



LAKE MARY CITY COMMISSION

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

**Regular Meeting
MINUTES
THURSDAY, MAY 5, 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 7:01 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
Michael Johansmeyer, Fire Chief
Brent Mason, Finance Director
Bruce Paster, Public Works Director
Krystal Clem, Community Development Director

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Bryan Nipe, Parks and Recreation Director
Stephen Noto, Assistant City Manager
Michelle McCurdy, City Clerk
Lindsay Malsam, Information Technology Manager
Chris Carson, Senior Planner
Sabreena Colbert, City Planner
Dennis Strange, Police Captain
Katie Reischmann, City Attorney

5. Approval of Minutes

A. Draft City Commission Meeting Minutes - April 21, 2022

Deputy Mayor Miller made a motion to approve the Draft City Commission Meeting Minutes for April 21, 2022. Commissioner Duryea seconded the motion, and the motion carried unanimously.

6. Special Presentations

A. Proclamation - National Public Works Week

Bruce Paster, Public Works Director came forward.

Mr. Paster thanked the Mayor, Commission, and City Manager for the leadership, understanding, and support given to Public Works throughout the years.

B. Proclamation - National Emergency Medical Services (EMS) Week

Michael Johansmeyer, Fire Chief came forward.

Chief Johansmeyer thanked the Mayor, Commission, and the City Manager. He commended the excellent EMS program we have from start to finish.

Mayor Mealor stated that we have the lowest tax rate, lowest crime rate, and fastest response time in the region.

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.

Mayor Mealor advised he had spoken with Mr. Bob Dove regarding a Capital Project in that area. He stated that Commission had received a letter from Mr. Dove and City staff had already addressed Mr. Dove's concerns. Mayor Mealor asked that Mr. Dove's letter be put in the public record under citizen participation.

Deanna Houston, 750 Sagana Point, Lake Mary, FL came forward. Mrs. Houston discussed keeping the medians in the City green.

Mayor Mealor advised that Commission has worked with the County on intersection enhancements. He also stated that it is a desire of this Commission that Lake Mary Blvd, in City limits, will not be widened so that the median is kept. However, there are parts of Lake Mary Blvd that are not in the City's jurisdiction.

Kevin Smith, City Manager, added that the City has planted approximately 100 trees along Rinehart Road and Lake Mary Blvd. in the past couple of years for that exact purpose.

8. Unfinished Business

- A. 2022-RZ-03, Ordinance No. 1665, A request for rezoning of property located at 419 W. Lakeview Ave. from A-1, Agriculture to R-1A, Residential. Applicant: John and Robin Jones (Quasi-Judicial – Public Hearing – Second Reading) (Sabreena Colbert, Project Manager)**

Katie Reischmann, City Attorney, read Ordinance No. 1665 by title only.

Sabreena Colbert, City Planner, came forward to say staff has no additional comments regarding this item.

Mayor Mealor stated that he did meet with Mr. and Mrs. Jones regarding this item. They were seeking direction. He referred them to City staff.

Commissioner Duryea made a motion to approve Ordinance No. 1665, A request for rezoning of property located at 419 W. Lakeview Ave. from A-1, Agriculture to R-1A, Residential. Commissioner Smith 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 Mealor Yes.

9. New Business

A. 2022-RZ-02, Ordinance No. 1664, A request for rezoning of property located at the southeast corner of W. Lake Mary Ave. and N. 4th St. from R-1A, Residential, to DC, Downtown Centre. Applicant: Benny Kuriakose (Quasi-Judicial – Public Hearing – First Reading) (Sabreena Colbert, Project Manager)

Katie Reischmann, City Attorney, read Ordinance No. 1664 by title only.

Sabreena Colbert, City Planner, discussed the information as presented in the Staff Report, which was included in the agenda packet for review.

Commissioner Duryea asked if there are any structures on the property. Mrs. Colbert stated no, it is vacant with trees. Commissioner Duryea asked what the development plan might be. Mrs. Colbert advised that they are contemplating townhomes. The applicant was unable to attend this meeting.

Commissioner Smith asked if the DC zoning district permits both residential and nonresidential. Mrs. Colbert stated yes. Commissioner Smith asked since the north side of Lake Mary Avenue is primarily residential, what mechanism is there to ensure that there will be a residential use and not nonresidential use.

Mrs. Colbert explained that the property allows single use, which could be a single-family residential use up to two stories, or a commercial use limited to one story.

Kim Dove, 146 W Lake Mary Avenue, Lake Mary FL came forward. Mrs. Dove requested that the property stay residential.

Mr. Smith stated that the City's goal is to keep it residential.

Mayor Mealor advised Mrs. Dove that the City is very sensitive to her family's request. He thanked Mrs. Dove for her patience and graciousness. Mayor Mealor commented that the City has been able to work with them to try and resolve concerns. He stated that while there are certain things that may be permitted, staff has an understanding of what they want. Staff won't bring anything to Commission that has a high probability of being detrimental to the families that live there.

Commissioner Duryea stated that normally we have transition areas between different types of zoning. He asked if a wall or something similar would be required for this downtown development.

Mrs. Colbert stated that a wall would be required to screen any surface parking. There is also a limited buffer along the front, per the requirements, and there is a set back to the building.

Mayor Mealor stated that the City does have some infrastructure projects going on in that area.

Deanna Houston, 750 Sagana Point, Lake Mary, FL came forward.

Mrs. Houston also owns 122 W. Lake Mary Avenue. She expressed her concerns of a commercial location being close to the park where kids play and where there is no sidewalk.

Commissioner York asked Mr. Smith if there are any potential infrastructure improvements that can be expected along West Lake Mary Avenue that pertain to the stormwater improvement that we can demand of the developer of the parcel.

Mr. Smith stated absolutely. That request will be addressed accordingly.

Mayor Mealor stated that Commissioners York and Smith are taking the lead and are point people on the Downtown Redevelopment Plan. This is the kind of input that staff needs to hear.

There were no more questions in relation to this item. The public hearing section was closed. The item was then opened for discussion and motion.

Commissioner Duryea stated that he would move for approval based on the fact that it is a part of the Comprehensive Plan.

Commissioner Smith stated that he had met with Mr. and Mrs. Dove about their concerns. He commented that he supports the rezoning but would ask that everyone be conscious of what we love about the charm of the downtown area. He would also like to suggest that the applicant engages the citizens while the plans are being reviewed.

Commissioner York stated that the Commission will employ extreme scrutiny on whatever project comes in to make sure it will not disturb the tranquility of the residents. He supports the rezone but would like to take special care of what goes in there.

Mayor Mealor stated that he has walked the property, sat to the side, and watched the traffic. He has envisioned what has already been stated.

Commissioner Duryea made a motion to approve Ordinance No. 1664, A request for rezoning of property located at the southeast corner of W. Lake Mary Ave. and N. 4th St. from R-1A, Residential, to DC, Downtown Centre. Deputy Mayor Miller 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.

B. 2022-RZ-01, Ordinance No. 1663, A request for rezoning of property located at the northeast corner of E. Wilbur Ave. and Second St. from C-1, General Commercial, to DC, Downtown Centre. Applicant: Stephen Allen, P.E. (Quasi-Judicial – Public Hearing – First Reading) (Chris Carson, Project Manager)

Mrs. Reischmann, City Attorney, read Ordinance No. 1663 by title only.

Chris Carson, Senior Planner came forward and discussed the information as presented in the Staff Report, which was included in the agenda packet for review.

There were no questions related to this item. The item was then opened for public hearing.

Nobody came forward and the public hearing section was closed.

Commissioner York made a motion to approve Ordinance No. 1663, A request for rezoning of property located at the northeast corner of E. Wilbur Ave. and Second St. from C-1, General Commercial, to DC, Downtown Centre. Commissioner Smith seconded the motion, and the motion carried unanimously 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.

**C. 2022-LU-01, Ordinance No. 1662 - A request for a proposed Expedited State Review Comprehensive Plan Amendment to the City's Comprehensive Plan creating a Water Supply Plan, providing for the Transmittal of the proposed amendment to the Department of Economic Opportunity. (Legislative - Public Hearing - First Reading)
(Krystal Clem, Community Development Director)**

Mrs. Reischmann, City Attorney, read Ordinance No. 1662 by title only.

Krystal Clem, Community Development Director, discussed the information as presented in the Staff Report, which was included in the agenda packet for review.

Mr. Paster, Public Works Director, came forward and discussed the information as presented in the Water Supply Plan, which was included in the agenda packet for review.

Commissioner Duryea asked if this includes the new wells.

Mr. Paster stated that the City currently has six wells. The new well is a replacement for one of those, but we are not asking for any additional withdrawals from our Consumptive Use Permit.

Commissioner York stated that he appreciates the comprehensive nature of the plan. It was really an interesting read. He stated that he assumes that Seminole County is servicing our residents who are outside of the service area on International Parkway.

Mr. Paster stated that he was correct.

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 Smith made a motion to approve Ordinance No. 1663, A request for rezoning of property located at the northeast corner of E. Wilbur Ave. and Second St. from C-1, General Commercial, to DC, Downtown Centre. Deputy Mayor Miller seconded the motion, and the motion carried unanimously 5-0 by roll-call vote on the First Reading. Commissioner York, Yes; Commissioner Smith, Yes; Commissioner Duryea, Yes; Deputy Mayor Miller, Yes; Mayor Mealor, Yes.

10. Other Items for Commission Action

11. City Manager's Report

A. Items for Approval

a. City Website

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

He requested the Commission authorize him to enter into a contract with Civic Plus in the amount of \$46,526.00 to upgrade our current City website.

Commissioner Duryea made a motion to approve the City Manager entering into a contract with Civic Plus to upgrade our current City website in the amount of \$46,526.00. Commissioner York seconded the motion, and the motion was approved unanimously.

B. Items for Information

There were no items for information.

C. Announcements

There were no announcements.

12. Mayor and Commissioners Report - 1

A. Commissioner Smith

He stated it had been a busy couple of weeks, in which he had attended the MAC meeting with two different presentations. He had attended the Lake Mary Cluster Meeting, and thanked Sergeant Wheeler and Captain Strange for attending and answering questions from a previous meeting. He congratulated Seminole State's Professor Smisek and the talented kids who performed at A Night of Jazz, last Friday. He also thanked the Arbor Day Tree Giveaway for providing trees to the residents.

B. Commissioner Duryea

No report.

C. Deputy Mayor Miller

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He attended State of the City and thanked Mr. Noto and Mrs. Clem did an outstanding job on stage.

D. Commissioner York

He complemented staff on the performance at State of the City. It reflected well on the City, and he appreciated the time that was taken to highlight the employees and recognize the employees who have been at the City for a long time.

13. City Attorney's Report

Mrs. Reischmann wanted to recognize the hours and hours of meetings and great ideas from Mr. Paster on the water plant ideas, as well as his team.

14. Adjournment

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