



## **LAKE MARY CITY COMMISSION**

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

**Regular Meeting  
DRAFT MINUTES  
THURSDAY, NOVEMBER 3, 2022 7:00 PM**

**NO VIDEO RECORDING WAS MADE FOR THIS MEETING.**

### **1. Call to Order**

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

### **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  
Stephen Noto, Assistant City Manager  
Michael Biles, Police Chief  
Michelle McCurdy, City Clerk  
Krystal Clem, Community Development Director  
Bryan Nipe, Parks and Recreation Director  
Brent Mason, Finance Director

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Danielle Koury, City Engineer  
Sabreena Colbert, City Planner  
Anthony Gibson, Helpdesk Technician  
Catherine Reischmann, City Attorney

## 5. Approval of Minutes

### A. Approval of Draft City Commission Meeting Minutes for October 20, 2022.

**Commissioner Smith made a motion to approve the Draft City Commission Meeting Minutes of October 20, 2022. Commissioner York seconded the motion, and the motion carried unanimously.**

## 6. Special Presentations

None

**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.**

Paul Hoyer, 301 Washington Ave, came forward with a question regarding two lots on Lake Mary Blvd that are zoned agricultural. He questioned if the zoning changes discussed at the previous meeting would apply to those lots as well as the acreage below those lots.

Mayor Mealor stated that no, it isn't. Several years ago, there was a meeting discussing this particular property. It was very important to the residents on Washington Avenue and some of Commission that anything done would have minimal impact on the existing residents on Washington. It was specifically directed that nothing on that site be multifamily, professional office, or any derivative thereof. It was to be residential only. The homesites that are being considered and discussed at the last meeting almost match low density residential as opposed to medium density residential. The property on Lake Mary Boulevard is entirely separate and has nothing to do with the second reading of this item on tonight's agenda.

Mr. Hoyer asked if the property on the map that runs to the north side and straight across come up to reach Lake Mary Boulevard?

Mayor Mealor stated that it does not.

No one else came forward, and the citizen participation section was closed.

## **8. Unfinished Business**

### **A. 2022-RZ-05, Ordinance No. 1670, A request for Final Planned Unit Development (PUD) rezoning from A-1, Agriculture, to PUD, Planned Unit Development, for a 23-lot single family residential subdivision, on +/- 8.30 acres located on the north side of Washington Ave., east of Longwood-Lake Mary Rd. and west of Rolex Pt. Applicant: Mr. Mark McIntosh, Toll Brothers, Inc. (Quasi-Judicial – Public Hearing – Second Reading) (Sabreena Colbert, Project Manager)**

Sabreena Colbert, City Planner, came forward and stated that staff has no additional questions. For clarification purposes, it is just the single parcel that fronts Washington Avenue. There is no connection to Lake Mary Boulevard. There have been no changes to the conditions brought forth in the first reading.

There were no more questions related to this item. The item was then opened for public hearing. Nobody came forward and the public hearing section was closed.

Commissioner Duryea stated that his concerns are still there. Nothing has changed, the density is too high for being so close to the watershed and he is not for it.

Mayor Mealor addressed Commissioner Duryea and stated that he understands and respects his position. He wanted to clarify that staff would never bring anything to Commission that had the potential to cause harm or neglect to any existing area in our City. This has been vetted, it is comparable with Rolex Point and Twelve Oaks. The people that live in there will tell you their friends wish that there were more home sites available in Lake Mary. Particularly when we have Toll Brothers, a builder with a national reputation, that is willing to invest in this community. It adds to the beauty of Washington Avenue. He continued to say that he respects Commissioner Duryea's opinion, but the density is actually less than what it is zoned for.

Commissioner Smith stated that he supports this project. Commission listened to the resident's concerns at the meeting two weeks ago. It was understood that the City Manager and staff would look into a preliminary study of Washington Avenue. With those decisions he is comfortable, he thinks this is a great project, and thinks that this will be a great addition to the City.

Mayor Mealor stated there is a beauty in the knowledge base and historical perspectives that this Commission bring to this area. Some of the things that the City has done in the past on Washington, were done at the request of those residents. This is a different day, a different time. He appreciates that those concerns have been brought to us. Our City staff has a reputation of problem solving and finding a way to

take something that is a challenge and finding a way to reach a very acceptable outcome. He is sure we will do that in this case.

**Commissioner Smith made a motion to approve Ordinance No. 1670, A request for Final Planned Unit Development (PUD) rezoning from A-1, Agriculture, to PUD, Planned Unit Development, for a 23-lot single family residential subdivision, on +/- 8.30 acres located on the north side of Washington Ave., east of Longwood-Lake Mary Rd. and west of Rolex Pt. Commissioner York seconded the motion and the motion carried 4-1 by roll-call vote. Commissioner Smith, Yes; Commissioner Duryea, No; Deputy Mayor Miller, Yes; Commissioner York, Yes; Mayor Mealor, Yes.**

## **9. New Business**

None

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

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

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

Mr. Smith would seek consensus to cancel the November 17, 2022, Commission Meeting. He stated that there is no business to bring forth, and in keeping with the request of the Supervisor of Elections they typically need around two weeks after election to certify the results. It is possible it will be certified by then but under the utmost caution we typically would cancel that meeting to afford them the opportunity to do so. If the Commission is ok with that, our next meeting would be on December 1, 2022. He would further request that the Commission authorize a 6:30pm inauguration time and then the regular 7:00pm meeting.

There was no objection from Commission and Mr. Smith was awarded the requested direction.

### **B. Items for Information**

The Veterans Day Tribute Salute will be Thursday, November 10, 2022, at 8:00am at Heritage Park.

The Holiday in the Park kickoff event will be December 2, 2022, at 6:00pm at Central Park. There will be a 5:30pm reception in the Chambers and then tree lighting at 6:00pm.

### **C. Announcements**

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## **12. Mayor and Commissioners Report – 4**

### **A. Commissioner York**

He complimented the Parks and Recreation staff on a great Halloween Spooktacular. Anyone who was there would agree it was very well attended and enjoyed by all. He thinks we may need to expand both the number of vendors and available activities because of the enormous interest in the event. Hats off to the staff that were there working diligently to get that movie screen up. It was a great event, and he is looking forward to the Veterans Salute and the Holiday in the Park. He is sure it will be another great success like it was last year. He appreciated the efforts of the City to continue the Hurricane Ian debris removal. He has spoken with the City Manager and residents from different parts of the City and advised them that it is an ongoing effort. We are even cleaning up areas that Seminole County should be cleaning up. But for various reasons they aren't getting to it as quickly, granted they have a little more square mileage than we do. But he appreciates the steady pace of clean up and hopefully it will all be cleaned up by Christmas.

### **B. Commissioner Smith**

He was advised that people are blowing through the stop signs on Washington Avenue. He'd like to see some more enforcement out there. At the Metro Plan Municipal Advisory Committee meeting District Five's tentative work plan will have a public hearing soon. They are working on their active transportation plan which include strategies to ensure better options for walking, biking, and accessing transit. It is in the gathering data stage but there was a workshop last week with the Community Advisory Committee and Technical Advisory Committee and it will come to the public soon. He echoes what Commissioner York said about the Halloween Spooktacular, wonderful event, wonderful sponsors. We may need to add a maze next year. Lake Mary Little League Playoffs will occur next weekend. They had a great season, thanks to Parks and Recreation for a great job on the fields.

### **C. Commissioner Duryea**

No Report

### **D. Deputy Mayor Miller**

No Report

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

No report

#### **14. Adjournment**

**There being no further business, the meeting adjourned at 7:18.**