



LAKE MARY CITY COMMISSION

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

**Regular Meeting
MINUTES
THURSDAY, JUNE 16, 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 7:00.

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 (Absent)
Justin York, Commissioner
Kevin Smith, City Manager
Stephen Noto, Assistant City Manager
Michael Biles, Police Chief
Michael Johansmeyer, Fire Chief
Michelle McCurdy, City Clerk
Brent Mason, Finance Director
Bruce Paster, Public Works Director

Bryan Nipe, Parks and Recreation Director
Chris Carson, Senior Planner
Jamie Hempel, Events Manager
Chris Richter, Recreation Manager
Sabreena Colbert, City Planner
Tom Rhodes, Helpdesk Technician
Neysa Borkert, City Attorney

5. Approval of Minutes

A. Draft City Commission Meeting Minutes - June 2, 2022

Commissioner York made a motion to approve the Draft Commission Meeting Minutes of June 2, 2022. Commissioner Smith seconded the motion, and the motion carried unanimously.

6. Special Presentations

A. Proclamation - Parks & Recreation month - Presentation to staff and recognition of Trailblazers.

Bryan Nipe, Parks and Recreation Director came forward. Mayor Mealor addressed Mr. Nipe, stating that in this country there are only a handful of nationally accredited Parks and Recreation Departments, the fact that you direct one of them is a great pleasure. Mr. Nipe thanked the Mayor, Commission, City Clerk, City Attorney, and City Manager. He thanked his team, and recognized them, Chris Richter, Recreation Manager, Jamie Hempel, Events Manager, Melba Ayala, Events Coordinator, and Carmen Divine, Senior Administrative Assistant. Mr. Nipe recognized the Trailblazers and their many accomplishments. He also thanked the Parks and Recreation Advisory Board for all they do for the City.

Mayor Mealor thanked them all for the work they do and stated that he receives so many compliments at every event because of the wonderful job they do.

B. Special Recognition - Jason Brandt & Christopher Cruz (Mike Johansmeyer, Fire Chief)

Michael Johansmeyer, Fire Chief came forward. He thanked the Mayor, Commission, City Manager, and his Fire Department staff. Battalion Chief Christopher Cruz and Lieutenant Jason Brandt came forward for their pinning ceremonies.

Mayor Mealor thanked them both, along with their families. He thanked their team, for coming out to show their support. He stated that leadership and change comes from within and that they are a perfect example of why we enjoy the reputation that we do.

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.

Patty Licata and Rick Burr, 311 Washington Avenue came forward with concerns of stop sign placement and the traffic studies on Washington Avenue.

Joe Donoghue, 321 Washington Avenue came forward with concerns of stop sign placement and speeding on Washington Avenue.

Mayor Mealor stated that Washington Avenue is in a unique situation right now, but that there are some strategies that will help reduce the issues once the Toll Brother's project comes online. He stated that he has been out there, and thinks the speeding shows a lack of respect, which is something the community should really be all about. There was a similar situation on Lakeview Avenue, and at the request of residents we have installed stop signs in seven or eight yards, one being dead center of a yard. The resident said he isn't crazy about it, but if it slows the traffic down, he is all for it. Mayor Mealor continued saying, we were asked to do a traffic study, and that showed an increased amount of traffic. The Commission directed staff to keep the residents updated as we continue to monitor the situation.

There was no other citizen participation, and the section was closed.

8. Unfinished Business

There was no unfinished business.

9. New Business

A. 2022-AN-01, Ordinance No. 1666, A Request for Voluntary Annexation for property located at 561 N. Country Club Rd. (Quasi-Judicial – Public Hearing – First Reading) (Sabreena Colbert, Project Manager)

B. 2022-LU-02, Ordinance No. 1668, A request for a Small Scale Future Land Use Map Amendment for a portion of property located at 561 N. Country Club Rd. from Seminole County LDR (Low Density Residential) to City of Lake Mary LDR (Low Density Residential). Applicant: Zachary Huebner, Creative Builds, LLC (Legislative – Public Hearing – First Reading) (Sabreena Colbert, Project Manager)

C. 2022-RZ-04, Ordinance No, 1667, A request for rezoning a portion of property located at 561 N. Country Club Rd. from Seminole County R-1AA (Residential) to City of Lake Mary R-1AA (Residential). Applicant: Zachary Huebner, Creative Builds, LLC (Quasi-Judicial – Public Hearing – First Reading) (Sabreena Colbert, Project Manager)

Items A-C were related and discussed simultaneously.

Mrs. Borkert read Ordinance No. 1666, Ordinance No. 1668, and Ordinance No. 1667 by title only.

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

Commissioner York asked if this was going to be a part of the property in front of 561 N. Country Club Road that is going to be developed into a subdivision.

Mrs. Colbert answered that the 3.76 acres is owned by one entity and thinks that Commissioner York is referencing the larger rectangle to the west of that property on the map. She stated that we do have an application for a preliminary subdivision plan in review. However, they are working on addressing comments part of which deal with the annexation, land use, and rezone which is before them.

Commissioner York asked if we could expect either preliminary or final subdivision plans where those properties abutting N. Country Club and this island property will part of one subdivision.

Mrs. Colbert stated that it will for access purposes. We will see a PSP because the house on the island will need to be granted access once they go through the full process.

Commissioner York asked if we know yet, if it is going to be part of one integrated subdivision or is it going to be a subdivision in front of the street and then the island will be on its own.

Mrs. Colbert answered that we do not know the full extent of how it will be subdivided at this time.

Commissioner York questioned if they combined them with the property abutting N. Country Club would they potentially be able to build more units on that combined property and if that is part of the annexation.

Mrs. Colbert said it would be a max of two and a half units per acre whether they are combined or not. The PSP currently in review does include both parcels. It will come before Commission once they address all of staff's comments. But the first step in that is to complete this annexation process with the land use and the rezone.

Commissioner York asked if they had expressed their intent to connect to City sewer.

Mrs. Colbert stated that City sewer isn't available in that particular area, but there is City water, and they will be required to connect.

Commissioner Duryea asked if the existing house on the island must have some sort of wetland mitigation.

Mrs. Colbert stated that there will be no changes as that property currently sits. More than half of the property is already in the City's jurisdiction, but the property where the house sits is not. Per state statutes, as long as they meet the criteria for annexation it is up to the board. The parcels to the northeast that are in Seminole County, extend out into the lake. However, they have full access from their right of way within their development. It just so happens that there are portions of the lake that may encompass wetlands that abut this property. But there will be no impacts to those in regard to this annexation rezone and land use amendment.

There were no further questions regarding items A-C. All three items were opened for a public hearing.

Mike Vaughn, 563 N. Country Club came forward. He is also the son of the property owner at 569 N. Country Club. He stated that he supports the property annex into the City.

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

Commissioner Smith made a motion to approve 2022-AN-01, Ordinance No. 1666, A Request for Voluntary Annexation for property located at 561 N. Country Club Rd. Commissioner York seconded the motion, and the motion carried 4-0 by roll-call vote. Commissioner Smith, Yes; Commissioner Duryea, Yes; Commissioner York, Yes; Mayor Mealor, Yes.

Commissioner York made a motion to approve 2022-LU-02, Ordinance No. 1668, A request for a Small-Scale Future Land Use Map Amendment for a portion of property located at 561 N. Country Club Rd. from Seminole County LDR (Low Density Residential) to City of Lake Mary LDR (Low Density Residential). Commissioner Duryea seconded the motion, and the motion carried 4-0 by roll-call vote. Commissioner Duryea, Yes; Commissioner York, Yes; Commissioner Smith, Yes; Mayor Mealor, Yes.

Commissioner Smith made a motion to approve 2022-RZ-04, Ordinance No. 1667, A request for rezoning a portion of property located at 561 N. Country Club Rd. from Seminole County R-1AA (Residential) to City of Lake Mary R-1AA (Residential). Commissioner Duryea seconded the motion, and the motion carried 4-0 by roll-call vote. Commissioner York, Yes; Commissioner Smith, Yes; Commissioner Duryea, Yes; Mayor Mealor, Yes.

D. 2021-FP-02, A request for a Final Plat for a 5-lot subdivision, consisting of +/- 12.62 acres of property, located at 3005 W. Lake Mary Blvd. Applicant: Mr. Ben LaFreniere, Oaks at Lake Mary, LLC (Chris Carson, Project Manager)

Chris Carson, Senior Planner came forward to present this item. He discussed the information as presented in the Staff Report, which was included in the agenda packet for review.

Mayor Mealor asked if one of the following conditions was that the applicant is to reimburse the City for cost when recording the plat.

Mr. Carson stated that was correct.

Commissioner Duryea asked what happened to the original developer's agreement that exists from when this was approved.

Mr. Carson stated that the agreement was amended last year to account for this change.

There were no more questions in relation to 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 2021-FP-02, A request for a Final Plat for a 5-lot subdivision, consisting of +/- 12.62 acres of property, located at 3005 W. Lake Mary Blvd. Commissioner Smith seconded the motion, and the motion carried 4-0 by roll-call vote. Commissioner Smith, Yes; Commissioner Duryea, Yes; Commissioner York, Yes; Mayor Mealor, Yes.

10. Other Items for Commission Action

11. City Manager's Report

A. Items for Approval

a. Surplus Items - Public Works and Parks & Recreation

Kevin Smith, City Manager, discussed the information as presented in the Staff Report which was included in the agenda packet for review.

Mr. Smith requested Commission to declare these assets as surplus and authorize himself to dispose of the same.

Commissioner Duryea made a motion to approve the request to authorize the City Manager to surplus and dispose of the assets. Commissioner York seconded the motion, and the motion carried unanimously.

B. Items for Information

a. Monthly Finance Report

Mr. Smith stated that the monthly financial report is included in the informational package. An ARPA section has been added, per Commission request and can be viewed in the lower right-hand corner. This is consistent with the discussion from last year's budget workshop. Mr. Smith stated that many of the listed items have yet to be expended. We have been working diligently on several projects including our downtown redevelopment.

Mr. Smith requested Commission's approval to cancel the meeting scheduled for July 7th with no business to bring forward.

Mayor Mealor asked if there was any objection. There was none. The next meeting was cancelled.

Mr. Smith asked them to remember the budget workshop, starting at 5:00 pm on July 21st, prior to the Commission Meeting at 7:00.

Mayor Mealor recommended that since they were not going to be meeting in early July, that Mr. Smith makes sure they get plenty of memoranda to that effect.

C. Announcements

12. Mayor and Commissioners Report - 4

A. Reappointment to Police Pension Board

Mayor Mealor stated that Mr. Richard Fess is currently serving on the board, but his term expires later this month. Mr. Fess has expressed the willingness to continue serving. Commission is requested to consider reappointment for a two-year term.

Commissioner York made a motion to approve the reappointment. Commissioner Smith seconded the motion, and the motion carried unanimously.

B. Commissioner York expressed his gratitude towards the City Manager and the Finance Department for including the ARPA category on the budget snapshot.

C. Commissioner Smith congratulated Chief Cruz and Lieutenant Brandt on their promotions.

D. Commissioner Duryea

No report.

13. City Attorney's Report

No report.

14. Adjournment

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