

1 MINUTES OF THE LAKE MARY CITY COMMISSION WORK SESSION held February  
2 5, 2009, 5:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club  
3 Road.

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5 Mayor David Mealor John Litton, City Manager  
6 Deputy Mayor Gary Brender Carol Foster, City Clerk  
7 Commissioner George Duryea – Arrived Late Jackie Sova, Finance Director/  
8 Commissioner Shirley Gray Assistant City Manager  
9 Commissioner Jo Ann Lucarelli John Omana, Com. Dev. Dir.  
10 Gary Schindler, City Planner  
11 Steve Noto, Planner  
12 Tom Connelly, City Engineer  
13 Bruce Paster, Public Works Dir.  
14 Steve Bracknell, Police Chief  
15 Mary Campbell, Deputy City Clerk  
16

17 The work session was called to order by Mayor David Mealor at 5:05 P.M.

18  
19 Mayor Mealor said at the Chamber breakfast this morning Congressman John Mica,  
20 Mayor Buddy Dyer, and former County Chairman and current County Commissioner  
21 Carlton Henley were talking specifically about the positive benefits and the way you can  
22 maximize investment and potential through a TOD approach.

23  
24 Mayor Mealor said we have a remarkably strong volunteer group in Lake Mary. He  
25 recognized Mike Napier, Colleen Taylor and Joe Schofield of the Planning & Zoning  
26 Board; Brian Hess of LPA; and Randy Morris, former Mayor of Lake Mary and former  
27 County Commissioner.

28  
29 Mr. Litton said he was excited about this and if we don't get on board now it's going to  
30 be too late with the commuter rail coming. He said Governor Crist got on board  
31 yesterday and is going to be a big boost. He said this is something we can get a hold of  
32 and it's never too early.

33  
34 Commissioner Duryea arrived at this time (5:10 P.M.).

35  
36 Mr. Litton said the good news is he thought they could use the TEA-21 funds that are  
37 left over to complete this study. That is the preliminary feedback we have from DOT.  
38 He introduced Randy Morris who got him interested in this to start with.

39  
40 Randy Morris came forward. He said he was present tonight as a citizen and to urge  
41 the discussion on and some movement forward on an issue that has been discussed in  
42 the City a long time under various names and tonight the acronym is TOD (Transit  
43 Oriented Development).

44  
45 Mr. Morris said when he was president of the National Association of Regional Councils  
46 that dealt with MPO's and regional planning councils around the country, he had the

1 good fortune to travel around the country. He said his interest had always been  
2 commuter rail and he was able to look a number of projects around the country and a  
3 couple of places in Europe. We looked at various jurisdictions of metro regions as they  
4 implemented or had implemented some form of mass transit. What strikes you is so  
5 many of them are planned do well and so many are planned so poorly. Poor planning in  
6 this case is neglect. As we look at this project the key issue is not just moving people  
7 but what develops around those transit stations, how transit affects the overall quality of  
8 life and the pocketbooks of many people and businesses, and how a jurisdiction pulls  
9 themselves into a process that leads them to being proactive versus reactive.

10  
11 Mr. Morris used the example of the metro region of Portland that had the concept of  
12 transit oriented development down a decade or more ago. You look at a metro region  
13 like Washington, D.C. that covers Virginia, Washington, and Maryland and there are  
14 stations that have no development or have helter-skelter development around them.  
15 There are others that have been incredibly well thought forward and whole new towns  
16 have grown up around the stations. Even within one area you may have jurisdictions  
17 that respond appropriately or don't and in other areas you may have a metro region that  
18 responded properly with proper planning and it comes to this where we are now.

19  
20 Mr. Morris said being involved with light rail since 1996 and with commuter rail the last  
21 number of years, when you look at what's happened here we had some people who  
22 talked about transit oriented development in the metro Orlando area and have had three  
23 affected jurisdictions actually take a hard look at it and Lake Mary is No. 3. That's how  
24 weak this has been.

25  
26 Mr. Morris said in the last year he had conversations with John Litton and we were  
27 talking about how to get your arms around this. Lake Mary has done the downtown  
28 plan, it is a viable plan and are beginning to see the results—although 20 years from  
29 now people will really see the results and be proud of what you all did. The station is  
30 sitting over there and you have been given the drawings and location by DOT but you  
31 hadn't moved forward with looking at how this could affect the development scheme in  
32 the downtown in totality and truly looking at transit oriented development. If you look at  
33 it from what's happened around the country you will see the same thing. It would be a  
34 tragedy if we didn't do it right here. He congratulated the City for having this discussion.

35  
36 Larry Adams of ACI, came forward. We are every interested in the fact that Lake Mary  
37 has tremendous connectivity in the region and we are very impressed with the  
38 connections the leaders have expressed. That connectivity is going to be important  
39 when you talk about the future of economic development in Lake Mary and Central  
40 Florida.

41  
42 Mr. Adams stated he was the Managing Partner of ACI and are Winter Park based. He  
43 introduced Billy Hattaway of VHB who has been on the other side with FDOT; Dori  
44 Madison of VHB who is in charge of business development and does a lot of work in the  
45 community; and John Cunningham, Design Partner with ACI.

1 Mr. Adams said Mr. Litton was very specific that we talked about transit oriented  
2 development. We will talk about it in a broad level and get into some specifics of things  
3 that are happening with the system and other cities. It is important to start early and not  
4 be late with the transit oriented development idea. We will talk about some proposed  
5 next steps that we have been seeing going on as you approach the conversions of the  
6 Legislature's approval.

7  
8 Mr. Adams said ACI is involved in community planning, design, and market research.  
9 We come more into places that are in the smaller urban communities where a lot of our  
10 work has been done. We are 13 years old and get involved with everything from  
11 planning completely new communities in Oklahoma all the way to the things going on in  
12 Seminole County with a transit station in Longwood and in Maitland. We also manage  
13 projects and work in architecture.

14  
15 Mr. Adams said we have been involved in two of the new TOD's that are underway right  
16 now with the SunRail system and that is Longwood and Maitland. About three years  
17 ago ACI started looking at getting involved with TOD's and with the Central Florida Rail  
18 System, and we looked for a strategic partner. We wanted a national perspective but  
19 wanted to be very local in our focus. We talked to many firms but strategically teamed  
20 up with VHB out of Orlando, and their expertise and unique abilities are nationally  
21 focused, but specifically with TOD's and transportation systems and understanding of  
22 regional planning. They also bring tremendous engineering capability and landscape  
23 architecture. The real point that most people may not know is they were one of the  
24 enablers of the legislation and the funding for the Central Florida commuter rail. They  
25 are part of the original team. We have a full integration and have both sides of the track  
26 covered.

27  
28 Billy Hattaway of VHB came forward. He said he worked for FDOT but left after working  
29 there for many years because this is the kind of work he had wanted to do ever since a  
30 friend took him out west. This is the type of thing he had been involved in for the last six  
31 years and working and helping develop balanced transportation systems, specifically  
32 traditional neighborhood development and TOD.

33  
34 Mr. Hattaway said there has been a lot of work in the region about looking at how our  
35 region has grown and developed over the last 50 years. As a result of the feedback that  
36 myregion.org got there is a recognition that there needs to be a change in how we  
37 develop our region and how we look at transportation. Part of what came out of that is  
38 the SunRail system that we are fortunate enough to be very close to having underway.  
39 Phase 1 (which Lake Mary is part of) has 31 miles and 12 stations. At this point there  
40 are only three communities that are seriously looking at the value and importance of  
41 putting transit oriented development around their station. Lake Mary has a great  
42 location compared to some other communities along the line in terms of the station  
43 relative to your downtown.

44  
45 Mr. Hattaway said the plan so far is a surface parking lot, which is a foundation and a  
46 place to begin parking cars for those who drive in, but the transit oriented development

1 is going to provide a place for people to live where they may never have to touch their  
2 car during the week because they will be able to take the train to Orlando or Winter Park  
3 and when they come home will be able to walk to accomplish many of the things they  
4 want to accomplish in their life without having to drive a car.

5  
6 Mr. Hattaway showed an option for a proposed station based on the funding that DOT is  
7 providing. There is information important to the future of Lake Mary. In looking at the  
8 statistics in the report we are looking at 5,000 more people moving into Lake Mary  
9 based on those projections and a number of those folks could potentially be looking to  
10 live in the transit oriented development. There is a lot of opportunity to increase people  
11 living in the downtown.

12  
13 Mr. Hattaway said the question we were charged with answering is what is transit  
14 oriented development, what does that mean for Lake Mary and how does that look. The  
15 easiest way to frame it is it's a downtown with trains. It's the historic downtown  
16 structure that places all around the country had before we started developing around  
17 the automobile. Prior to World War II all of our communities had to be based on  
18 walking. If you look at historic patterns around transportation, people first settled  
19 around ports and rivers because that was the primary mode of transportation and then  
20 developed around the train system. That's how we ended up with Sanford, Deland and  
21 other communities because people started developing around the train stations. Then  
22 the automobile became more dominant that allowed patterns of development to  
23 disperse. It's interesting that we are now coming back to a development pattern that we  
24 have already been through which is development around the train stops which is what  
25 we are going to have here.

26  
27 Mr. Hattaway said how would that look different from what we have been doing as we  
28 have developed suburban development patterns around the country. He said he would  
29 cover in more detail what each would look like but generally we are creating walkable  
30 villages with a mix of uses in an area that is more compact than the development  
31 patterns we have used in the past. It is important to recognize that when we are talking  
32 about densities or compact growth, it is important to understand that those densities and  
33 growth has to be appropriate to the local context and what the locals want for their  
34 community. There is not a one size fits all. There are features that will be treated  
35 differently in these types of development patterns and that includes how the streets are  
36 treated. They are going to be different than what we might see in a traditional suburban  
37 neighborhood development pattern.

38  
39 Mr. Hattaway some of the things of interest are the benefits. The job growth around the  
40 transit oriented developments around the country has been occurring two to four times  
41 faster than non-transit. In Charlotte redevelopment is occurring before the rail is  
42 completed. The values for property around TOD's are traditionally higher. A report that  
43 came out last year shows that transit oriented development generates 50% less  
44 automobile trips than conventional development patterns provide.

1 Mayor Meador asked Mr. Hattaway to provide a copy of the PowerPoint presentation to  
2 the City. Mr. Hattaway said it was already on your machine.

3  
4 Mr. Hattaway said based on what we have seen nationwide, all of these benefits can  
5 accrue to the City of Lake Mary as well. Increasing the tax base and increasing the  
6 opportunities for different types of housing. What Lake Mary has started with the  
7 downtown master plan is a natural fit to have transit oriented development as part of the  
8 downtown master plan. It will help accelerate the potential for those developments to  
9 occur.

10  
11 Mr. Hattaway said he would talk about what is creating a sense of place because that's  
12 what the downtown provides that many places do not have; walkability and how to  
13 create that; what is the role of parking; how important civic space is such as the  
14 stairstep park system; making sure you have a broad land use mix; and evolution of  
15 town building and how that comes into play.

16  
17 Mr. Hattaway said we looked across the country at things that create a successful  
18 sense of place. Comfort is a big thing, especially in a place like Florida where we have  
19 very hot summers. If we want people to get out and walk it is important to have shelter  
20 whether it is in the form of trees, canopies, overhangs or awnings. We need to have  
21 that in place in order for pedestrians to show up because they are not going to stand in  
22 the middle of a parking lot in the hot sun. If we are going to have transit as part of our  
23 system we will need shelters and benches to provide comfort for the pedestrian.

24  
25 Mr. Hattaway said transit oriented development provides access to conveniences where  
26 people can get to things like grocery stores, restaurants, and shops on foot. If they get  
27 off at the station and want to pick up something at the store before they walk home,  
28 having those amenities in a transit oriented development will help make it more  
29 successful than if they get home, have to get in a car and then drive back home again.

30  
31 Mr. Hattaway said it is important for it to be attractive. When we talk about designing to  
32 a pedestrian scale, it's very different to design retail that's on a major thoroughfare  
33 compared with a pedestrian scale and environment similar to what you have across the  
34 street (Mr. Hattaway was referring to the Shaw building on Lakeview Avenue). The  
35 signing and everything needs to be brought down feature-wise so it fits into a pedestrian  
36 scale of experience because you don't have to worry about people driving by fast. It  
37 needs to be clean and well maintained. Amenities need to include parks and open  
38 space. If people are going to live in a more dense and compact environment they want  
39 to get some amenities for living in that type of environment.

40  
41 Mr. Hattaway said it is important for people to feel safe in order for them to get out and  
42 about. Law enforcement is important to that sense of safety but it's also about having  
43 eyes on the street. The more people you have out and about the safer people feel in  
44 getting out and about in communities. He said across the street from his office in  
45 Orlando where Lake Eola is are large numbers of people walking until 9 and 10:00 at  
46 night. Because there are a lot of people out there, people of all ages feel safe getting

1 out and using that place. Likewise in downtown Lake Mary the more people you have  
2 living here and have these amenities then you will have more people out which means  
3 you have more eyes on the street.  
4

5 Mr. Hattaway said Lake Mary has a very good block structure. It is important to create a  
6 rich network of streets and important to keep the block size down because the larger the  
7 block size, the more difficult it makes for pedestrians to get around. There are benefits  
8 to law enforcement and emergency services in that they have lots of places to get from  
9 one place to the other and is not only one way in and one way out. When you're looking  
10 at developing or redeveloping, as you are taking larger parcels you may want to look at  
11 breaking some of those down to create a finer network of streets.  
12

13 Mr. Hattaway said we talked about convenience and efficiency and having places within  
14 walking distance. He showed a Publix on the ground floor of a mixed use building.  
15 There is residential housing on top of the store in downtown Orlando. The parking is  
16 underneath the building. It is very successful.  
17

18 Mr. Hattaway showed on the exhibit a typical main road and a conventional pattern of  
19 cul-de-sac streets which are typical in most residential neighborhoods. It is interesting  
20 to note that within a quarter mile radius (about a five-minute walk) you only have access  
21 to about six properties and there is only one way in and one way out. What Lake Mary  
22 has in the downtown, that same quarter mile radius with a fine grain network of streets  
23 gives access to 400 to 600 properties and lots of different ways to get there.  
24

25 Mr. Hattaway said one of the things we have lost track of is we have tried to  
26 accommodate the automobile that makes it difficult for pedestrians to cross if we have  
27 larger intersections. It is important when you are redeveloping your downtown to make  
28 sure you keep your intersections compact. That reduces the exposure of the pedestrian  
29 to cars that are passing through, it keeps the speed of the cars that are turning down to  
30 a lower rate of speed, and it reduces the length of your signal cycles because you don't  
31 have to keep the pedestrian cycle up as long.  
32

33 Mr. Hattaway said the way you treat the edge of the street is important. The on-street  
34 parking provides a buffer between the through moving traffic and pedestrian, having a  
35 wide sidewalk so there are places for vendors/retailers to display their goods and places  
36 to put street furniture such as newspaper stands, and having the buildings at the back of  
37 the sidewalk. Lake Mary has already started putting those patterns in place and all of  
38 those contribute to walkability.  
39

40 Mr. Hattaway said on-street parking is very important to retail businesses because it is  
41 the most convenient. He showed an old development in Kansas City where they  
42 realized by putting the parking inside the buildings they could create a more pleasant  
43 environment. It is an opening in a pathway that goes into the parking. He showed a  
44 picture of a parking garage. He said making the parking garage aesthetically more  
45 attractive or lining the parking garage with offices or residential units is another way to  
46 treat it.

1 Mr. Hattaway said having civic space where people can gather can be in lots of forms  
2 and scale. He showed a picture of a park where kids are always out playing, and  
3 showed a more formal space.

4  
5 Mr. Hattaway said having a broad mix of uses. Bringing all the retail, entertainment,  
6 restaurants, residential, office and civic and mixing them in appropriately into the  
7 community so that the people that live or come into the transit oriented development  
8 have those readily available and don't have to drive some place else to have access to  
9 those uses. We have learned a lot and can do those in a way that's compatible with  
10 people living in these kinds of areas. He showed a picture of Thornton Park on Central  
11 Avenue where there is a restaurant downstairs from condos. He showed a picture of  
12 downtown Baldwin Park where there are residential units over the retail business and a  
13 civic space.

14  
15 Mr. Hattaway said how do we put these places together in such a way that it's  
16 compatible with the context of Lake Mary. He used an illustration to show there are  
17 places that have appropriate scale and height intensity based on where you are in the  
18 transect and how development patterns have happened. Most communities started on  
19 the left end of the spectrum in a very rural context and over time have developed and  
20 have become more suburban. In some places over time they have become more  
21 urban. It is up to the community where they want to be in terms of what transect they  
22 are comfortable with in terms of community. He showed some illustrations of how that  
23 takes place and how the plantings and buildings change as you become more urban. In  
24 general urban you start introducing commercial and more mixed uses so you have  
25 residential or offices over retail and still keeping it at a fairly small scale (three-story  
26 buildings). An urban center would be more like a larger downtown. He said this gives  
27 some sense of how these places feel and develop over time and it's important for the  
28 community to decide where they want to be in this spectrum of development patterns  
29 over 20 or 50 years.

30  
31 Mr. Hattaway said there are principles for implementing a successful TOD, starting with  
32 a community vision and working to develop public/private partnerships. Since Lake  
33 Mary already has the transit, how does development support or benefit from having  
34 transit. Making sure you get the parking right and building a "place" and not a project,  
35 making the retail market driven and not transit driven, mixing uses so people have the  
36 amenities that they want to get, providing housing that provides for all levels of incomes  
37 for those who want to live in this place, and then getting business involved in helping the  
38 TOD to be successful.

39  
40 Mr. Hattaway showed a project he worked on in Mt. Pleasant that shows how a place  
41 can change over time. The amount of change that takes place in five or ten years is  
42 mindboggling. With the leadership and potential Lake Mary has there is the opportunity  
43 to have great things happen. He had a PhotoShop of a corridor and showed how that  
44 transition can happen over time. They started putting buildings closer to the highway to  
45 help buffer the residential that may go in behind that or higher off the ground to get

1 away from traffic. They lined the transportation corridor and introduced trees to give  
2 shelter and provide comfort for the pedestrian.

3  
4 John Cunningham of ACI came forward. He said Mr. Morris pointed out from a mile  
5 apart in the Washington, D.C./Virginia corridor that at times there is one TOD that works  
6 better than others. He said Mr. Hattaway pointed out the prescribed science of how to  
7 go about it properly and there are a lot of things that people don't advocate. One of the  
8 most important things in a TOD and development of town planning is understanding the  
9 human being and human ecology. The human ecology is understanding the behavior of  
10 people and what makes them enjoy things in life. That's one of the things we are  
11 sensitive to. So many communities are plowed over because a developer comes in and  
12 says this is what you need to do. We could all say Winter Park Village is a marketing  
13 and financial home run because of the mix of uses. The developer put the proper mix of  
14 uses to bring lots of people there but is it a place you want to go and spend time. He  
15 said to imagine if there were houses above. It's not necessarily user friendly to what  
16 you would probably consider home. Some of the most successful communities are pre-  
17 World War II because they didn't contemplate the car—they contemplated the human  
18 being.

19  
20 Mr. Cunningham said the human being has to come first. In planning a community, you  
21 think about gathering places. He said Savannah was based on a grid and three or four  
22 story buildings and one and two story residential buildings. He said Thomas Jefferson  
23 planned Philadelphia where there are a series of parks and Savannah is planned the  
24 same way. Every three blocks there is a park and they all have different character. The  
25 roads in that town are very narrow. That's the type of thing we need to think of here.

26  
27 Mr. Cunningham said a lot of people think of the train track as a barrier. It's not a  
28 barrier—it depends on how you plan it. One of the things you have an opportunity to do  
29 here is knit that street together—one side of the tracks to the other. In our experience  
30 with FDOT working in Maitland and Longwood, we have found you don't necessarily  
31 have to have that parking lot. If we can work with a developer and put those places in a  
32 parking garage and align it with the building so you don't see the garage, they are  
33 willing to do whatever. He said Jerry McCollum of Seminole County is flexible and just  
34 wants to make sure he has his parking count in the general area.

35  
36 Mr. Cunningham said public involvement is very important. What's important is your  
37 culture and the wisdom of your people in this community is all placed throughout that  
38 town plan because those are people who are going to use that space, those stairstep  
39 parks, and all the other types of places. It is important that you find ways to ensure that  
40 when developers come that you have controls in place to ensure that your vision, your  
41 citizens' visions, principles that work around the world that want human beings to  
42 congregate, live, work, shop, play, feel comfortable and safe, and enjoy life that all  
43 those things are within a document so John Omana can adjudicate those things and  
44 carry those things out.

1 Mr. Cunningham said we have been fortunate enough to bring on groups that do market  
2 studies. You also have to have predictability and be able to create a plan and a study  
3 guide that's flexible enough in density and intensity. That document represents many  
4 community meetings, board and commission meetings and ordinances being changed.  
5 We have also taken these required density changes so we are familiar with getting  
6 comprehensive plan amendments. He said they would love to work with Lake Mary and  
7 create a downtown.

8  
9 Mr. Adams said it was mentioned that recently the Governor announced his support and  
10 he thanked Lake Mary for being supportive. A new economic fiscal impact analysis just  
11 came out and does TOD really have an impact and does it matter to the economy of  
12 your local station and to the region. One of the things to think about is what's off the  
13 page regarding the downtown and how the connectivity extends beyond downtown.  
14 Think about the stories that can be told in the future about the City of Lake Mary where  
15 people might go and be together and then jump on the train and go to a Magic game.  
16 All of those opportunities can start in Lake Mary. This is not about doing a town but a  
17 vision.

18  
19 Mr. Adams said we are working closely in Tallahassee with the stimulus package that's  
20 coming from the federal government, and the attitude towards education is also an  
21 opportunity that Mr. Litton asked us to think about. We are involved with a reverse  
22 community school concept. We are looking at a billion dollars in economic growth and  
23 more than 10,000 jobs in 30 years (a natural average of 333 jobs a year). What is  
24 interesting about Lake Mary is the historic location for the train is in the same place as it  
25 was always planned so there is some logic to your location. The fact that you look for  
26 connectivity, one of the exciting opportunities we see is students that could be coming  
27 to Lake Mary to jump on a trolley streetcar and go to Seminole Community College.  
28 The idea for a sustainable model in the future, one of the things to do is to jump on the  
29 strategic partnerships for the local Lake Mary economy and the new economy with the  
30 green collar jobs with the ability of looking into sharing the cost. It would be fantastic  
31 having students hanging out in downtown Lake Mary. We also see the idea that there's  
32 new technology and training that's going to be coming forth and that puts Lake Mary on  
33 the map. There are other ideas that we would come up with.

34  
35 Mr. Adams said we are primed and ready for the approval. Other cities have already  
36 engaged in the planning process. The first step is the research and goal setting and  
37 you are the leaders and it starts here and expands with some initial brainstorming and  
38 strategizing and looking for the obstacles. The strategies we need to solve those  
39 obstacles are going to be critical. We then get into the public arena and the  
40 engagement with public process and implementing the vision and sequencing that  
41 development. We have been successful in aligning developers. You don't need big  
42 development to make progress—you need the next step. We are very interested in  
43 bringing that resource to you. We are not developers but we are working with a lot of  
44 them and the implementation can start as soon as it can and keep going.

45  
46 **SIDE 1B**

1 Deputy Mayor Brender said we have a downtown development district. A TOD district  
2 is probably going to tie into or overlap the downtown development district. He asked if  
3 they foresee the TOD district overcoming that or is there a way to blend the two  
4 together.

5

6 Mr. Adams said we looked at the TOD idea and whatever we do here should not just be  
7 about the train. The train is one of the catalyst agents of this but whatever we do would  
8 be to strengthen downtown in addition to the train. We think you are not going to have a  
9 division between one side and the other and that is the challenge. We think TOD will  
10 strengthen it. We also know that the integration like the stairstep parks. This is about  
11 the ground and one of the things stressed is you have shown TOD overlapping on both  
12 sides of your downtown. Don't think of it as a separate, stand alone TOD area.

13

14 Deputy Mayor Brender asked if they would foresee the TOD with higher density than  
15 what we have planned for the downtown now.

16

17 Mr. Adams answered affirmatively. There is a scale and movement of people that we  
18 would see that would be appropriate. We would not want one side to become the high  
19 rise side. We think there are some good reasons to increase the densities.

20

21 Mayor Meador said later this evening we are going to talk about the study that was  
22 conducted (Pedestrian Connection/Open Space Study). If we want to be able to take  
23 the downtown development district, my vision is to develop from the shore of the station  
24 which is Park No. 5 at the Events Center. Based on what we heard earlier tonight, what  
25 we are going to consider later this evening almost lends itself to compliment the  
26 presentation on transit oriented development. Although not planned that way it appears  
27 it is a balancing act and later are going to consider something that might actually front  
28 end a presentation we're hearing right now.

29

30 Mr. Omana said they are complimentary in nature and there are certain relationships  
31 and connectivity involved via the stairstep park system and downtown. There is a  
32 complimentary element and are relationships tied to the TOD concept.

33

34 Commissioner Duryea said we are trying to get the Department of Transportation see  
35 our point of view about the "bus station with rails". We had come to a consensus that  
36 people who will be waiting for this train will be on the north side of the tracks yet most of  
37 the facilities that they are suggesting are going to be on the other side. He asked if they  
38 could see any possibility or probability that we will be successful in getting them to do  
39 something different than what they've got planned as a standard rubberstamp station.

40

41 Mr. Adams said we have been involved with FDOT on that question in another location.  
42 They have been very good to work with. FDOT has their desire and requirements that  
43 are technically driven. If you use DOT as part of your planning proposition and give  
44 them some good reasons because their concern is they don't want to be too far away  
45 from the platform but they also don't want it to be in the wrong place. He said Jerry  
46 McCollum wants to be sure that the circulation of all of this does work from a traffic

1 transportation standpoint. We don't want to cause problems with that. That would be  
2 one of the immediate issues that should be discussed right away because that is the  
3 footprint in the relationship. We have taken the bus station from its original location in  
4 another city. We need to talk with FDOT. He said he didn't think FDOT is against  
5 anybody but you need the rest of the idea to explain it.

6  
7 Mr. Hattaway said FDOT starts with an approach in terms of how they are doing things.  
8 They are not about community building but are about putting transportation systems in  
9 place. Unless someone comes to the table and says we have ideas and this is our plan  
10 for the long term and this is how this fits into your plan, they are much more flexible than  
11 if you just say we want you to do what you have been doing differently. He thought  
12 there was more flexibility when what you are doing is going to improve the operation  
13 and potential for that station.

14  
15 Mr. Adams said what's going to happen to these people when they get off the bus. We  
16 know it rains and gets hot in Florida. The real issue was convenience, and an air  
17 conditioned café. We recommend they put conduits through the platform across the  
18 street or under the rail—whatever we need to get done while they are building it—so  
19 you can actually hear and see the TV and all the public announcements and message  
20 boards in the café as the train is coming. We all have habits and if we don't get the  
21 habits going in the right direction they are not going to help us later. We think there  
22 ought to be some services and we haven't looked at where that might be. That might  
23 affect where we tie it into where the people are arriving.

24  
25 Deputy Mayor Brender said they talk about connectivity but Lake Mary is unique in that  
26 we are kind of an employment center more than a suburban center. Most of our  
27 employment is about two miles away. He asked if they could foresee some kind of  
28 ground transportation link over here that would head in that direction.

29  
30 Mr. Adams said we are having the same issues in other cities. Think of it as inter-  
31 modal/multi-modal mentality. It's what Mr. Litton was talking to us about relative to  
32 connecting to the Seminole Community College and the employment centers. One of  
33 the things that will happen over time if we do the densities and start to put people here  
34 is there will be a third place. People go home or go to work and we think about another  
35 alternative to relax, gather and meet. To have a different experience is what people  
36 want. The train will become part of that. Talking to and working with the big employers  
37 is another opportunity. One of the big supporters of rail is the hospital because they  
38 can't afford to get people. We were finding in one location where the Orlando regional  
39 system is having a hard time getting training for their hospital and one of their hospitals  
40 is close by and they are talking about putting a nursing teaching facility at the station.  
41 Getting beyond downtown is going to be a big issue.

42  
43 Deputy Mayor Brender said the harder part of the question is who is going to be doing  
44 that.

1 Mr. Adams said there are stakeholders in the area that depend on services and your  
2 vision is important to them. Slowly over time you will start to see transit is going to  
3 become a focal point of where people want to live and work. We see a more creative  
4 class of businesses popping up in the downtown Lake Mary. We are an entrepreneur  
5 type environment for incubator of small business and not the big employer that would  
6 require a different kind of concept. Talk to young people today and who is their city.  
7 Their city is where they want to be. It is no longer they have to be in Houston or another  
8 big city. Transit is going to be part of that new creative class.

9  
10 Mayor Mealor said the last two days the Legislature heard respected economists say  
11 this is a fairly bleak picture right now. In terms of the way the recession hit, we no  
12 longer have the V but have the L before we start to see recovery. Development is pretty  
13 much stagnant with the exception of one sector. He asked if this presents an option for  
14 a potential investor that might serve as a catalyst to get something going. He said he  
15 was glad the issue of densities came up because the 1990's master plan is quite good  
16 but people invested in property in Lake Mary with a hope but the reality today is they are  
17 upside down in terms of development options as we are currently structured. He said  
18 he would love their insights or guesstimates.

19  
20 Mr. Adams stated he was not an economist. Resiliency right now is an important word.  
21 There is going to be more perspiration and hopefully less respiration in order to get out  
22 of this so it's not going to be easy. It's not so much that people don't want to develop  
23 it's that they just can't get it started. It's not quite as bleak if you talk about things that  
24 people can still get financing for. We work with a lot of developers in Central Florida.  
25 One of the few financing programs is pure HUD money that is being used because it is  
26 government backed financing. It features transit oriented development as one of the  
27 positives for them to do it and it requires the developer to do some other things up front.  
28 He has to get a contractor on the property, have his drawings done, to get his permit in  
29 order to get the financing. We need to concentrate on smaller development ideas that  
30 will fit within this kind of financing. It can be anything. There is tremendous demand for  
31 housing that doesn't cause people to have to go as far and spend as much money. We  
32 are a commuter county in a lot of ways. Lake Mary has employers close by and is  
33 lucky. There are other cities in Seminole County that most of their population leaves  
34 every day and then comes back at night. We need to look at strategic partnerships with  
35 the demands that create a reason for the economy for something to work. The learning  
36 center, reverse commuter, and commuter school is going to happen whether it happens  
37 in Lake Mary or somewhere else. Lake Mary is the most logical place for that. Be sure  
38 to make it enjoyable and not just a parking lot experience as they come through this  
39 town; otherwise, why would they get off in Lake Mary.

40  
41 Mr. Adams said there are developers in Longwood and several acres of property have  
42 been purchased by a younger generation of developers. There are studies that have  
43 been done to prove in advance what's going on so the developers say show me why  
44 this is a good place. The worst case scenario is if you did nothing else but plan for  
45 future capacity. You need to think about the time you are using now to plan for the  
46 capacity as the economy builds around it.

1 Mayor Meador said in the 90's this commission made a concerted effort to do some  
2 different things as it related to I-4 and some development opportunities. The timing was  
3 such that we looked at an opportunity and we had the kind of staff with the expertise to  
4 take us to the next level. What we need to do right now as a commission is the  
5 challenges before us present some remarkable opportunities for this community to truly  
6 position us in a different way. We have the staff to do that and the leadership. This  
7 commission has already demonstrated they can take an idea and operationalize it. He  
8 said he appreciated the information presented tonight. He said he was excited about  
9 the opportunities because we have people who invested in this community who are  
10 looking to us to do something that's going to be helpful in the long run.

11  
12 Mr. Adams said they appreciate the opportunity to be here. The key is to keep Lake  
13 Mary unique.

14  
15 Mayor Meador said the three presenters at the Chamber mentioned earlier is a  
16 remarkable pool of influence. There is no doubt that the Legislature is probably going to  
17 move favorably toward SunRail. He said what he appreciated about staff and members  
18 being here this evening is we have an opportunity unlike some of our sister cities and  
19 will look to the direction of my colleagues. What we are hearing tonight may provide an  
20 opportunity to be positioned so when the opportunity presents itself we are ahead of the  
21 curve. If we do that then we have served our citizens in a manner they expect.

22  
23 Mr. Litton said if it is the will of the Commission we will continue to develop a proposal  
24 and go through FDOT and see if we qualify for the TEA-21 funds so we can go forward.  
25 We don't have any money budgeted to undertake this study but we can use those TEA-  
26 21's. They are restricted and about all we can use them for is for studies. We are done  
27 with the other stuff so if we don't use them they are going back.

28  
29 Commissioner Gray asked about incentive money. She said there was a workshop  
30 tomorrow at Metroplan to present how that incentive money is going to be divvied up.  
31 She asked if anyone from staff would be there tomorrow. She asked if the City put  
32 anything in for the incentive money.

33  
34 Mr. Litton said we don't have any road projects or anything that are 120 days out.

35  
36 Commissioner Gray said it could be the infrastructure. She said she would like to see  
37 that circular system to get people from the rail. She said she was going to Metroplan  
38 and see where it is divvied up. It is tomorrow at 10:00 A.M.

39  
40 Commissioner Lucarelli said aside from funding it is going to require a lot of  
41 partnerships between Lynx. We have had discussions with Lynx at the CRA meetings  
42 about making the CRA corridor inter-modal. That's going to be a big partnership with all  
43 the cities and Lynx to work out some kind of trolley or bus system. She said she  
44 thought it was a great plan but what do we do right now with the economy being what it  
45 is.

46

1 Mr. Litton said we are in competition with each other to some degree. We are  
2 competing for the same restaurants and the same destination point.  
3  
4 Mr. Litton said he would bring this back at a later time as soon as we can get it worked  
5 out and move forward because time is of the essence.  
6  
7 Mayor Meador said the timing is good and this is one of those opportunities that we have  
8 to investigate and to maximize if we feel it to be in the best long term interest. He said  
9 we have a 1990's master plan that is quite good but 2009 does not reflect what the  
10 community was in the mid '90's. It gives an opportunity to re-evaluate and do some  
11 different things that may prove to be helpful to our citizens.  
12  
13 There being no further business, the work session adjourned at 6:15 P.M.  
14

1 MINUTES OF THE LAKE MARY CITY COMMISSION MEETING held February 5,  
2 2009, 7:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road.

3  
4 Call to Order

5  
6 The meeting was called to order by Mayor David Mealor at 7:05 P.M.

7  
8 Moment of Silence

9  
10 III. Pledge of Allegiance

11  
12 IV. Roll Call

13		
14	Mayor David Mealor	John Litton, City Manager
15	Deputy Mayor Gary Brender	Carol Foster, City Clerk
16	Commissioner George Duryea	Jackie Sova, Finance Director/ Assistant City Manager
17	Commissioner Shirley Gray	John Omana, Com. Dev. Dir.
18	Commissioner Jo Ann Lucarelli	Gary Schindler, City Planner
19		Tom Connelly, City Engineer
20		Bill Carrico, Parks & Rec. Dir.
21		Kathy Gehr, Asst. Parks & Rec. Dir.
22		Bruce Paster, Public Works Dir.
23		Steve Bracknell, Police Chief
24		Craig Haun, Fire Chief
25		Katie Reischmann, City Attorney
26		Mary Campbell, Deputy City Clerk
27		
28		

29 V. Approval of Minutes: January 15, 2009

30  
31 **Motion was made by Commissioner Gray to approve the minutes of the January**  
32 **15, 2009, meeting, seconded by Deputy Mayor Brender and motion carried**  
33 **unanimously.**

34  
35 VI. Special Presentations

36  
37 Mayor Mealor said the first presentation is an update from Progress Energy. For many  
38 in the community, particularly along the Rinehart Road corridor, this has been an area  
39 of interest to them. He said Mr. Litton and staff have been coordinating a number of  
40 meetings and Progress Energy has tried to work with us in every way possible. He said  
41 he spoke with Congressman Mica's office and this is one of those federal regulations  
42 where they will tell there is not a lot of jurisdictional boundaries. We are pleased to  
43 have here tonight their Director of Governmental Affairs, Tricia Johnson.

1 Tricia Johnson with Progress Energy came forward. She was she was not sure how  
2 much background the Commission had on this project but would start about six months  
3 ago.

4  
5 Ms. Johnson said she joined the Progress team in June 2008. This project has been  
6 going on approximately three years, however, when she joined the team over the  
7 summer it was determined we were ready to move forward with the tree removal portion  
8 of the project. There is a mile stretch on Rinehart Road from slightly south of Lake Mary  
9 Boulevard to the Oak Lawn Park Cemetery. She showed an exhibit of the area on the  
10 screen. That has a Progress Energy transmission line running to the east side of the  
11 road. The transmission easement is the area of space underneath the transmission line  
12 that is owned by a utility. We are required by Progress Energy, the North American  
13 Electric Reliability Corporation, and the Federal Energy Regulatory Commission to  
14 maintain our easement to a certain standard. After the North American blackout in 2003  
15 those standards became more strict.

16  
17 Ms. Johnson said some utilities clear cut their easements and do not allow any  
18 structures or vegetation to be planted within those easements. Although that is ideal,  
19 when we assessed Rinehart Road and how many communities live on Rinehart Road,  
20 specifically Timacuan, Manderley, Woodbridge and the Forest, it was determined that  
21 Progress Energy would do its best to work with those communities in replacing the trees  
22 that we are removing. We spoke with HOA representatives from each community and  
23 this has been a long discussion. We worked with Oak Lawn Park Cemetery first and we  
24 removed 29 trees from Oak Lawn at once. Though it was the request of Oak Lawn that  
25 we not do it in phases but all at once it did not go over well with the community at large  
26 and probably made the residents on Rinehart Road uneasy.

27  
28 Ms. Johnson said at the suggestion by Mayor Mealor we had a meeting with some of  
29 those residents to discuss options. One of the options brought forward was the  
30 possibility of allowing the City of Lake Mary to maintain that easement and to trim the  
31 trees rather than have them removed. Although it was a wonderful suggestion, it just is  
32 not possible. Our legal team reviewed the option to provide legal agreements for the  
33 City of Lake Mary to trim within our easement, but for safety and reliability reasons, we  
34 have to keep our easements clear of any vegetation that is over 12 feet tall.

35  
36 Ms. Johnson said at the suggestion of the Mayor and City Manager, we met with the  
37 community, HOA presidents and other representatives a week ago. After quite a bit of  
38 discussion we agreed that Progress Energy would work with representatives from each  
39 of those communities to remove the trees and remove the stumps as well as leaving  
40 spots for trees to be replaced. Those trees would be vegetation that is approved by  
41 Progress Energy to be planted within a transmission easement. She said she had a list  
42 and could hand it out to the Commission or get more information to them about the  
43 timeline as well. (A list of approved trees is attached to and made a part of these  
44 minutes.)

1 Ms. Johnson said we began this project in October 2008 with the Phase 1 trees and  
2 those were the trees coming close enough to the lines that they were in a situation  
3 where we were concerned that if the transmission lines had a low sag on a night where  
4 we are using a lot of power, they would come so close to the trees that they could catch  
5 them on fire or blow off some bark. We removed all of the trees impacted in Phase 1 in  
6 October. We would like to begin Phase 2 this February. However, some of the  
7 representatives from the impacted communities have asked that instead of removing  
8 the trees in phases—Phase 2 being this February and Phase 3 being spring of 2010—  
9 and replacing trees in phases, they asked that we remove all the trees at once.  
10 Woodbridge is looking at approximately 75 trees to be removed at once. We want to  
11 honor the requests of those communities and they're not getting everything they want in  
12 this situation.

13  
14 Ms. Johnson said Manderley and Woodbridge have expressed an interest in doing it all  
15 at once rather than over two years. We are willing to do that but the challenge is if a  
16 resident who doesn't live in one of the communities drives Rinehart everyday or works  
17 in an office park on the other side of the road, how are they going to feel about coming  
18 to work and seeing all those trees gone and will they call the City. Progress Energy is  
19 willing to work with the community however they ask but we want to make sure the City  
20 is involved in this conversation.

21  
22 Ms. Johnson introduced Aaron Borgner, Senior Forester for the project.

23  
24 Mayor Mealor said in our discussion with Progress Energy, the City was willing to waive  
25 its sovereign immunity clause to guarantee in good faith to Progress Energy that we  
26 were sincere and would do what we said we would do. That was reviewed legally and  
27 that is not an option so that was removed. We know what happened at Oak Lawn and  
28 we know how unfortunate that was, but to Progress Energy's credit, they stepped up  
29 and said there was a better way to do this. This is not anything any of us want but  
30 appreciated them sitting down with the homeowners' associations and are willing to  
31 work and partner with them. We can take a situation less than desirable and hopefully  
32 make it better.

33  
34 Commissioner Lucarelli asked if the trees would be replanted immediately if they take  
35 that stretch down all at once.

36  
37 Ms. Johnson said immediately is a relative term and did not want to give the impression  
38 that they would be replanted in one day. We will work with the communities. We have  
39 agreed to go to nurseries with them and work with them on picking out the vegetation  
40 they have chosen and get it replaced. She asked Mr. Borgner if it would be a few week  
41 period.

42  
43 Mr. Borgner said it was a difficult question to answer because of availability. What we  
44 choose may not be available at this point. That was one of the questions and concerns  
45 but we want to get on it as soon as possible.

46

1 Ms. Johnson said the neighborhoods have requested what we can provide to them in  
2 the budget and they may want to supplement that to buy more expensive trees. To  
3 Aaron's point, if a neighborhood requests a ligustrum and they are not in bloom at this  
4 point, we may have to wait a couple of months to get it. We would want to work with  
5 them on their requests.  
6  
7 Commissioner Gray asked if there was a dollar amount they would be tied to about  
8 replacement on these trees.  
9  
10 Ms. Johnson answered affirmatively and each tree will be \$75 in cost.  
11  
12 Commissioner Gray asked how big a ligustrum would be.  
13  
14 Mr. Borgner said the ligustrum comes in different sizes so it depends on what is chosen.  
15 He said Mr. Eckstein requested some ligustrums that had already been pruned up and  
16 they cost well over \$75 apiece. On the taller side you are looking at 8 to 10 feet tall but  
17 that's over the price limit of \$75. Some of the smaller ones are 3 to 4 feet and can get  
18 more than one for \$75.  
19  
20 Commissioner Gray used Woodbridge as an example that had 75 trees. They have X  
21 amount of dollars to spend so they spend those dollars but don't get as many trees but  
22 they can go on and get the rest of the trees on their own.  
23  
24 Mr. Borgner said that was correct.  
25  
26 Deputy Mayor Brender said it was mentioned the 12-foot height is the requirement for  
27 any tree in a power line easement.  
28  
29 Ms. Johnson said 12 to 15 feet. There are some trees at 15 feet we are okay with.  
30 Timacuan's entrance is a good example. They have quite a few ligustrums out front in  
31 that height range and we are comfortable with that under our transmission lines.  
32  
33 Deputy Mayor Brender said once the tree gets to that height then Progress Energy will  
34 be coming in to trim it back.  
35  
36 Ms. Johnson said the trees that are appropriate to plant in a transmission easement  
37 generally do not grow over that height so they would not require trimming other than  
38 pruning. In terms of they would grow too high is why we have an approved vegetation  
39 list for a transmission easement. They don't grow too high.  
40  
41 Mayor Mealor said there have been a number of compliments directed toward Progress  
42 Energy. This is a very sensitive issue and there is a vested interest on the part of  
43 people that saw to it that they would have the canopy and buffer that they have right  
44 now. He said he appreciated how that has been handled.  
45

1 Mr. Litton asked if there was any way to have all the replacements secured before the  
2 trees are cut.

3  
4 Ms. Johnson said her concern is if someone would like a certain tree that isn't available  
5 until the summer. She asked if the question was if Woodbridge wants trees that are  
6 primarily unavailable until the summer that we don't cut the trees until the summer.

7  
8 Mr. Borgner said the concern he has with the question is we may find that a lot of the  
9 homeowners' associations would rather have the money so they can go out and  
10 purchase them or do some shopping amongst themselves and that may take some  
11 time.

12  
13 Deputy Mayor Brender asked if that was an option and Progress Energy would give the  
14 homeowners' association 75 X \$75.

15  
16 Mr. Borgner answered affirmatively and is why we came up with the dollar figure  
17 because that was a request of some of the homeowners' associations.

18  
19 Mayor Mealor thanked Ms. Johnson for the update. He said he appreciated the way she  
20 has maintained contact with the homeowners' groups.

21  
22 A. Final report for the Downtown Bypass Study and Stairstep Park Drainage  
23 – HNTB

24  
25 Mr. Omana gave a synopsis of how they got to this point. In 2007 the City entered into  
26 the LAP agreement (Local Agency Program agreement) with FDOT for purposes of  
27 funding the bypass study and through an addendum to that LAP agreement, a study for  
28 the stairstep parks drainage system. This has been funded through the FDOT TEA-21  
29 reauthorization funds.

30  
31 Mr. Omana said the Commission has two reports in their packets and HNTB will be  
32 presenting the PowerPoint version of those consisting of two items, the first being the  
33 bypass. Staff has evaluated that report and found that it has been completed in  
34 accordance with the LAP and federal requirements. We recommend the Commission  
35 accept that document and incorporate it into our records under our LAP agreement  
36 provisions.

37  
38 Mr. Omana said the second item will be the Stairstep Park Corridor Analysis. This  
39 report evaluates four types of park designs with respect to the stairstep park system and  
40 incorporates pedestrian and bicycle travel ways as well as drainage capacity. An  
41 analysis and assessment has been done and we find the evaluation of the report has  
42 been completed in accordance with the requirements with respect to FDOT and federal  
43 guidelines. On this issue we will be seeking from the Commission input as to whether  
44 the drainage park design concept is favorable and if it is favorable to give staff  
45 additional direction as to which park design is the appropriate one and which should be

1 adopted. We would request that the Commission accept the document and make it part  
2 of the LAP agreement documents in accordance with federal guidelines.

3  
4 Colleen Jarrell of HNTB came forward. She thanked the Commission for the  
5 opportunity to present the study. She said she would give an update of what they have  
6 been doing and present their preferred recommendation.

7  
8 Ms. Jarrell said the City determined they wanted to evaluate the existing traffic patterns  
9 in this area, specifically along Palmetto and the area east of the CSX Railroad. With  
10 coordination with DOT they received the TEA-21 grant funding to evaluate the best way  
11 to get traffic between Lake Mary Boulevard and Old Lake Mary Road. The purpose of  
12 the study was to address the growth in the area, the existing traffic patterns, general  
13 safety along the corridor, and connectivity with the proposed commuter rail station. The  
14 study recommends the best alternative that will improve the roadway connection  
15 between Lake Mary Boulevard and Old Lake Mary Road.

16  
17 Ms. Jarrell said we broke the study into preliminary, development, and completion  
18 phases. In the preliminary phase we did data collection and had our public kickoff  
19 meeting. The data collection entailed various items. We moved into the development  
20 phase where we did environmental and engineering analyses which brought us to three  
21 alignment alternatives. We ultimately came to a final preferred alternative. We are now  
22 in the completion phase and have prepared the final documents for Commission review.

23  
24 Ms. Jarrell said public involvement has been key throughout the process. We had a  
25 kickoff meeting in April of last year where we presented the three alignment alternatives  
26 to the public. We also came to the City Commission prior to that meeting and  
27 presented. Via newsletters we notified about 281 property owners and that mailing list  
28 was developed by the City and included the entire downtown development district as  
29 well as all of those properties to the east of the CSX Railroad and all along Lake Mary  
30 Boulevard up to Sir Lawrence Drive.

31  
32 Ms. Jarrell said we did a lot of data collection and that included coordinating with the  
33 commuter rail team. She showed the most current commuter rail layout that she  
34 included in the analysis of the corridor. We also collected AM and PM traffic data and  
35 turning movement counts for the area. From all of this data collection we came up with  
36 three alignment alternatives. The first alternative is along existing Palmetto Street to the  
37 existing rail crossing at Old Lake Mary Road. The second alternative is along Lake  
38 Street to connect to Greenleaf and then again at the existing CSX crossing. The third  
39 alternative was along existing Lake Street and then had new roadway along the eastern  
40 boundary of the cemetery to connect at a new rail crossing at Wilbur Avenue.

41  
42 Ms. Jarrell said with these three alignment alternatives we identified the preferred  
43 typical section. This typical section is consistent with the City's requirements for a  
44 collector street with one exception. The City requested that we have 8-foot sidewalks  
45 so we included that in the typical section that consists of two 14-foot travel lanes, 4-foot  
46 bike lanes on both sides, curb and gutter, and then the 8-foot sidewalks.

1 Ms. Jarrell said in order to evaluate each of the alternatives to come up with our  
2 preferred alignment alternative we did a matrix to identify some of the impacts.

3 **SIDE 2A**

4 Ms. Jarrell said based on this matrix we came up with Alignment No. 1 along existing  
5 Palmetto Street being the preferred alignment alternative. She showed a concept of  
6 that improvement. We overlaid the commuter rail station on there with their proposed  
7 access points. This includes not only the roadway but also takes into account that  
8 additional improvement on Palmetto Street as well as the commuter rail station traffic  
9 could ultimately result in the need to signalize the intersection at Palmetto Street and  
10 Lake Mary Boulevard as well as the intersection of Old Lake Mary Road with Palmetto  
11 Street. There are realignment potentials at that crossing.

12  
13 Ms. Jarrell said from this preferred alignment we've come up with a preliminary cost  
14 estimate which for construction came out to be \$770,000. The design cost is assumed  
15 to be about 10% of that construction cost which ultimately results in an overall cost of  
16 under \$850,000 for design and construction. This does not include any right-of-way  
17 acquisition and that's because we held the eastern right-of-way line along Palmetto  
18 Street constant and widened all the way to the west side. Everything we need is taken  
19 from the west side where the commuter rail station is and there is some potential for  
20 coordination with that development.

21  
22 Ms. Jarrell said we have finalized the preliminary engineering report. The City will  
23 continue coordination with the commuter rail team and once funding is available and the  
24 City is ready, we can move the project into design and construction.

25  
26 Mayor Meador said he agreed with the alignment but was only speaking for himself. In  
27 the design with the bike lanes and 8-foot sidewalks, later in the document he saw 5-foot  
28 sidewalks. He asked if he was misreading that.

29  
30 Ms. Jarrell said he wasn't. That was a typo and she will revise that to 8-foot sidewalks.

31  
32 Ms. Jarrell said she enjoyed working with the City on this project and appreciated the  
33 opportunity.

34  
35 **Motion was made by Deputy Mayor Brender to accept the bypass study and have**  
36 **it incorporated into the City records, seconded by Commissioner Lucarelli.**

37  
38 Deputy Mayor Brender asked if they were voting on the Palmetto placement of the  
39 bypass. He asked if they were voting on the preferred concept as the one we are going  
40 to adopt. Mr. Omana answered affirmatively.

41  
42 **Motion carried by roll-call vote: Deputy Mayor Brender, Yes; Commissioner**  
43 **Duryea, Yes; Commissioner Gray, Yes; Commissioner Lucarelli, Yes; Mayor**  
44 **Meador, Yes.**

1 Ms. Jarrell introduced Rick Magley of HHI. She said Mr. Magley and his team have  
2 been working diligently on the stairstep park concepts and thought the Commission  
3 would be impressed with what they have to show tonight.

4  
5 Rick Magley, a principal with HHI Design, came forward. He said they were planners  
6 and landscape architects out of the Orlando area. He said he appreciated the  
7 opportunity to speak with the Commission and share their concepts. He introduced  
8 Alex Long, Senior Planner with the firm.

9  
10 Alex Long, Senior Associate with HHI Design, came forward. He said he would present  
11 the purpose of the study, give a background, site analysis and development  
12 opportunities, and then Mr. Magley would go more in-depth regarding park concepts.

13  
14 Mr. Long said the purpose of the study is to incorporate the newly acquired properties  
15 and the additional right-of-way as a linear multi-purpose trail/greenway system to  
16 interconnect the stairstep parks to the downtown district and the proposed commuter  
17 rail station, and to reevaluate the park enhancement and facilities programming for the  
18 stairstep park master plan and potentially integrate stormwater enhancement for the  
19 downtown development district.

20  
21 Mr. Long said the original Crystal Lake Winter Home plat included the diagonal open  
22 space areas. In 1978 the County deeded these open spaces to the City to use as  
23 public parks. The open spaces have come to be known as the stairstep parks. The  
24 City of Lake Mary conducted several studies over the years to redevelop the downtown  
25 and to restore the stairstep park program. In 1990 the City conducted the downtown  
26 master plan and in 2004 the stairstep restoration master plan.

27  
28 Mr. Long said for the site analysis we first looked at the overall existing conditions, the  
29 points of interest and how they include the commuter rail station, city hall, various  
30 commercial businesses, the Events Center and how we are able to interconnect all  
31 these facilities and points of interest within the downtown development area. First we  
32 looked at major roadway corridors, the Country Club Road major north/south connector  
33 road, and Wilbur and Crystal Lake as the east/west connector road. We looked at  
34 existing conditions and there are some sidewalks. There are some areas in good  
35 condition and some in poor condition. There is limited streetlighting so there are some  
36 opportunities to enhance the public safety of these connector roads. We also looked at  
37 potential entry nodes in order to enhance the gateway features into the downtown area  
38 as well as looking at how to interconnect the commuter rail station to the downtown  
39 development district and throughout the stairstep park system.

40  
41 Mr. Long said we looked at the stairstep parks to enhance the public space gathering  
42 areas by looking at other park programming. During the analysis we looked at potential  
43 for stormwater facilities to mitigate some of the storage capacity for the downtown area.  
44 The majority of outflow is towards West Crystal Lake so there is some opportunity for  
45 some stormwater management system in order to alleviate some of these storage  
46 capacity for the downtown district. We will incorporate the public space facilities in

1 order to enhance the park amenities and incorporate the stormwater system within this  
2 park system. There are development opportunities looking at how we enhance the  
3 major roadway corridors, the north/south which is more the main street and create more  
4 of that streetscaping atmosphere. The east/west connectors enhance more of the  
5 greenway pedestrian walkway connection to enhance the sidewalk system, to create  
6 that greenway system to connect to the commuter rail system, to the downtown district,  
7 and throughout the stairstep park system.

8  
9 Mr. Long said improving streetlighting to create more pedestrian safety, connections  
10 and looking at potential greenway trail system to interconnect the stairstep park system  
11 throughout the downtown area.

12  
13 Mr. Magley said we did conduct some interviews. We went through the master plan that  
14 was provided in 2006 and captured from that and from meetings with staff what the  
15 overall grand vision was at that time. We also heard from staff some of the desires they  
16 had to capture stormwater, to make a better space, to look at what this area would be  
17 like when you got to be further down the road and you hit 15 to 18 users per acre,  
18 whatever the maximum was; it is more dense than it is today.

19  
20 Mr. Magley said we could immediately see we would have a challenge ahead. It's very  
21 hard to say you want to put stormwater in a park because you've got two polar  
22 opposites. We came up with three concepts, one of which addressed one side, one of  
23 which addressed the other, and one that kind of hit the mid-stream.

24  
25 Mr. Magley said we took into account the theme we found throughout the City. There  
26 are some great architectural features. The clock tower and Events Center have some  
27 great and prominent architectural features.

28  
29 Mr. Magley said we coined the first concept Boardwalk and it lends itself to the idea that  
30 you need to handle more stormwater. The parks themselves are going to have  
31 hardscape that is going to require some stormwater retention but when you get 15 to 18  
32 users per acre you will have more than you can handle. Let's try and capture the ability  
33 for this to be a great park and addition to your city and have a little bit more to it. This  
34 one took into the idea that as you walk on some of the eco nature trails there might be a  
35 boardwalk and that boardwalk might be made out of wood but could be a hardscape  
36 kind of thing with some columns. He showed some pictures. The area gets low around  
37 the outside and you are able to traverse from that area. Park 1 is across the street from  
38 the fire and police stations and there is a playground on it. Trying to use the natural  
39 features, dish the ground out and get a nice boardwalk through the natural kind of  
40 experience. He noted the clock tower shown would go and there would be a historical  
41 monument or other vertical feature. It is a direct connection from one end to the other.  
42 We tried to explore as many differences as we could get to be able to bring those out to  
43 the staff and find out what really is going to work best.

44  
45 Mr. Magley said the second park also has some relocated play equipment so there is a  
46 small playground. It is across the street from that school and is where it was envisioned

1 as part of the master plan. This was a funny intersection because there are these  
2 stairsteps and is a bit of a disconnect between Park No. 2 and Park No. 3.

3  
4 Mr. Magley said the next park up is going to have some sculpture in it and is the one  
5 just north of Wilbur Avenue. It's got some fantastic trees and we felt it was a shame to  
6 take out any. They are nice, big shade trees and there is nothing wrong with them, but  
7 we had a boardwalk feature built into that. As you get up to the corner of Lake Mary  
8 and Country Club, more of an urban plaza pushed way out to the corner helped  
9 celebrate that intersection.

10  
11 Mr. Magley said the last with expanding the pod to capture some additional space. One  
12 of the other requirements we had was to not place too many items up close to the  
13 Events Center that might be competition to it. To find a way to link these things and  
14 present the Events Center to the public as they came up without causing a challenge to  
15 it. We have some walkways that go around, and there is a finished area and you could  
16 have a rose garden on the end of that. We estimated about \$4.3 million for that.

17  
18 Mr. Magley the next one is Oasis and it basically takes a minimal approach to the  
19 stormwater retention and more towards "I just want a great park but I still need to get  
20 some retention in there". In this case a lot of the retention was conceptualized as being  
21 underground through exfiltration. It allows you a greater opportunity in this case to start  
22 off at Park No. 1 across from the fire and police station where you get some good visual  
23 access to it and have a good band shell—something where you can get a small stage  
24 area, some seat walls or something where you could do a presentation, outdoor  
25 classroom activities, and a lot of different kinds of events. It is very flexible space. You  
26 can get rest rooms in there that were envisioned for something that might be a play  
27 feature up on the next park but still within legal range of where that is for kids to be able  
28 get to but keeping the rest room down on Park No. 1.

29  
30 Mr. Magley said Park No. 2 had a shelter on it and a water feature and kids could play  
31 on it. You cross the street and go underneath the trees. It gives an opportunity to  
32 provide some large art out in the opening. You will be able to pass underneath the  
33 trees, get into a good opening where you can frame between them a piece of large art  
34 and progress up to the next area which was a really urban plaza. In this case likens  
35 itself to a Parisian kind of approach where it is a hardscape in the middle with fine  
36 gravel towards the outside with trees growing up through it. It could be very urban but  
37 less intensive on the pavement.

38  
39 Mr. Magley said the last one coming through with a historical event on the park around  
40 the playground with 2 to 5, 5 to 12, and 0 to 2- year-old kids. A little bit less retention  
41 and some meandering walkways through some of the existing trees over the Events  
42 Center. That one came out to \$4.9 million. The underground drainage costs quite a bit  
43 of money.

44  
45 Mr. Magley said the last one was the combination between them that said maybe there  
46 is a way to satisfy everybody who wants what they want. You can envision if you have

1 been to the Riverwalk in Ft. Lauderdale where there would be a landscaped area, a  
2 hard pavement, a railing that will drop down to a river and it comes up on the other side  
3 and there is the opposite on the other end. What if you took that idea and said it's not  
4 water in the middle and we can't have water here, it's too dry and sandy. What if it is  
5 native grasses. It is the same kind of effect. We explored how that would work and with  
6 that you have walkways around the outside and get some great seating spaces by  
7 virtue of the fact that it gets spread out like that. Down at the bottom you will see as you  
8 come off the corner there is a couple of steps, there is a raise in the grade, you come to  
9 a gazebo/band shell, and there could be a small band and it would resonate throughout  
10 that entire park. On the bottom there are three smaller trees, some planters and tables.  
11 A lot of these parks are going to be used as a place to just get away. When it gets  
12 dense it is a great opportunity to have some outdoor spaces for people. You will  
13 transgress around that and weave your way through like the boardwalk goes straight  
14 through.

15  
16 Mr. Magley said the next park up has a 30-inch high retaining wall so the pavement has  
17 a little bit of a drop off to the edge. It will go 2 feet down and slope down 1/2 foot to the  
18 next one and you put 4-foot plants in there so when you are standing next to it you will  
19 see about 2-foot plants and then it will go out about 10 feet and it will step down again.  
20 It is allowing you a little bit of space for water to go in, fill itself up, and soak that down  
21 and you've got a park. He said he had trouble convincing staff that this was going to be  
22 okay. If you go into Colonial Town Park there is a large retaining wall and the ground  
23 slopes. They have a grass area on the bottom that works as a good park area and it  
24 steps down to a lower wall that is a little wet. They allowed that bottom area to be wet  
25 all the time. The other areas above the 25-year event storm so it only gets wet in fifteen  
26 100-year storms so 99% of the days you are out there is it dry as a bone. Some days it  
27 is full of water and you can't go down but it goes away in a couple of days. He showed  
28 a rendition of what it might look like.

29  
30 Mr. Magley said the next park is a perfect spot for a playground. There are some very  
31 big trees with a lot of shade and fits next to the school. We said why not use that as a  
32 park and we got that opinion back from staff.

33  
34 Mr. Magley said further to the north and west, Park No. 4 is another great urban space  
35 and we conceptualized that there needed to be some kind of a vertical element. We  
36 drew in a bell tower but it could be another vertical icon for the City. He said he heard  
37 there were some historical people around who wanted to put something in and that may  
38 be a great opportunity. This will have a lot of seating areas. It's like the Sun Bank in  
39 downtown with a bunch of trees and hardscape but this one would need to be paved.  
40 Bring it out to the road. Your north/south connector between City Hall and the Events  
41 Center is a really good experience and helping to bring some of that hardscape and  
42 making a good urban plaza is going to help the feel of that connection.

43  
44 Mr. Magley said picking up some of the elements from the Events Center, the white  
45 wood, arbors and decorative fountains and just a great place to go hang out. We

1 presented those to staff. We had the help of Kathy Gehr and other people who helped  
2 bring it together. That was about \$4 million.

3  
4 Mr. Magley said we came up with a preferred concept that satisfied what most people  
5 were looking for when we got to the end. It takes the Sunken Garden concept with  
6 hardscape around the outside, some lower areas in the bottom that gives an inward  
7 approach rather than an outward approach to the project. The next one had large art  
8 and is next to residential and is more appropriate than the playground. When you get  
9 up to the third is the playground and the area that fits it best. It's a great spot for a  
10 playground. There is lots of shade. It is in the more residential area and is more  
11 passive use. When you get up to the final corner on Lake Mary Avenue it's a great  
12 urban space with a lot of hardscape looking inward. We thought we could get more  
13 artsy in there and instead of having just plant material in the bottom to weave it different  
14 sizes and colors or rounded stones—more like an oriental garden effect. To the top we  
15 went back to the concept of the Boardwalk that brought the pond all the way around  
16 from the east to the west and again to the south with a raised wall with some overlooks  
17 over the grasses. That ended up being a little cheaper and it held more stormwater so it  
18 kind of satisfied everybody's needs.

19  
20 Commissioner Duryea said one of the major setbacks in the downtown area is  
21 stormwater. He asked if they calculate how much stormwater retention you need and  
22 then design the park or design the park and then see if it will work.

23  
24 Mr. Magley said we had to figure out which way to go on that one. The amount ended  
25 up being more than he thought and a lot has to do with the site next to the Events  
26 Center. We did calculations with HNTB on how much was in each one of those. We  
27 took each of those three concepts and said basically how much are we going to be able  
28 to do and how much does those 76 acres have in it, and if you make that 95%  
29 impervious how much will it require. The need is far greater than any of these concepts  
30 can handle but we did qualify that the requirement was a certain amount. There was an  
31 amount that was required and how much we could take into account for each of those  
32 three concepts and then the preferred one when we got finished. It was around 30%.

33  
34 Commissioner Duryea said even with the most retention that you can put on those sites  
35 given the improvements, you are only 30% of the necessity.

36  
37 Mr. Magley answered affirmatively. If you look at the storage capacity these parks are  
38 not much bigger than this room (Commission Chambers) and when you take into  
39 account you are trying to move quite a few people in there and are making a park out of  
40 it there is only so much room that you are going to get anything out of it. That's the first  
41 five parks and the sixth one by the Events Center is why we tried to maximize your  
42 abilities there because no matter how much you try you're not going to get much out of  
43 the other ones.

44  
45 Commissioner Duryea asked if they would be linked together somehow.  
46

1 Mr. Magley answered affirmatively. There is still a question of how feasible that might  
2 be and where the water is going to come from. What's out there right now is an open  
3 roadway without curb and gutter so some of the water flows to the side. When you take  
4 into account that this might be 95% impervious on a site which is now permitted by  
5 code, there is no space for the water to go. You are talking about paving up to the edge  
6 with a curb and gutter and it's going to be collected into a sewer system and go  
7 somewhere. Right now you don't have a sewer system there. At that time we will be  
8 able to tell. He said his speculation that the best way you are going to be able to handle  
9 it is we are trying to get all the water to go into the upper pond and eventually filter out.  
10 It's not going to satisfy everything you need but is probably the best approach.

11  
12 Mayor Mealor said we have three concepts presented: No. 1, Boardwalk; No. 2, Oasis;  
13 and No. 3 Sunken Garden. Staff recommendation came back with the combination of  
14 Boardwalk in the upper park area and Sunken Garden throughout.

15  
16 Deputy Mayor Brender said knowing how people walk, if you build a sidewalk in a  
17 square everybody is going to want to cut the diagonal. Not that I favor the boardwalk  
18 but I think there are ways in Parks 1 through 4 I hope there would be ways to soften  
19 some of those corners. If I start in Park 1 and want to go to Park 4 I would rather have  
20 some circular corners. I may lose a smidgen of retention but would rather go with  
21 something like that but still go with the Sunken Garden concept. We can probably  
22 address both concerns just by rounding the corners.

23  
24 Deputy Mayor Brender said regarding the retention at the top, we still have to use it for  
25 retention because that's where most of it is going to be anyway. He asked if there was  
26 anything else we can do with that. You are talking about a sidewalk and a couple of  
27 gulleys.

28  
29 Mr. Magley said we pushed things to the side and brought the walkway over to the one  
30 edge. We had explored a walkway that went up and around but we didn't see it as  
31 being very functional; it doesn't go anywhere to do anything. The Events Center has a  
32 great site for that. It took away from the retention and took away from the possibilities  
33 and it somewhat does compete with the Events Center so we opted out of doing it for  
34 that purpose. It's possible to put a walkway or fitness course out there that might  
35 function at some time if enough people were out.

36  
37 Deputy Mayor Brender said all these areas will flood after a major event; otherwise, they  
38 would be dry bottom ponds.

39  
40 Mr. Magley said that was correct.

41  
42 Commissioner Lucarelli said the comment about competing with the Events Center was  
43 not one of her concerns because most likely on weekends the Events Center will be  
44 rented out for weddings and things and it would be nice if the rest of the residents had a  
45 section of it that they could use that is their own. There is a group considering putting a

1 heritage park or something near there so you could tie that in and the rest of the  
2 community would have somewhere to go while the Events Center was being utilized.

3  
4 Mr. Magley said if you put a walkway you could talk about the heritage of the area in  
5 sequence and you could use it as an interactive learning thing. As you go by you sort of  
6 evolve and peel out the heritage of the area and that would be great. We don't know if  
7 that's what they want to do. If there is any way to educate more people and get them  
8 engrained in what makes your community great then you could just only do good.

9  
10 Mayor Mealor said what he appreciated is what you incorporated in those three designs  
11 were features that all of us can relate to whether it be a trellis similar to Biltmore  
12 Gardens, the walkway similar to Madrid, it could be a small park in Rome or something  
13 as simple as Savannah where you have a multiple series of parks but the reality is you  
14 are probably going to go to the one park you like the best.

15  
16 Commissioner Duryea said he had always been opposed to using the stairstep parks for  
17 retention. His wife had always envisioned them as being some place where you could  
18 have an art event. In his estimation using it for retention has always been a worst use.  
19 When we find out that we are only using it for 30% of what's required, I think we are  
20 giving up a lot to get a little as far as the retention portion of it goes.

21  
22 Mayor Mealor said seeing how his and Commissioner Duryea's family have a long  
23 history in this community he tended to agree with his comments. When you look at the  
24 design on Parks 3 and 4, there was the concept to do that as well as at 1. If you look at  
25 what's being done right now, this presents something that our children's children will  
26 enjoy. What we enjoy is the open space. He said he thought this was a higher and  
27 better use.

28  
29 Deputy Mayor Brender said even if we didn't make the improvements and we used the  
30 stairstep parks for nothing but retention, we would still not be able to retain the whole  
31 downtown.

32  
33 Mr. Magley said that was correct. He said it took him a long time to realize what they  
34 did at Colonial Town Park and they made a cool park and found a way to stuff it full of  
35 water and nobody knows it.

36  
37 Mayor Mealor said we have held some Relay for Life functions an art shows in the very  
38 area Mr. Magley is talking about now and what was presented to us will allow  
39 Commissioner Duryea to respond positively to his wife.

40  
41 Commissioner Gray said she hated to give up the stairstep parks because they are so  
42 busy with the kids and basketball.

43  
44 **Motion was made by Deputy Mayor Brender to accept the combination of the**  
45 **Boardwalk and Sunken Garden concepts and incorporate into the City records,**  
46 **seconded by Commissioner Lucarelli.**

1 Deputy Mayor Brender said he thought the round corners would make a huge difference  
2 as to the feel of what this area is going to look at.

3  
4 **Motion carried by roll-call vote: Commissioner Duryea, Yes; Commissioner Gray,**  
5 **Yes; Commissioner Lucarelli, Yes; Deputy Mayor Brender, Yes; Mayor Meador,**  
6 **Yes.**

7  
8 **SIDE 2B**

9 VII. Unfinished Business

10  
11 A. Ordinance No. 1312 – Amend Chapter 91 of the Code of Ordinances entitled  
12 Solid Waste – Second Reading (Public Hearing)

13  
14 The City Attorney read Ordinance No. 1312 by title only on second reading.

15  
16 Mr. Litton said Don McGinnis of Waste Management was present representing George  
17 Geletko. He said Mr. McGinnis has been instrumental in the negotiations. The last time  
18 we were in the process of sending out a survey to the Timacuan residents and he saw  
19 the results for the first time today. The clarifications noted at the last meeting have  
20 been included and are a part of the ordinance. Between the franchise agreement and  
21 the ordinance, the commercial rates will go up 7%. There is no regulated commercial  
22 recycling and those who want to participate will have to get a permit from the City at the  
23 price of \$250 and that is primarily dictated by State Statute.

24  
25 Mr. Litton said the agreement with Waste Management is for five years and has a five-  
26 year renewal option. The ordinance makes commercial recycling non-exclusive.  
27 Commercial rates are going up 7%. Residential rates will go up from \$15.50 to \$17.35  
28 and they would have gone up an additional 81 cents had we stayed with the present  
29 system. The single source recycling will be fully automated. Single stream recycling is  
30 the new program that will be implemented in accordance with the franchise agreement.  
31 Those items will be distributed to residents in the form of a brochure and a letter that will  
32 go out tomorrow or Monday. We will mix cart size depending on customer needs but  
33 the 96-gallon for garbage and the 64-gallon for recycling will be the standard.

34  
35 Mr. Litton said residential garbage and recycling will be picked up once per week on the  
36 same day per the route map. The trucks will basically be in Lake Mary five days a  
37 week. All yard waste will continue to be collected on Wednesdays citywide. In the  
38 event a pickup day falls on one of the eight designated holidays, Saturdays will be used  
39 as makeup days. If the holiday comes on Monday, Tuesday or Wednesday, the pickup  
40 will be the preceding Saturday. If it is on Thursday or Friday, it will be the following  
41 Saturday. For example, Thanksgiving is on Thursday so the next Saturday will be the  
42 makeup day and they will be back again the following Thursday. We think that is the  
43 best way to go.

44  
45 Mr. Litton said large item pickup will be each Thursday for residents who live on the  
46 north side of Lake Mary Boulevard and Friday for those on the south side. There is no

1 makeup day for that service. There are both fuel and CPI components in the franchise  
2 agreement; however, they do not overlap. Waste Management is subject to penalties  
3 as prescribed in the franchise agreement for non-performance. If approved, this is  
4 effective March 9<sup>th</sup>. The carts will start being delivered February 16<sup>th</sup>. It's a whole new  
5 thing and we are looking forward to it. We will be distributing information and we will  
6 have it on our Web site. The program in Timacuan was very successful.

7  
8 Dan McGinnis of Waste Management came forward. We had a local public relations  
9 firm (CBR) develop the survey and sent it to every resident in Timacuan and gave them  
10 two weeks to respond. We had 252 respond out of 538. That is excellent participation  
11 for the survey.

12  
13 Mr. McGinnis said Question 1 was the Lake Mary single stream auto cart program has  
14 improved the overall appearance of my neighborhood. Strongly agree, 117; agree, 109;  
15 24 in the other area but 91% were in agreement that it added to the aesthetics of the  
16 neighborhood.

17  
18 Mr. McGinnis said Question 2 was the single stream auto cart program has substantially  
19 reduced the amount of garbage I put out for collection weekly. Strongly agree, 118;  
20 agree, 88; 34 disagree and 6 strongly disagree but we still had 84% if respondents that  
21 said it's working great.

22  
23 Mr. McGinnis said Question 3 was the recycling auto cart programs are more  
24 convenient and easier to handle than my old recycling containers. Only 11 people  
25 disagreed or strongly disagreed with that with 95% in favor of.

26  
27 Mr. McGinnis said Question 4 was overall I am happy with the Lake Mary single stream  
28 recycling auto cart program. Overall response was 95% in favor.

29  
30 Mr. McGinnis said the program has been enthusiastically received. The participation  
31 rate and set-out rate has gone up substantially. The first collection day was December  
32 3<sup>rd</sup>. The prior week (November 26<sup>th</sup>) the set-out rate was 49%. The first collection with  
33 the auto cart program was 65% and we collected 3.99 tons versus 2.3 tons the prior  
34 week. December 17<sup>th</sup>, 82% participation and 8.89 tons; December 31<sup>st</sup>, 51%; January  
35 14<sup>th</sup>, 68%; and January 28<sup>th</sup>, 68%. It has been proven over and over that single stream  
36 reduces solid waste. People have more products to recycle and they know it's the right  
37 thing to do and feel good about it.

38  
39 Mr. McGinnis thanked the City for their business. It has been a great relationship and  
40 we will be working hard for you.

41 Mayor Mealor asked if anyone wanted to speak for or against Ordinance No. 1312. No  
42 one came forward and the public hearing was closed.

43  
44 Mayor Mealor said we have had the Timacuan community involved and we have spent  
45 a lot of time talking about this. He asked Mr. Litton if he had feedback from other  
46 communities. He asked how many were aware that this going to be taking place.

1 Mr. Litton said the mailout will be in their hands by Tuesday. We have not notified  
2 anybody and a lot are going to be surprised but we will also have it on our Web site.

3  
4 Commissioner Gray suggested SGTv. Mr. Litton said we would use them all.

5  
6 Deputy Mayor Brender asked if Waste Management was planning any kind of press  
7 release because we are the first single stream in Seminole County.

8  
9 Mr. McGinnis said Lake Mary is the first auto cart in Seminole County. He said CBR  
10 was working on a press release and we will get that out early next week. We will do a  
11 couple of them. We will commit to at least two and will provide Mr. Litton and Ms. Sova  
12 a copy before we go to press with it.

13  
14 **Motion was made by Deputy Mayor Brender to approve Ordinance No. 1312 on**  
15 **second reading, seconded by Commissioner Gray and motion carried by roll-call**  
16 **vote: Commissioner Gray, Yes; Commissioner Lucarelli, Yes; Deputy Mayor**  
17 **Brender, Yes; Commissioner Duryea, Yes; Mayor Meador, Yes.**

18  
19 VIII. New Business

20  
21 A. Resolution No. 837 – Access Mediquip, LLC – Qualified Target Industry  
22 Business

23  
24 The City Attorney read Resolution No. 837 by title only.

25  
26 Tracy Turk of the Metro Orlando Economic Development came forward. We are  
27 working with Access Mediquip. They are headquartered in Houston and have a small  
28 presence in Central Florida and are requesting a QTI award to enable them to relocate  
29 their corporate headquarters from Houston to the Lake Mary area. They would create  
30 145 new high paying jobs with an average salary of \$60,000. They would take  
31 approximately 13,000 square feet and are interested in the Primera 5 building. Their  
32 total capital investment which includes build out, purchases of new furniture and  
33 equipment and the value of the lease is \$2.5 million. It is a medical company similar to  
34 Priority Healthcare where the people who work in the facility actually handle the process  
35 of ordering surgical equipment that is going to be implanted into the patient. They order  
36 it from the manufacturer and get it to the surgical site for the patient. They handle the  
37 whole process from start to finish with various products.

38  
39 Mr. Litton said the total payout over six years will be \$58,000 if everything goes  
40 according to plan. That would be starting in 2010, \$3,000; 2011, \$7,500; 2012,  
41 \$14,500; 2013, \$14,500; 2014, \$16,500; 2015, \$7,000. Seminole County will have  
42 equal payments and they have already approved this.

43  
44 **Motion was made by Commissioner Lucarelli to approve Resolution No. 837,**  
45 **seconded by commissioner Gray and motion carried by roll-call vote:**

1 **Commissioner Lucarelli, Yes; Deputy Mayor Brender, Yes; Commissioner Duryea,**  
2 **Yes; Commissioner Gray, Yes; Mayor Mealor, Yes.**

3  
4 B. Ordinance No. 1313 – Extend Lease of Property to Walters Electric – First  
5 Reading (Public Hearing)  
6  
7

8 The City Attorney read Ordinance No. 1313 by title only on first reading.  
9

10 Mr. Litton said this is an extension of the current terms and conditions with Walters  
11 Electric but it provides both sides an opportunity upon 90 notice to terminate. We  
12 wanted that in there in the event we got something going or in the event they wanted to  
13 go someplace else. It's a win-win and gives the City a little revenue. They have to  
14 provide all the insurances and it has been a good relationship.  
15

16 Commissioner Gray asked if we had inspected the building to ensure they have  
17 maintained it in accordance with the lease. Mr. Litton said we haven't done an official  
18 inspection but could do that.  
19

20 Commissioner Duryea declared a conflict of interest because Walters Electric was his  
21 client.  
22

23 Mayor Mealor asked if anyone wanted to speak in reference or Ordinance No. 1313.  
24 No one came forward and the public hearing was closed.  
25

26 **Motion was made by Deputy Mayor Brender to approve Ordinance No. 1313 on**  
27 **first reading, seconded by Commissioner Lucarelli and motion carried by roll-call**  
28 **vote: Deputy Mayor Brender, Yes; Commissioner Duryea, Abstained;**  
29 **Commissioner Gray, Yes; Commissioner Lucarelli, Yes; Mayor Mealor, Yes.**  
30

31 C. Ordinance No. 1314 – Amending chapter 50 of the Code of Ordinances  
32 pertaining to fees for wastewater services – First Reading (Public Hearing)  
33

34 Mr. Litton requested that Ordinance No. 1314 be postponed indefinitely. We have some  
35 further cleanup that we need to make.  
36

37 **Motion was made by Deputy Mayor Brender to postpone Ordinance No. 1314**  
38 **indefinitely, seconded by Commissioner Lucarelli and motion carried**  
39 **unanimously.**  
40

41 IX. Citizen Participation  
42

43 No one came forward at this time and citizen participation was closed.  
44

45 X. Reports  
46

1 A. City Manager

- 2  
3 1. Request Commission appoint/reappoint two residents to serve on Code  
4 Enforcement Board

5  
6 Mr. Litton said this item is appointments to the Code Enforcement Board. He said the  
7 terms of Carter Smith and Joel Ivey are expiring. They have been long term members  
8 and are willing to continue to serve. There are a couple of other citizens who have  
9 indicated an interest to serve on that board.

10  
11 **Motion was made by Commissioner Gray to reappoint Carter Smith and Joel Ivey**  
12 **to the Code Enforcement Board, seconded by Commissioner Duryea.**

13  
14 Commissioner Gray said she would like to appoint the new applicant as the alternate.  
15 Mr. Litton said we don't have a legislative provision that allows an alternate on that  
16 board.

17  
18 **Motion carried unanimously.**

19  
20 Ms. Reischmann said on the question of the alternate, since that is a statutory board  
21 she didn't believe that very many cities will amend their codes to vary from what the  
22 statute provides as to the board's composition to include an alternate. She said she  
23 could check on that but generally we are stuck with what Chapter 162 says.

24  
25 Mr. Litton said at the last meeting there were presentations on red light cameras and the  
26 Commission ranked three companies. He said LaserCraft was No. 1. Upon notification  
27 and trying to further define a demo project, they were under the impression that we  
28 were going to sign the contract, they were going to get the data and install the lights.  
29 He said that was not his take on the whole thing and thought we were very clear that a  
30 demo project was going to be to test it and bring the data back, let us look at the images  
31 to see if they are what we wanted, and then consider going forward legislatively with the  
32 ordinance. During discussions LaserCraft has indicated they may be willing to do that  
33 but it he didn't have a good feeling and it was his recommendation to throw it out.  
34 There have been new developments. The County has indicated that they may want to  
35 get involved. We have been approached by another company that said they called us  
36 and were told the RFP was going out in February and they are interested in moving  
37 over 40 jobs to Lake Mary as their headquarters. He said the Legislature is going to  
38 consider some action and didn't know how that would impact us. He said he thought we  
39 got ahead of ourselves on this and thought we needed to wait.

40  
41 **It was the consensus of the Commission to follow the City Manager's direction**  
42 **and throw out the bids for the red light cameras at this time.\***

43  
44 Mayor Mealor said he did not want to take away from the work Lt. Prince did. Mr. Litton  
45 said Lt. Prince did a great job and he had conveyed that many times.

1 \*Ms. Reischmann clarified that the consensus is to throw out all the bids and look at  
2 rebidding potentially in the future.

3  
4 Mr. Litton questioned if they had to bid if there was no money involved. Ms.  
5 Reischmann said that's a possibility depending on how the Legislature does that.

6  
7 Deputy Mayor Brender asked if the intent was to wait until the end of the legislative  
8 session before we take action on it. Mr. Litton answered affirmatively.

9  
10 Commissioner Duryea asked the City Manager to send a letter to the company saying  
11 because of legislation pending we are holding the project up but are still considering it.  
12 Mr. Litton answered affirmatively.

13  
14 Mr. Litton said he sent the Commission an e-mail regarding the West Crystal Lake  
15 property owners and their reorganization. Past commissions have always said when it  
16 gets into lake cleanup that the City will pay its fair share. He said he would retain that  
17 position unless there is a will to change.

18  
19 Commissioner Gray asked the fair share. Mr. Litton said he didn't know what the cost  
20 is; there is a formula they are going to use.

21  
22 Mr. Litton said Movie in the Park is next Thursday and the feature is "Journey to the  
23 Center of the Earth". The pre-show is at 6:30 P.M. followed by the movie at 7:00 P.M.

24  
25 Mr. Litton said on the heels of that is the Spring Movie Classic which will feature  
26 "Breakfast at Tiffany's" and will be shown at Central Park at 7:00 P.M. on Friday,  
27 February 20<sup>th</sup>.

28  
29 Mr. Litton said he was happy to report that at the Shred-A-Thon there were over 450  
30 vehicles that came through and almost 30,000 pounds of materials shredded which is  
31 about 15 tons and is 6 tons more than last year. They raised over \$6,100 for the  
32 seniors.

33  
34 Mr. Litton said representatives of the Timacuan property owners and representatives of  
35 the Leidighs continue to meet regarding The Preserve and the 40 acres. There are  
36 some differences there and they have appointed a sub-committee and hopefully can  
37 work out the uses. We are trying to make sure we honor the integrity of the original  
38 agreement. There are some Timacuan people that believe the City should retain  
39 ownership and not give that up. We're going in the direction of doing the opposite but  
40 under no circumstances will that property ever be developed. Everybody agrees with  
41 that.

42  
43 Mr. Litton extended condolences to Commissioner Gray and her family on the death of  
44 her sister.

45  
46 B. Mayor

1 Mayor Mealor said their thoughts were with Commissioner Gray.

2  
3 Mayor Mealor said their thoughts were also with Senator Lee Constantine and his  
4 family. His father passed away this week. The service will be Sunday afternoon in  
5 Altamonte. He said Senator Constantine has been helpful to Seminole County and its  
6 municipalities in a number of ways, specifically to Lake Mary in a number of issues.

7  
8 Mayor Mealor said he wanted to take a different tact because of what has been  
9 presented in Tallahassee the past two days in terms of the economic forecast. We  
10 probably enjoy some amenities that our sister cities and other communities don't.  
11 However, at this point in time there comes a responsibility that is placed upon us  
12 because if you look at the economic projections through the second quarter of 2010,  
13 they are not favorable and are truly challenging times. Everything that we do we are  
14 going to have to go with an eye on that big picture and for the long term. We are not  
15 going to have the opportunities in terms of doing some of the things we have been able  
16 to do in the past to the degree that we would like to. He said he cautioned that by  
17 saying that every forecast tends to lead in the same direction with the same outcome.  
18 That's not to say that we won't recover.

19  
20 Mayor Mealor said we have one opportunity that separates us from some of the others  
21 right now. It goes back to a presentation this morning at the Chamber of Commerce  
22 where Congressman John Mica, Mayor Buddy Dyer, and former County Chairman and  
23 current County Commissioner Carlton Henley presented on the Central Florida Rail,  
24 better known as SunRail. He thought SunRail presents this city some unique  
25 opportunities because of the transportation oriented development, a presentation that  
26 many of us heard earlier this evening. What we have to do in 2009 is realize that this  
27 community's challenges are different than they were a decade ago. The way we did  
28 business in the late 1990's and the 2000's truly separated us from others. He said he  
29 didn't know if that was the direction we can go today. We have talked with staff and  
30 challenged them that this is the time for us to do some different things. Not that we are  
31 going to undermine our standards and not that we're going to compromise our values  
32 but it does present an opportunity to look at development opportunities in a different  
33 manner and encouraged us to do that.

34  
35 C. Commissioners (4)

36  
37 Commissioner Lucarelli said she had been to a lot of meetings and three were  
38 regarding the economic forecast: Lee Constantine's Town Hall meeting, Representative  
39 Dorworth and Scott Plankin, and then the Economic Summit hosted at Progress Energy.  
40 It is definitely not a good outlook.

41  
42 Commissioner Lucarelli said she attended the South Seminole Hospital Women's  
43 Advisory Board meeting and we identified some projects for developing the Women's  
44 Center there. We have a project coming up for a breast biopsy machine that will give  
45 immediate results for women facing the potential of breast cancer rather than having to  
46 wait weeks to find out. It is a \$30,000 project and they are looking to start fundraising.

1 Commissioner Lucarelli said they had the elections at the Arts Festival Board meeting  
2 and set the date for November 7<sup>th</sup> and 8<sup>th</sup>.

3  
4 Commissioner Lucarelli reminded everyone of the Prayer Breakfast. The theme this  
5 year is "The Real Hope".  
6

7 Commissioner Lucarelli said the CRA meetings are turning into half day meetings but  
8 are getting into serious goal setting and master planning. Seminole County is working  
9 on an overall master plan. She said she met with John Omana and John Metsopoulos  
10 and City staff is going to work on our own master plan. We will see results this year of  
11 what we have put into it. At the intersection of Weldon we are going to focus on  
12 upgrading the medians with xeriscape-type landscaping, the mast arms, signage, and  
13 Lynx stops are going to be consistent with the CRA corridor. She asked everyone to  
14 check out the Fern Park area that has been upgraded.  
15

16 Deputy Mayor Brender said he attended CALNO last night at the City of Casselberry.  
17 The City of Casselberry just awarded an RFP for the amount of \$2.3 million to do a new  
18 stairstep or boardwalk park behind their city hall property. They have funding through  
19 the Casselberry CRA as well as through the 17-92 CRA plus some other funding  
20 through their budget. Because most of it is directed towards stormwater retention for  
21 what will eventually be their downtown center, they are able to use some stormwater  
22 and utility fees to get the work done. They have already started construction and expect  
23 to have the project completed in September. As we go through our stairstep park  
24 designs there may be some funding opportunities through utility or stormwater fees.  
25

26 Deputy Mayor Brender said CALNO reappointed Art Woodruff to the Seminole County  
27 Expressway Authority and it is necessary for each city to approve CALNO's  
28 recommendation.  
29

30 **Motion was made by Commissioner Duryea to approve CALNO's**  
31 **recommendation to reappoint Art Woodruff to the Seminole County Expressway**  
32 **Authority, seconded by Commissioner Lucarelli and motion carried unanimously.**  
33

34 Deputy Mayor Brender said he attended the Children's Alliance and would be meeting  
35 again in March at The Villages which is where the kids who are aging out of the system  
36 are moved into. That facility is full and doing well.  
37

38 Commissioner Duryea said we have a small window of opportunity. We have been  
39 talking about our desire to not have a rail station that looks like a bus stop with tracks.  
40 In talking to some of the gentlemen tonight, we are almost behind in our efforts to do  
41 that because what he said that FDOT are amenable but don't particularly want to do  
42 anything so if you were to bring to them a plan they would be good with that. If we think  
43 that we need some sort of amenity at our railroad station, preferably on the north side,  
44 we would have to design that and present it to them. If we don't do anything and we let  
45 them design it then it is already done. We are behind in this process. He asked if it  
46 would be possible to have a preliminary survey done of the property that the railroad

1 owns on the north side of the tracks on Crystal Lake Avenue. He said he had a feeling  
2 there was a lot more property there than it appears. If we could determine that then we  
3 could design something to accommodate that space. We could see if it's possible to do  
4 something without acquiring any property.

5  
6 Mr. Omana said at a previous meeting he brought the idea of a potential terminal area  
7 on property that is not owned by FDOT. In the last week and a half we took this plan  
8 and concept and met with one of the senior management persons at FDOT to see if this  
9 idea was something that could be built upon. Their answer was conceptually we believe  
10 it is a good idea. The next step we took was to meet with Jerry McCollum at Seminole  
11 County and asked if this was something that could fly and could he provide cross  
12 access easements, parking easements, and drainage easements to make this a  
13 terminal with a connection to the platform and Mr. McCollum said conceptually it was a  
14 good idea. Last Friday Mr. McCollum was going to take it to the engineering staff at  
15 FDOT for further review. This Wednesday he and Mr. Connelly would be meeting with  
16 the FDOT TAC Committee, which is a sub-committee to the commuter rail project, and  
17 we are going to ask them officially the response of those engineering meetings. We  
18 approached them and said this is what we would like to do and will it work. The jury is  
19 still out and will report by the next meeting what their response is.

20  
21 Commissioner Duryea said there is a piece of land and it was his thought there was  
22 more than there appears to be. He said he wanted to protect those standing on the  
23 platform whether it is 90 degree weather or weather like today.

24  
25 **SIDE 3A**

26  
27 Deputy Mayor Brender asked if we could ask DOT if the platform could be moved.

28  
29 Mr. Omana said we tried that angle and the answer was no because our platform  
30 dimension is roughly 202 feet. If we start moving it then we get into the curvature and  
31 you cannot have a platform on a curvature alignment. That's what the engineers told us  
32 because we did explore some possibilities.

33  
34 Commissioner Duryea said we need to design something and present it before it's too  
35 late.

36  
37 Commissioner Duryea said regarding the downtown, the conceptual "design" was  
38 approved and we don't know engineering-wise if it's possible. He expressed concern  
39 that it was only 30%. We have a piece of property on the corner of Crystal Lake  
40 Avenue and First Street. That's not going to hold a lot but that will help a little bit  
41 because the drainage basin cuts Crystal Lake Avenue in half about where Hudson Pest  
42 Control goes. That maybe could take some of the drainage in that corner. We are  
43 probably 60% deficient at this point. We need to find a way. It's very nice to say this is  
44 going to look great but if we can't make it work we may not even be able to start. We  
45 have to find that 60% somewhere.

1 Mr. Omana said when we were discussing this with the engineers, one of his initial  
2 reactions was similar in that it only covers 30% in the overall capacity and where is the  
3 balance and how are we going to get to that point. He said he then put on this planning  
4 cap and thought if we are able to get that 30% in there and put these parks with the  
5 amenities, isn't that in and of itself going to act as a catalyst for development for the  
6 parks that are developed. If I am a developer and I see the City putting this stuff in and  
7 it's only going to allow for 30% of the capacity, I may want to take advantage of those  
8 parcels that are adjacent to it and start with something.  
9

10 Commissioner Duryea said we have got to find a way.  
11

12 Mr. Omana said with the economy being what it is, it would happen in phases and that  
13 30% may be able to accommodate some type of phasing.  
14

15 Commissioner Duryea said we have to look for other ways to do it and didn't believe  
16 exfiltration would work well. There is also the issue of parking.  
17

18 Mayor Mealor asked Mr. Omana and his team to get together and get a response back  
19 to the Commission whether it is written or presented.  
20

21 Commissioner Duryea said he had enough people on Evansdale Road to do the  
22 streetlights. Mr. Litton advised Commissioner Duryea to get with Ms. Sova.  
23

24 Commissioner Duryea asked what the City does about neglected property. He  
25 understood the process of code enforcement. He said let's take a house under  
26 foreclosure. Nobody knows who owns it, nobody can find the company. We don't have  
27 any recourse. We can't go on the property and cut the grass because we would be  
28 trespassing.  
29

30 Ms. Reischmann said you can if you find a finding of nuisance.  
31

32 Commissioner Duryea asked what it would take to do. There have been some  
33 properties in the City that haven't been taken care of for months.  
34

35 Mr. Litton asked Commissioner Duryea to provide specific addresses and they would  
36 deal with it.  
37

38 Commissioner Gray said the Shred-A-Thon was the third year and was more successful  
39 that the first two years put together in tonnage and traffic. She recognized the  
40 sponsors: Shred-It, Synergy Medical Care, AAA, Lake Mary Rotary, and volunteers  
41 from Lake Mary Prep, and residents.  
42

43 Commissioner Gray said she attended the Hyatt Place grand opening even though it is  
44 not in the City.  
45

1 Commissioner Gray said she attended the Metroplan Advisory Board meeting and they  
2 talked about the John Young Parkway and Sand Lake Road interchange flyover project,  
3 and the traffic light synchronization projects throughout the state. We spent time on the  
4 CAT program (Collision Avoidance Training) for teenagers. It costs \$140 and is a 12-  
5 hour course in Orange County. It is 4 hours on Friday night and 8 hours on Saturday on  
6 the course. Something interesting was the impairment goggles. Anybody can  
7 participate in that.

8  
9 Commissioner Gray said Lake Mary Celebrates would be March 7<sup>th</sup>. For more  
10 information go to lakemaryhistory.org.

11  
12 Commissioner Gray thanked everyone for the cards, notes, letters and phone calls.

13  
14 D. City Attorney

15  
16 Ms. Reischmann said she was sure the Commission was following some of the bills  
17 going through the Legislature, the moratorium on impact fees, and there is also a broad  
18 preemption of municipal power that came out of South Florida where a city was  
19 requiring security cameras. The bill says the cities don't have the power to mandate  
20 private property owners to spend money which should be charged to all the public.  
21 There is also something that wouldn't allow cities to even repair a public building or  
22 project over \$200,000 unless the city could make a finding that it could do it cheaper  
23 than any of the bids. There are some interesting things floating through.

24  
25 Mr. Litton reported that we are having technical difficulties with the sound system. It is  
26 okay in the back rooms but going out over the airwaves it is garbled. We will try to get  
27 that corrected. In the meantime we all need to speak into the microphones.

28  
29 XI. Adjournment

30  
31 There being no further business, the meeting adjourned at 9:12 P.M.

32  
33  
34  
35  
36 \_\_\_\_\_  
37 David J. Mealor, Mayor

38 \_\_\_\_\_  
39 Mary Campbell, Deputy City Clerk

40 ATTEST:

41  
42  
43  
44 \_\_\_\_\_  
45 Carol A. Foster, City Clerk