



LAKE MARY CITY COMMISSION

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

Regular Meeting MINUTES

THURSDAY, DECEMBER 7, 2023, 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
Michael Johansmeyer, Fire Chief
Sabreena Colbert, Community Development Director
Danielle Koury, Public Works Director
Dave Dovan, Assistant Public Works Director
Allison Marcous, Human Resources Director
Bryan Nipe, Parks & Recreation Director
Brent Mason, Finance Director

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Amber Branton, City Clerk
Dennis Stange, Police Captain
Robert Howington, Deputy Fire Chief
Wendy Niles, Deputy Fire Chief
Jill Semento, Assistant Parks & Recreation Director
Cassandra Killgore, Deputy City Clerk
Miguel Conde, City Engineer
Tom Rhodes, Network Specialist
Catherine Reischmann, City Attorney

5. Approval of Minutes

A. Approval of Draft Special Called City Commission Meeting Minutes for November 16, 2023.

Deputy Mayor Miller made a motion to approve the Draft Special Called City Commission Meeting Minutes of November 16, 2023. Commissioner Duryea seconded the motion, and the motion was carried unanimously.

B. Approval of Draft City Commission Meeting Minutes for November 16, 2023.

Commissioner York made a motion to approve the Draft City Commission Meeting Minutes of November 16, 2023. Commissioner Smith seconded the motion, and the motion was carried unanimously.

6. Special Presentations

A. Stork Award – Engineer/Paramedic Jonelle Minarcin and Firefighter Stephen Parsons (Michael Johansmeyer, Fire Chief)

Michael Johansmeyer, Fire Chief, introduced Engineer/Paramedic Jonelle Minarcin and Firefighter Stephen Parsons, and Mrs. Rodriguez, the mother who Ms. Minarcin and Mr. Parsons helped to deliver baby Jody. Mrs. Rodriguez presented Ms. Minarcin and Mr. Parsons with their Stork Awards.

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.

No one came forward and the Citizen Participation section was closed.

8. Unfinished Business

A. 2023-LU-03, Ordinance No. 1684, A request for adoption of an Expedited State Review Comprehensive Plan Amendment, amending FLU Element Policy 1.4, Table GOP-1 and Map 1.2. (Public Hearing – Legislative – Second Reading) (Sabreena Colbert, Community Development Director)

Katie Reischmann, City Attorney, read Ordinance No. 1684 by title only.

Sabreena Colbert, Community Development Director, came forward to discuss the information as presented in the Staff Report, which was included in the agenda packet for review.

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

Commissioner Smith inquired regarding the review comment's language stating, "lack of clarity." Ms. Colbert addressed the question, stating that Community Development clarified the language of the land use designations to reference the corresponding PUD agreements. Ms. Reischmann informed the Commission that the December 7, 2023, City Commission Agenda Packet was sent to one of the main stakeholders, who did not have any comments or questions regarding the clarifications or agenda.

Commissioner York made a motion to approve 2023-LU-03, Ordinance No. 1684, A request for adoption of an Expedited State Review Comprehensive Plan Amendment, amending FLU Element Policy 1.4, Table GOP-1 and Map 1.2. Deputy Mayor Miller seconded the motion, and the motion carried 5-0 by roll-call vote, Commissioner Smith, Yes; Commissioner Duryea, Yes; Deputy Mayor Miller, Yes; Commissioner York, Yes; Mayor Mealor, Yes.

9. New Business

A. Resolution No. 1063 - Seminole County Disposal Increase for Solid Waste Services (Public Hearing) (Brent Mason, Finance Director)

Mrs. Reischmann read Resolution No. 1063 by title only.

Brent Mason, Finance Director, came forward to discuss the information as presented in the Staff Report, which was included in the agenda packet for review.

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

Commissioner Smith made a motion to approve Resolution No. 1063 - Seminole County Disposal Increase for Solid Waste Services. Commissioner York seconded the motion, and the motion was approved unanimously.

B. 2023-FP-03, A request for Final Plat for a 23-lot single family residential subdivision on +/- 8.30 acres of property, located on the north side of Washington Ave., east of Longwood-Lake Mary Rd. and west of Rolex Point. Applicant: Ms. Melissa Martinez, Poulos & Bennett (Quasi-Judicial – Public Hearing) (Sabreena Colbert, Community Development Director)

Ms. Colbert came forward to discuss the information as presented in the Staff Report, which was included in the agenda packet for review.

Commissioner Duryea inquired about the land clearing that has already begun. Ms. Colbert explained that with the final subdivision approval, the contractor has received their site construction permit, which allows them to begin site and infrastructure work. She further explained that the final plat must be recorded before building permits can be received and vertical construction can occur.

Commissioner Duryea also questioned how this request qualifies for a PUD. Ms. Colbert explained that the PUD for this request was approved in 2022. The site has a LMDR (Low-Medium Density Residential) land use designation which allows a higher density than the neighboring subdivisions. The City worked with the applicant through the PUD process for a development density consistent with Twelve Oaks and Rolex Point

Commissioner York expressed concern surrounding the collateral interference with the residents at Twelve Oaks. He stated that several of the residents expressed concern with the construction site. Ms. Colbert explained that, due to some of the construction and stormwater improvements occurring near the entrance of Twelve Oaks, there were flaggers present. She further explained that there was damage to the irrigation and sidewalks. However, the contractor has been in communication with Twelve Oaks and all damages and inconveniences have been or will be corrected when construction is completed. Ms. Colbert stated that at this time the water lines have not been cleared by the Florida Department of Environmental Protection, and completion of the stormwater and sanitary work cannot occur until clearance is received.

Commissioner York also discussed noise ordinance violations, stating that some residents had complained about the noise coming from pumps at the construction site. Ms. Colbert stated there were initially noise ordinance violations when the pumps were brought on site. However, sound dampening was applied to the pumps, and they were moved further from the existing residences. The pumps are no longer in use at the construction site.

Commissioner Smith discussed the approval of the rezone on the project, recalling some members of the community addressing concerns surrounding flooding and drainage. He inquired about the timeline for the City's improvements on Washington Ave. Danielle Koury, Public Works Director, explained that the contractor has agreed to extend drainage piping and inlets along the north side of the road to prevent water from flowing over the road to the south side. She also confirmed that communication with the community regarding this portion of the project has occurred.

Commissioner York inquired whether the drainage pipes to be installed along the north side of the road will be carrying stormwater to existing infrastructure to keep water off the street, which Ms. Koury confirmed.

Will Hawthorne, Director of Land Development, 2966 Commerce Park Drive, Orlando, FL 32819, representing the contractor, Toll Brothers, approached to express his gratitude for the City's support and acknowledged the concerns surrounding this project. He assured the Commission that everything will be returned to its original state or better once construction is completed.

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

Commissioner Smith made a motion to approve 2023-FP-03, A request for Final Plat for a 23-lot single family residential subdivision on +/- 8.30 acres of property, located on the north side of Washington Ave., east of Longwood-Lake Mary Rd. and west of Rolex Point. Applicant: Ms. Melissa Martinez, Poulos & Bennett. Commissioner York seconded the motion, and the motion carried 5-0 by roll-call vote, Commissioner Duryea, Yes; Deputy Mayor Miller, Yes; Commissioner York, Yes; Commissioner Smith, Yes; Mayor Mealor, Yes.

10. Other Items for Commission Action

11. City Manager's Report

A. Items for Approval

a. North Country Club Rd Lighting Agreement

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

He requested that Commission authorize execution of a lighting agreement with Duke Energy, in the amount of \$142,561.06. The agreement would include 51 new decorative light poles that would be consistent with what is currently in place on West Lakeview Avenue. Mr. Smith explained that the decorative light poles would cost approximately \$1000 in addition to what maintenance on current light poles costs monthly.

Mr. Smith also wished everyone Merry Christmas and Happy Holidays.

Commissioner Duryea made a motion to authorize the North Country Club Rd Lighting Agreement. Deputy Mayor Miller seconded the motion, and the motion was approved unanimously.

B. Items for Information

C. Announcements

12. Mayor and Commissioners Report – 2

A. Commissioner Duryea

Commissioner Duryea expressed his gratitude surrounding the Winter Wonderland Employee Appreciation Luncheon and wished everyone Happy Holidays.

B. Deputy Mayor Miller

Deputy Mayor Miller wished everyone Merry Christmas and Happy New Year.

C. Commissioner York

Commissioner York discussed the League of Cities Utilities, Natural Resources, and Public Works Committee meeting at the end of November. He also expressed his gratitude surrounding the Winter Wonderland Employee Appreciation Luncheon and wished everyone Happy Holidays.

D. Commissioner Smith

Commissioner Smith discussed the Land Use and Policy Committee Meeting at the end of November. He also expressed his gratitude surrounding the Winter Wonderland Employee Luncheon and Holiday in the Park and wished everyone Happy Holidays.

13. City Attorney's Report

Katie Reischmann, City Attorney, wished everyone Happy Holidays.

14. Adjournment

There being no further business, the meeting adjourned at 7:40.