset.

**C. Ordinance No. 1658 - Amending Chapter 92 Parks and Playgrounds (Legislative - Public Hearing - First Reading)  
(Gunnar Smith, Business Manager)**

Mrs. Reischmann read Ordinance No. 1658 by title only.

Bryan Nipe, Parks and Recreation Director, came forward. He briefly discussed some of the proposed changes to the fees. He stated that the Parks and Recreation Board heard this item at their last meeting and unanimously approved this item.

Gunnar Smith, Business Manager, came forward. He discussed the information as presented in the Staff Report, which was included in the agenda packet for review.

Commissioner York referred to the fee schedule section. He asked if the fees were adjustable at the discretion of the City Manager.

Kevin Smith, City Manager, stated that it would need to come back for Commission approval via Resolution. It will be a more streamlined matter as opposed to a dual reading ordinance.

Commissioner York asked for clarification on where someone can find what the fees are.



Mr. Nipe replied we would have them on file and on the website.

Mr. Smith added that if this item is approved on First Reading, we will have the Resolution for consideration at the Second Reading.

Commissioner Smith asked if, in terms of animals in parks and facilities, as we all know, dogs in parks have become more popular, and we rely on the County ordinance to regulate it. Even though it is a minor change, he would recommend that we add something about waste must be deposited in receptacles. He asked if we have fines associated with that.

Mr. Nipe replied we do not have anything in the Ordinance pertaining to dog waste in parks. We can add that to the Ordinance. In terms of fines, we do not have a fine in place, but he will speak to the Police Chief regarding enforcement.

Mrs. Reischmann added there is the issue of whether that is an animal control jurisdiction.

Commissioner Smith asked if we still fall under the County regarding enforcement.

Mrs. Reischmann replied, yes.

Mayor Mealor added that, for the most part, we have been successful with the individual policing of the matter, and we can also look at animal control.

Commissioner York recommended adding prominently posted signage. If we add it in the Ordinance, then we can sign and cite the Ordinance on the sign.

Mr. Nipe stated that we could add that to the signs.

There were no further questions regarding this item. The item was then opened for a public hearing. No one came forward, and the public hearing section was closed. The item was then opened for discussion and motion.

**Commissioner York made a motion to approve Ordinance No. 1658 - Amending Chapter 92 Parks and Playgrounds. Commissioner Smith seconded the motion, and the motion carried 5-0 by roll-call vote on First Reading. Commissioner York, Yes; Commissioner Smith, Yes; Commissioner Duryea, Yes; Deputy Mayor Miller, Yes; Mayor Meador, Yes.**

## **10. Other Items for Commission Action**

There were no other items for Commission action.

## **11. City Manager's Report**

### **A. Items for Approval**

#### **a. Purchase Order Approval - Commercial Media Systems, Inc.**

Mr. Smith discussed the information as presented in the Staff Report which was included in the agenda packet for review.

He requested Commission authorize him to approve a Purchase Order to Commercial Media Systems, Inc. in the amount of \$118,240.00.

**It was the consensus of the City Commission to approve the request to authorize the City Manager to approve a Purchase Order to Commercial Media Systems, Inc. in the amount of \$118,240.00.**

## **A. Items for Information**

### **a. Monthly Finance Report**

The Monthly Finance Report was included in the agenda packet for review.

## **B. Announcements**

Mr. Smith stated that March 5th is the beginning of the annual Spring Cleanup, which runs through the month of March to the first week in April. He then concluded his report.

## **12. Mayor and Commissioners Report**

### **A. Appointments/Reappointments to the Code Enforcement Board**

David Vallillo and Daniel Lopez were reappointed to serve on the Code Enforcement Board.

George Distler was appointed to serve on the Code Enforcement Board to fill Linda Binkley's vacancy.

Mayor Mealor thanked Mrs. Binkley for her service to the City of Lake Mary.

### **B. Commissioner York**

No report. He congratulated Mr. Smith on the recognition he received that evening.

### **C. Commissioner Smith**

He thanked Mrs. Binkley for her service on the Code Enforcement Board. He had served with her for ten years, and her dedication and involvement with the Code Enforcement Board was tremendous.

He thanked Lake Mary Little League for being present today. He is looking forward to Opening Day and a great season. He also thanked the Parks and Recreation staff for a job well done.

He attended the Run with a Hero event, and he loved the new course. He then concluded his report.

### **D. Commissioner Duryea**

No report. He stated that it is nice to see the Little League coming back so strong.

### **E. Deputy Mayor Miller**

No report.

## **13. City Attorney's Report**

She wanted to add that Seminole County does have the provision about picking up after the animals.

She briefly discussed the tree removal statute.

#### **14. Adjournment**

**There being no further business, the meeting adjourned at 7:50 P.M.**

#### **Related Agenda:**

[City Commission Meeting Agenda](#)

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