

1 and in the private development sector of TOD's that are going on right now. He thanked
2 the City Manager for allowing them to give what they think is an edge in what may
3 happen.

4
5 Mr. Adams introduced the team: John Jennings and Billy Hattaway, principals of VHB,
6 Orlando; Randall Glitton, John Cunningham, principals, partners and senior associates
7 of ACI; and Bill Moss, partner in charge of Central Florida of CBRE.

8
9 Mr. Adams said this is meant to be a format of visioning which is important from the
10 standpoint of taking a lot of complexities in the world and trying to simplify and balance
11 them in order to create a direction. That is what great leaders do and is what we have
12 been asked to follow. What we are hearing is all cities are planning vigorously for
13 increasing their capacity because the economy is returning, but as it returns the cities
14 that have planned well and have thought clearly through the strategies to solve the
15 future obstacles and give ideas that will work are going to be those that get ahead
16 faster. Train or no train, you are on the right track.

17
18 Mr. Adams said we were asked by Mr. Litton to make sure this was interactive. This is
19 about you and your community. We don't come here tonight with anything specific but
20 we thought we would give you some good background by starting off with what's really
21 going on in our economy in Central Florida and we are into some new eras.

22
23 Bill Moss, CBRE, came forward. He said he would quickly run through some slides and
24 give an economic background as they see it. CBRE stands for the firm of C.B. Richard
25 Ellis. We are the world's largest full service real estate firm. We have 350 offices in
26 major cities throughout the world and nine are in Florida. We have been in Orlando
27 since 1983. He said he loved Central Florida and was excited about any of the good
28 things that different municipalities can be doing. Our client profiles from the private
29 sector to the public sector. We have a variety of services that we provide to our clients
30 which include the consultation area which we do a lot of consultation work involving
31 transit oriented development.

32
33 Mr. Moss said in spite of what we are going through right now from an economy
34 standpoint, he thought Central Florida, Seminole County and the City of Lake Mary has
35 a bright economic future. Long term is the way a lot of these projects should be viewed.
36 We are in a tough economic time as we are sitting here in April of 2009, but neither the
37 good times nor the bad times last as long as everyone thinks they are. It is going to get
38 better. He said much of what he says is not only for Central Florida but would be true of
39 Seminole County and the City of Lake Mary. Well diversified, regional economy is well
40 known for tourism but a lot of these other areas are very active as well involving
41 technology, the distribution business, and medical/healthcare is a growing sector of
42 what will be economic growth in Central Florida. Education with the community
43 colleges, the University of Central Florida and Rollins and business services which are
44 very big in Central Florida that you can see by the many office parks that are scattered
45 both north, south and to the east.

1 Mr. Moss said the key growth drivers are jobs—jobs are the engine and drive population
2 growth. Capital availability is the fuel to the engine. If you have jobs you are going to
3 get the engine going. The capital and credit markets are what is going to be the fuel,
4 and the throttle is consumer and corporate confidence. Unfortunately all of those are
5 pointing down now and in the near term it is bleak. All the stuff you hear about is true.
6 All of those sectors are going to recover. We will see increased job growth, population
7 growth, and capital markets are going to improve and with that you will see consumer
8 and corporate confidence return.

9
10 Mr. Moss said from an existing infrastructure for business growth, we have many very
11 well done mixed use business parks north, south, east and west that we take for
12 granted. In Tampa we see far fewer so we have a business infrastructure that is very
13 conducive to future growth. Concerns and challenges they have talked about in some
14 detail and wouldn't bring that up. The urban sprawl challenges for the regional area are
15 things to be dealt with. In transportation we will find out how the vote comes out in the
16 next couple of weeks. SunRail could be part of the solution. Infrastructure is roads,
17 schools, and lots of the infrastructure that many people are thinking is taxed to the
18 extreme as far as its capacity. What we sell in Central Florida is high quality of life and
19 if we don't work on some of those challenges we could be doing things that might limit
20 what people would view as a high quality of life here.

21
22 Mr. Moss said regarding transit area development trends, infill development is becoming
23 much more prevalent throughout the United States and are seeing it in Central Florida
24 and in many of the municipalities. Infill development has a very good audience with
25 strong office, retail, and residential user demand with less stress on the environment
26 and public services. The whole concept of the live, work, learn, and play environments
27 are very popular and would say those would continue. Transit stations are magnets for
28 well planned, mixed use development. Mixed use would be some combination of office,
29 retail, residential, educational and the like. They are responsive to the increase in
30 energy costs.

31
32 Mr. Moss said as far as the Lake Mary opportunity, he would see it as the opportunity to
33 move vision for transit oriented development to reality. He said Larry Adams and his
34 team have put together some great first steps and if you keep following that path you
35 will have an exciting development opportunity to create a sense of place for the
36 residential, commercial and educational uses. The subsequent speakers will spend
37 time on the sense of place concept. The planning and design function are key to the
38 overall development plan success and Larry Adams is a great team leader to lead that
39 effort.

40
41 Mr. Moss said to ensure the market and economic feasibility of the ultimate master plan
42 design, product mix and project scale, there are lots of examples and case studies--
43 good and bad--to take a look at where people have come out with things that look great
44 on paper but when they went out to be leased or lived in, they don't work. He said Larry
45 (Adams) and his team have great experience. He thought from an economic
46 standpoint, better days are ahead and the City of Lake Mary is going to prosper. Mr.

1 Moss said whether the train comes or not, much of what you are doing here will accrue
2 to the benefit of the residents of Lake Mary.

3
4 Mr. Adams said the visioning process we have seen has shifted and it is based on the
5 fact that the economic centers of gravity have changed. Whether you call it a paradigm
6 shift or not, we know that things have changed quickly—not just here but globally.
7 Suburban development, wasting of energy and destroying the environment, we are in a
8 new era of energy and climate and technology is going to hopefully help us reinvent
9 ourselves and America has a great opportunity. When we talk about live, work and play
10 we start to add in things like learn, connect, share, and sustain. Those are very
11 important because we are going to talk about who are we actually planning and
12 envisioning the future of Lake Mary for. It is for those who are here but also the things
13 we need to know about each other, so helping to talk about who is our audience, who
14 are we talking to, and who is their city. It is a great question today and there is a lot of
15 dialogue about that and we want to make sure future generations make Lake Mary their
16 city. We will have to understand what they are looking for.

17
18 Mr. Adams said we will go through a brief definition of those audiences. There is a
19 website called cooltownstudios and it talks about the kinds of things that are going on
20 with different generations. We respect each other's core values. The baby boomers
21 have created some good things. The 60's and 70's era generated a lot of change in
22 society and with that the beginning of more diversity, and more multi-cultural thinking.
23 The Gen Y's is a big number and are more global citizens and have traveled more, and
24 they are going to universities that are more interested in what's going on around the
25 world. They can talk to anyone in the world so today more than ever before there is
26 more collaboration going on. He showed a picture of a co-op office where people come
27 in and work and share and it is tied to a coffeehouse.

28
29 Mr. Adams said when we plan our neighborhoods we have to think about all these
30 different groups and the kinds of environments, spaces and things they are into and
31 interested in and mix those in a way that everybody feels they are accepted and a part
32 of it and can be brought into an environment. The good news is it doesn't have to be a
33 big city. We are finding there is return back to more intimate, being a part of something
34 bigger than yourself, and having a place that you call home which is important.

35
36 Mr. Adams showed a list of core values that are things that people have reported about
37 how people live today and you look at the environments there. It is assumed there is
38 going to be great technology available. You have a tremendous asset in your ability to
39 connect to not only the businesses that are using technology but the education aspect
40 of learning and using Seminole Community College which has a great center of
41 excellence in technology and is growing. The City Manager has a great relationship
42 with them. It's not just the higher education but the social infrastructure.

43
44 John Jennings came forward. He said this was an exciting opportunity for your
45 community. In the last doze years you have invested a lot of energy thinking about who
46 you are, where you want to go, where you've come from, and what you think Lake Mary

1 should be all about. This is one more piece that is going to enhance that opportunity to
2 become what it is you envision yourselves to be. The rail is going to pass and with that
3 it is going to create opportunities that you will be blown away by. We do a lot of transit
4 and rail work up and down the northeast corridor and for communities that get
5 connected to commuter rail, the amount of increase in intensity and activity and
6 development opportunity that you start seeing is unbelievable. You are at the cusp of a
7 new day. He said it was very exciting for them to be a part of this beginning.

8
9 Mr. Jennings said we have a very compressed schedule to try and identify what the
10 framework for this Transit Oriented Development Overlay District is going to provide in
11 terms of scale, density, place making, connections and things they would talk more
12 about in detail. We need to make sure we are clear about the touchstones of the past.
13 You understand you have the lake and have spent a lot of time trying to think about and
14 identify what is historically the downtown. Now we've got the new transit rail site and
15 have connections between Palmetto and into the downtown and we've got connections
16 out to Lake Mary Boulevard. All of these things are going to be part of the final outcome
17 and are going to be reflected into this master plan and design guidelines.

18
19 Mr. Jennings said we want to make sure that we don't try and impose the planner and
20 architect's vision of what this could be because we don't live here. It has got to
21 ultimately be your plan. We need you to be candid. We will press at times and come
22 up with ideas that you will look at and say we are absolutely nuts so just slap us on the
23 hand and we will move on. There are other things that hopefully we will broaden your
24 visions and your understandings of what you can be so we get a plan that is reflective of
25 your history, reflective of where we are today, and creates the basis and foundation for
26 this energy that is going to come in terms of implementation of opportunities.

27
28 Mr. Jennings said because we are on a fast track and are trying to catch up, we are
29 going to go through some images of what transit oriented development looks like in
30 other locations. He said he would go through the slides and then flip the boards over
31 and get you to come up and put some dots on things that you like and things that you
32 don't like. This gives us a chance to better understand where you are coming from as a
33 community and as leaders of your community and it also gives us the chance to get that
34 slap on the side of the head to direct us the right way because it is important to us at
35 this initial step to begin to try and better understand who you are and where you are
36 coming from.

37
38 Mr. Jennings said we came to you about a month ago and talked about what transit
39 oriented development is, what it does for a community, and how it evolves into
40 something new and different and becomes a catalyst for opportunity. He pulled up
41 slides from the previous show. He said you are doing some things that are "right on"
42 and things that are important to you in terms of highlighting your community and making
43 sure we don't lose those kinds of opportunities. The newer development on the other
44 side of the park (Central Park) is reflective of the character and context of the
45 neighborhood. You've got public spaces, icons, and things that will become
46 touchstones for members of your community. You also have institutional touchstones

1 and that's important and we can't lose sight of that. The public open space and
2 connections are going to be important. The development opportunities you have started
3 with downtown and the first phases of improvements begin to set a tone and character
4 to where we think you are headed.

5
6 Mr. Jennings said as you think about transit oriented development and you think of what
7 might be a business model or development program, you could go back and look at
8 what FDOT put together and their economic analysis was that this station might
9 generate 315 units of new housing, 70,000 square feet of commercial development, and
10 30,000 square feet of new retail. That's not a lot of program and he thought they were
11 missing the boat. He thought this was a typical DOT, very conservative, we can
12 promise the community these kinds of things because it fits into the long-term plan of
13 how many jobs does that generate and we are going to Tallahassee to sell it. That
14 might just be a baseline. We have to understand the designated area you put together
15 for transit oriented development. Its implications to all of these other components
16 downtown are really critical. There may be a desire to make this a much more intense
17 core and other things will happen as it evolves over time.

18
19 Mr. Jennings said we have to begin to understand the kinds of things you thought about
20 in the past or things that you feel are really where you have a sense of what that's going
21 to be. Is it a downtown park or some place you've been to up in New England, or is it
22 the icons you have already established in downtown and seeing more of those kinds of
23 things. There is no wrong answer. This is not a Greenfield project but is an infill,
24 renovation project. We are working with the individual developers and landowners in
25 the community and allowing them to begin to set the tone and working within a
26 framework that's setting a process to evolve this new town plan.

27
28 Mr. Jennings said we have tried to identify some key categories or areas that we know
29 we are going to have to be thinking about. We know we have a lot of single-family
30 homes and we have some large lots. He said he went through this neighborhood and
31 his first reaction was that this is a community within a park. You have so much beautiful
32 old trees, green space, and houses that sit on the owner's lot. We can't lose a lot of
33 that as this evolves because of the unique quality of this community. He asked how
34 they look at development opportunities so developers can get their densities, and get
35 the kinds of rents or sales of condos. It is going to be important but there are also some
36 overlays that we need to be careful of as we think about the planning process in the
37 future.

38
39 Mr. Jennings said we have tried not to choose any architectural style. He said Mr.
40 Omana has said you have had conversations about architectural style and there is a
41 leaning towards tile roofs and stucco, but we are not advocating style. When you look
42 at these things try not to look at style but try to understand the relationships of the street
43 to the door, the height of the building, the building relationship to the street and how
44 much public space that provides, how parking affects its relationship to housing or to
45 retail mix, and the character of the roofline. We are trying to get a sense of things that
46 get you excited.

1
2 Mr. Jennings showed some renderings. He said we broke these out into two-story
3 residential and three-story residential attached. As you look at this you begin to see as
4 the scale of the building goes up, the public space on the front gets a little broader, the
5 cars are still on the street, but it begins to create a strong form and becomes a
6 wonderful end piece to a long street. We could go higher which implies that at times
7 you may have the opportunity to introduce some retail at the lower level and looking at
8 three and four-story mix. These depend on the kind of development program whether it
9 is single family units or larger buildings on these larger lots that might develop as an
10 infill opportunity towards the edges, or whether they are more town center focused
11 around more dense locations of the commercial district and the transit rail station itself.
12 One of the important things is how the public open spaces interface with these kinds of
13 architectural models and gives a sense of scale and proportion. You can go with a
14 greater density where there is more of an urban character. If we have our train station,
15 the core area will have a different character and will change with the scale of the
16 buildings and open space.

17
18 Mr. Jennings said there are a lot of things that we can begin to play with and part of our
19 job is to understand what those options are. He said most of the renderings are at
20 Baldwin Park where the town center by the lake has a scale of building that is more
21 animated and has towers and roofs that are pitching, higher porte coves, porches, very
22 wide sidewalks where restaurants are coming out onto them. There are public spaces
23 that people use and are programs such as movies and concerts on the weekends, and
24 that brings people to the community and helps people in the shops. You can also do
25 private individual office buildings for doctors and dentists. This character of
26 development is not too different other than it is new rather than renovation of older
27 homes being converted into offices. As time goes on and that architecture needs to be
28 renovated or upgraded, the use is the same and has the single family neighborhood
29 quality about it. There are a lot of different ways to build that city and community
30 concept.

31
32 Mr. Jennings said they would now do some exercise for us and you. We will take the
33 same slides just seen. He asked that the Commission put a green dot on something
34 they really like and a red dot on anything they absolutely don't have any intention or
35 desire to see. This is how we start construction alternatives for the plan.

36
37 Deputy Mayor Brender said one of the things he was trying to deal with when he looked
38 at the TOD core is the relationship with the downtown. He asked what that would do for
39 the downtown if we are going to create a TOD district that is going to be fairly intense.
40 He asked if we make two and tie them together. He said before he could put dots on
41 what he liked it would depend on where he was.

42
43 Mr. Jennings pointed out the crossing points on the exhibit. The connections to part of
44 the downtown are somewhat cumbersome. You have a community identity in the
45 location around City Hall and the park. You've got community connections with the stair
46 step parks. You've got a number of streets that dead end into green space behind the

1 police and fire stations. You've got the development community and landowners who
2 are looking to do something to start the process. Where those connections and pieces
3 begin to come together is very important. You can have an alternative or concept that
4 says this is going to be the nexus. One of the things DOT has done not only to your
5 community but others is by building these parking lots, this is really the hub of the TOD
6 opportunity. One thing you might want to think about long term is creating that
7 relationship with Seminole County, yourselves and DOT where there is a public/private
8 partnership for development opportunities at these parking lot sites.

9
10 Mr. Adams said there is some transitioning going on in the dialogue that is very good
11 about trying to get some thinking out from you all because it's almost a silent next step
12 where you put dots on boards. Maybe what would be good is let's be flexible with what
13 your needs are and let's talk about some of the concepts then come back and say if
14 those things started to make a better picture, how would you see inserting some of
15 these things into that.

16
17 John Cunningham, Design Partner, came forward. We are here to help create a
18 wonderful village and when you go through the streets there is a quaintness and charm.
19 It is very pastoral and has some wonderful parks. We want to have an ultimate
20 development spark. If you think about a sister city that's had a chance to grow,
21 Savannah is a great place because it has so many trees and public spaces. He said
22 they always draw quarter-mile radiuses because socially and psychologically that's
23 about as much as people want to walk. What we don't talk about is when you have
24 multiple proper public spaces that have a diversity of environs, people were willing to
25 walk far more than a quarter of a mile because they will stop in a park, congregate, see
26 a shop, and then walk again. At Millennium Mall people park more than a quarter mile
27 from the door. It is absurd. We become numbed, suburbanized and fooled.

28
29 Mr. Cunningham showed two photographs of areas of a town that are one block away
30 from each other but are very different. They are both the same size city block but are
31 formulated and programmed differently. They both have the same size town square
32 and same size roads but it is just what goes on around it. These photographs help
33 frame what we are trying to talk about. There is no right or wrong answer at this
34 moment about density. It is about the relationship. We are going to talk more about
35 programming of place. He pointed out a photograph of Savannah that was similar to
36 the area around City Hall. We can go from park to park and from street to street but
37 terminus vistas are very important whether it is a fountain or a building. You have a
38 traditional grid plan in your existing downtown and it would be great to continue that into
39 the TOD district and also breaking some of your properties up. There are some large
40 lots and breaking them up and becoming more intimate may be a positive.

41
42 Mr. Cunningham said there is also the opportunity for some grand communal spaces.
43 Some nights there might be a band and some nights a movie in the park. There are a
44 lot of things you can do and a lot of people and vendors you can bring in to make
45 wonderful people places whether they are daytime events or nighttime. In Winter Park
46 they have Easter egg hunts for kids and free hotdogs and Fourth of July and Christmas

1 parades. You may already do some of that but if not there are ways to program those
2 things and through volunteerism you can begin to do more of those things. It is
3 important to have a proper blend and mix of active and passive public spaces in the
4 design. You have spent a lot of time on the stair step parks but wanted to enhance that
5 throughout your existing portion of the downtown and on the new part. It is like creating
6 a patchwork quilt and having lots of threads holding it together.

7
8 **SIDE 1B**
9

10 Mr. Cunningham said the types of threads they are talking about is it's all about people.
11 People like to congregate in safe and wonderful places. An alley doesn't have to be an
12 alley and could be a passage (he pointed to a photograph) and something as narrow as
13 eight feet can have a character to it. He showed a photograph of a three-story building
14 with a public sidewalk and through the property guidelines there is a green wall of
15 wisteria that smells wonderful; the planting material and the height of the planting
16 material creates a buffer and someone has a front yard that is private. He showed a
17 photograph of another type of pedestrian street where residential fronts on both sides.
18 He showed a photograph of "mid block" walkways that aren't meant to be sidewalks.
19 Those aren't streets and they go through the middle of the block. There are a lot of
20 different types of connectivity. Those are things people forget and what they do is
21 create bad alleyways and dead zones within large blocks. He showed a photograph
22 that had a pastoral quality and pretty feel to it.

23
24 Mr. Cunningham said the other type of program we want to do along the way in your
25 master planning and sidewalks, and not just density and architecture, is the diversity for
26 future programming. We talked about parades and Easter egg hunts but there are also
27 the opportunity in 5, 10 or 20 years where happenstance markets and floral areas with
28 the sidewalk varies from narrow to mid-width to large width for the different types of
29 functions you are going to have in different parts of the town. If you have an eight-foot
30 sidewalk and you are contemplating commercial, it doesn't provide for proper breakout
31 of tables and things. When we are talking about place making, so many people said we
32 will create this elliptical shape or create a series of buildings. That's creating a space
33 and is not creating a place. What creates a special place is a lot of things you already
34 have like trees, charm, and intimacy. Those are things we will talk about when we are
35 creating a plan for you.

36
37 Mr. Cunningham showed photographs of trolleys and a commuter rail. What is great is
38 the station spawned the development. We know your sensitivity to residential and know
39 you prefer fee simple and those could be three-story, fee simple row houses and
40 townhouses rather than apartments or condominiums. We know your internal capture
41 rate is important to you and one of the best ways to keep people in your downtown and
42 to spark development and continuity of tenants and uses is to increase that density of
43 residential. It is proven that commuter rail does that. There are FDOT standards. We
44 don't want this to be a barrier from one side of the street to the other. There are only
45 two legal allowed crossing areas. There are things we can do in terms of creating
46 edges to knit one side of the street to the other.

1
2 Mr. Cunningham said we wanted to talk about old and charming versus edgy and cool.
3 We also wanted to talk about focal points. We wanted to think about the people that
4 were more than a mile away.

5
6 Mr. Cunningham sketched out a plan and pointed out the cemetery and the TOD area.
7 There is a large parking lot and we have seen opportunities in the past to work with the
8 City, Seminole County and the state and create development. We talked about
9 connecting the existing downtown to the TOD development and there is a very tenuous
10 approach and the study says that is going to be the new connector. We want to
11 emphasize that we are not taking anyone's property away. One of the plan concepts
12 we were talking about was the ability to create a visual and pedestrian connection
13 whether it be through creating strong architectural forms and guidelines to pipes and
14 materials and potential focal points. For visual knitting across the way they would
15 recommend putting some new streets in to bring those lines through. Not all streets
16 have to continue through and we can terminate them so we have some terminus vistas.

17
18 Mr. Adams said if we think about the higher densities and then the transitioning, think of
19 the retail/mixed use at the station and the platform. We know those are the kinds of
20 services people are looking for. We know there are people in the audience tonight who
21 own property. There's going to be tremendous opportunities for those activities to
22 connect at the platform. We don't want to dilute what we have already started here so
23 we think there's a core mentality of density and as you move away and get to the edges
24 it changes into something less dense. This is just the beginning.

25
26 Mr. Moss asked the Commission to put a dot where they think the town center should
27 be on the plan that Mr. Cunningham just sketched.

28
29 Commissioner Lucarelli said they did this with the CRA and it is a really good exercise
30 because it helped them come up with a main focus and idea.

31
32 Mr. Adams said they are completed at this stage with what we had hoped to get done
33 other than to talk about what you just saw and what you would like us to focus on. The
34 next steps are to come back with the beginning of real concepts.

35
36 Mayor Meador said we have a remarkable team in Lake Mary and an incredible
37 commission. There are several things that come to mind. We are planning a trip next
38 month that will allow us to travel to multiple countries with never having to do anything
39 but walk out of a hotel, walk down the street and get on a train. He said his son and his
40 aid group is used to public transportation at college and is how they get around. Public
41 transportation gets them to where they want to go when they want to get there. He
42 appreciated the question brought up about what's the difference between the TOD and
43 the Downtown Development District. He said he believed if this is done the right way
44 there may not be a differentiation and could truly be something special. He said he
45 appreciated Savannah and you can take a small space and create something that is
46 truly unique.

1 Mayor Meador said when he decided to run for mayor the first thing he did was meet
2 with the planning team and envisioned what he thought they could create in that older
3 area of Lake Mary. We have some amazingly beautiful lots and we can create a
4 housing stock that is truly different. It captures what we have and allows people to
5 move freely. We have people who have invested many years to this community and
6 have given far more than they have ever received. This is an opportunity for our
7 children's children to reap the benefits of what we are talking about tonight. He thanked
8 everyone who took the time to add input to this.

9
10 Commissioner Duryea said we discussed this many years ago and one of the things he
11 would not like to see is a "vanilla" kind of thing with them all being the same style and no
12 creativity. He said he would love to have brick and white doors but didn't want to say
13 that would be the architectural design for all of this. He liked the idea of open space
14 with interactive things within that open space. He said he wasn't sure they were at the
15 point where development can occur but we can certainly plan.

16
17 Deputy Mayor Brender said he didn't want to see what's been done. He said he wanted
18 trendy. If we are going to truly make this a different section of Lake Mary Boulevard
19 then make it different. Don't make it look like everything else. He said he wanted to
20 see unique and didn't want to see Baldwin Park, Savannah or Atlanta—give me
21 something different. He said he didn't know what different is but said not to take the
22 plans you already have on your shelf. He said he wanted new plans and something
23 different.

24
25 Commissioner Duryea said different is great but it also has to be functional. In a land
26 use sense, as we get further away from whatever we consider to be the middle, we
27 discussed getting less dense. Perhaps the buildings get bigger and the closer you get
28 to downtown you have a combination of residential, commercial, and professional.

29
30 Mr. Adams said the layers of experience are expressed in the environments.

31
32 Commissioner Lucarelli said she agreed with what George (Duryea) is saying with
33 definitely the middle being more dense and having your green areas and then as you
34 are fanning out into less dense still having some alleyways that get a little larger and
35 connected with some green space there and tying it all together somehow.

36
37 Mr. Cunningham said you were talking about being different. In one of the slides was
38 an example of two diverse environments, one was residential and one was commercial.
39 That kind of differentiation from the existing part of downtown to a TOD, you can't turn
40 that light switch and be completely successful. Diversity needs to be done right and it is
41 market driven.

42
43 Mr. Adams said Thornton Park would be another realm they would throw in. They have
44 that in their studio.

1 Mayor Mealor said the original Chick-Fil-A is where we went after we dropped our dates
2 off because it was the only place open after 11:00 P.M. He said at the same time he
3 was doing that if you look at Ansley Park, it was the last area where you would want to
4 be. Today you can't afford to live there because of what they have done and the
5 desirability of that area. We have opportunities where we can create something special.
6

7 Commissioner Gray said she agreed with mixed use and staying away from a cookie
8 cutter/boiler plate type of thing, but we don't have a blank canvas. We have
9 homeowners, many of whom are absentee, to deal with. She asked if they could say
10 these are the kinds of things you can build on your lot. She asked that someone help
11 her understand.
12

13 Mr. Adams said one of the things that we want to be different about this particular
14 planning exercise is that we are thinking of ourselves as the due diligence phase as an
15 investor. The more illustrative we can become with the realities and not just a pretty
16 picture and to give direction. This whole exercise is to attract candidates that are
17 developers. They are only attracted to the kinds of places that they believe they are
18 welcome and that they have the unique abilities to apply. Many of our clients who used
19 to be doing big developments are now looking for a block by block opportunity. We are
20 going to put that on the pedestal out there to them and say you need to come to Lake
21 Mary because this is where you have that opportunity. Their question would be to show
22 them first because they don't just walk into the door. That is part of the strategy action
23 framework. That is what Mr. Litton asked us to do and not just do the plan.
24

25 Mayor Mealor said one thing he learned while in Tallahassee is that capital will flow
26 where there is an opportunity. If we are trying to be creative here, one of the things we
27 are going to have to do as a group is we are going to have to be very creative in the
28 message that we send to any potential investor to this type of activity. It might cause us
29 to sit down and totally reevaluate the way that we respond to a potential whatever in this
30 quadrant in terms of not only how we treat them but what message we communicate to
31 them. It has to absolutely be one-stop shopping, it's got to be streamlined, it's got to be
32 effective, but it better be efficient. He said what he was concerned about right now is
33 we've got long term residents there, we are going to have to get community buy-in, but
34 at the same thing we are going to have to take that step up. It is going to be a level of
35 "dis-equilibrium" and we have to recognize that going in. But just as we approached the
36 Boulevard and just as we approached I-4, we have to be able to show our community
37 there is a huge payoff for that. We said let's develop I-4 and we will buffer our
38 residential communities. We held true to that and thought people appreciated that.
39 Whatever we do here there has got to be something for those who have been here, but
40 I don't know what it is.
41

42 Mr. Cunningham said one of the things we talked about early on is we know we have to
43 be sensitive to the idea of lot-by-lot development. To inhibit a proper plan by being
44 worried about absentee owners is a great concern and those are things the new plans
45 today have to adopt. Boston Commons, Baldwin Park, etc. were large tracts of land
46 that somebody accumulated and had total control over. This is the type of urban plan

1 that you find in the old days about urban infill. We can create a master plan and the
2 Mayor is correct that we have to be careful about how to administer that and then let the
3 free market come in and said I'm going to buy those 15 lots and potentially a street
4 goes through there. It's not about taking property rights but is offering incentives that if
5 you allow this plan to continue and you do these things, you the city are going to give
6 whatever that is. We don't know what that is yet.

7
8 Deputy Mayor Brender said he expected market forces would drive this. He said
9 "Mabel" who lives on the corner of two little streets in the core of the downtown district
10 may want to live there but we are all going to die someday and Mabel may want to
11 move out. Market forces are going to be what's going to happen. The other thing about
12 being different, if you look at all of those boards, I see some green dots but also see a
13 lot of red dots. Quite honestly we don't like any of that--some elements of it but there
14 has got to be something that hasn't been done before. The other thing is making us the
15 green space. I am willing to go up in altitude and would support the green spaces in the
16 middle.

17
18 Mr. Jennings said that is one of the things we talked about during a work session and is
19 the way we approach college campuses. How you set the open space armature and
20 the circulation system for this area is going to be how ultimately this community
21 develops over time due to those market forces. It may mean that where you have
22 acquired part of your stair step park might actually be a better development parcel and
23 going to the other end of the block may be a better green space. Hopefully through this
24 process we help you identify that so you have a game plan and how you start re-
25 manipulating those things or working with the development community.

26
27 Deputy Mayor Brender said something unique about our blocks is our blocks are 260
28 feet wide by 600 feet long. If you put townhomes to the roads and they are 60 feet
29 deep, you end up in the middle of those lots with better than 100 feet of open space.
30 What a great place! That's the kind of different that I am looking for.

31
32 Mr. Cunningham said there are so many different variances. A typical market driven lot
33 today is anywhere from 30 feet to 75 feet wide and 120 feet deep. If you have 260 feet
34 minus 240 that leaves 20 feet. You could also do it another way to get some flexibility
35 and hide all the trash by the garages on the townhomes. You could do a center service
36 drive.

37
38 Commissioner Lucarelli suggested incorporating the church and some of the historic
39 buildings into the plan and preserving that character and the history.

40
41 Mr. Adams said one of the opportunities is the ability to connect those dots as you
42 create the pathways. As we leave you tonight, one of the things you've gotten us to
43 think about is to someday be able to say what is it about this area and what about Lake
44 Mary that we would say is really a destination experience and what can we do to relate
45 to a really special idea. What's missing in the market is what we need to think about
46 and not just do it like everybody else has done it. The City Manager challenged us to

1 think about if “downtown” was really the right name. He said with the Commission’s
2 permission they will take this information, create a pattern language from it, develop
3 more detailed ideas and come back and address the things we have heard.

4
5 Mayor Mealor thanked ACI for the presentation and thanked those willing to take part.

6
7 There being no further business, the work session adjourned at 6:37 P.M.

8

1
2
3 **SIDE 2A**

4 MINUTES OF THE LAKE MARY CITY COMMISSION MEETING held April 16, 2009,
5 7:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road.
6

7 I. Call to Order
8

9 The meeting was called to order by Mayor David Mealor at 7:12 P.M. He explained the
10 late start was due to an earlier work session on the Transit Oriented Development
11 Master Plan and what we may be bringing forth to the community.
12

13 II. Moment of Silence
14

15 Mayor Mealor asked everyone to keep in mind the brave men and women of this
16 country that are giving of themselves so that we can meet as we are tonight.
17

18 III. Pledge of Allegiance
19

20 Former Commissioner DeLores Lash led the pledge of allegiance.
21

22 IV. Roll Call
23

24 Mayor David Mealor	John Litton, City Manager
25 Deputy Mayor Gary Brender	Carol Foster, City Clerk
26 Commissioner George Duryea	Jackie Sova, Finance Director/ Assistant City Manager
27 Commissioner Shirley Gray	John Omana, Com. Dev. Dir.
28 Commissioner Jo Ann Lucarelli	Gary Schindler, City Planner
29	Steve Noto, Planner
30	Bill Carrico, Parks & Recreation Dir.
31	Bruce Paster, Public Works Dir.
32	Steve Bracknell, Police Chief
33	Craig Haun, Fire Chief
34	Katie Reischmann, City Attorney
35	Mary Campbell, Deputy City Clerk
36	
37	

38 Mayor Mealor announced there was a request from the applicant to postpone Item 7-A,
39 Ordinance No. 1318, to May 7, 2009.
40

41 **Motion was made by Deputy Mayor Brender to postpone Ordinance No. 1318 to**
42 **May 7, 2009, seconded by Commissioner Lucarelli and motion carried**
43 **unanimously.**
44

45 V. Approval of Minutes: April 2, 2009
46

1 **Motion was made by Commissioner Lucarelli to approve the minutes of the April**
2 **2, 2009, meeting as submitted, seconded by Deputy Mayor Brender and motion**
3 **carried unanimously.**
4

5 VI. Special Presentations
6

7 A. Proclamation – National Police Week
8

9 Mayor Mealor said as he reads the proclamation he would encourage anyone in the
10 community, particularly those in the education system, Rotary, civic groups, and others
11 to take advantage of what this proclamation brings forward on behalf of the
12 Commission.
13

14 Mayor Mealor read and presented to Chief Bracknell a proclamation proclaiming May 10
15 – 16, 2009, as “National Police Week” and May 15, 2009, as “Peace Officers Memorial
16 Day”.
17

18 Chief Bracknell thanked the Commission on behalf of the Police Department. We
19 greatly appreciate you taking the time to do this and it will be posted in the office.
20

21 VII. Unfinished Business
22

- 23 A. Ordinance No. 1318 – Rezoning from C-1 (General Commercial) to DC
24 (Downtown Centre), 187 E. Crystal Lake Avenue; Chris Mahnken, applicant –
25 Second Reading (Public Hearing)(quasi-judicial)
26 1. Voluntary Developer’s Commitment Agreement
27

28 Ordinance No. 1318 was postponed to May 7, 2009, earlier in the meeting. (See Page
29 15, Line 38.)
30

- 31 B. Ordinance No. 1319 – Amending water conservation regulations to comply
32 with St. Johns River Water Management District’s Rule – First Reading
33 (Public Hearing) (postponed April 2, 2009)
34

35 The City Attorney read Ordinance No. 1319 by title only on first reading.
36

37 Mayor Mealor said we had a presentation on this at the last meeting and have been
38 provided updated information. He thanked Mr. Paster for the way that was handled.
39

40 Mayor Mealor opened up the public hearing at this time.
41

42 Nancy Christman of St. Johns River Water Management District came forward. She
43 said she appreciated the work city staff has done on this ordinance and working with her
44 to ensure that you have an ordinance that is consistent with the District’s rule. We
45 updated our rule and it became effective March 8th. We are asking local governments

1 to adopt a local ordinance that is consistent with the new rule and to implement and
2 enforce that ordinance within your city.

3
4 Ms. Christman said she would like to go through the changes in the rule so everybody is
5 aware of those changes. The biggest change is that during Eastern Standard Time
6 rather than having two days a week the new rule requires only one day be allowed for
7 irrigation. We have used the same odd/even system for addressing that we used before
8 so odd addresses would water on Saturday and even numbered addresses on Sunday.
9 A new change is non-residential irrigation will be on its own day separate from the
10 residential and the purpose was to try to spread out the demand for the utilities so you
11 don't have everything on just two days of the week. During this time of the year we are
12 on two days a week like we have been in the past and is the odd/even system for
13 addressing for the days people are allowed to water.

14
15 Ms. Christman said another change that makes it easier for enforcement and to give
16 guidance to people about irrigation is that no more than one hour per irrigation zone is
17 allowed per irrigation day. That's to let people know they do not need to leave their
18 sprinklers on for many hours for each zone to get enough water. That correlates to the
19 three-quarters of an inch per zone per day. Doing it by a time lets people know an
20 easier way of keeping track.

21
22 Ms. Christman said one things you don't have in your ordinance but wanted to make
23 you aware in case you would like to do this in the future is that when we began the
24 process to update our rule, we were going to include reclaimed water to be regulated
25 the same as all the other water sources. Many utilities told us that would cause a
26 problem because if they had excess reclaimed water that wasn't used by irrigation they
27 would have to dispose of that water. We took it out of our rule and made it an exception
28 so that reclaimed water is allowed any time, but if a local government that has a
29 reclaimed system determines that they would like to regulate their reclaimed water, you
30 are allowed to regulate that for your own reclaimed water system. That is something
31 you might want to think about adding to your ordinance as the system expands. Right
32 now it is just an exemption along with several other exceptions to the rule.

33
34 Ms. Christman said we appreciate you working with us to adopt a consistent ordinance.

35
36 Mayor Mealor thanked Ms. Christman for her input and working with staff. He said he
37 thought their public service announcements were quite effective. He commended his
38 colleagues because a number have taken the initiative to do community outreach
39 projects and to bring others in here to make the community aware of conservation
40 issues and those types of things.

41
42 Deputy Mayor Brender asked why regulate reclaimed. If reclaimed is being used for
43 irrigation they would want it back down in the ground.

44
45 Ms. Christman answered affirmatively. We didn't want to create a situation where
46 people would have to dispose of it by discharging it to surface water rather than using it

1 and that's why we took it out. Everybody's system is different. A lot of people don't
2 have enough reclaimed for their system so they are going to run out regardless and
3 they want to conserve so everybody has a fair chance at having what's available to
4 them.

5
6 Deputy Mayor Brender said it has been said that irrigation and watering takes up 50%
7 or more of our potable water. When we had our lightning strike at the water plant at 3 or
8 4:00 in the afternoon, we had two million gallons in our tanks. During that one night
9 from 4:00 in the afternoon until about 5:30 in the morning we went through close to two
10 million gallons of water. We pump three and a half million gallons a day so about 60%
11 of the water went from the evening to the morning and that is mostly watering time. He
12 said he keeps reiterating back to St. Johns that we have got to capture that use of
13 potable water for irrigation and stop that. All of our water problems go away if we can
14 get hold of that irrigation. He said he sees them going off in all different directions and
15 making sure Niagara Bottling Company doesn't take water out when the irrigation is the
16 key and it's sitting in front of our faces.

17
18 Ms. Christman said it certainly is the biggest component. Public water supply is the
19 largest user of water and approximately half of that goes to irrigation. That is a huge
20 amount we can reduce just by being more conservative on an individual basis.

21
22 Mr. Litton said we had some confusion last time over the rain gauges and that was
23 already in the statute but had not made it to our ordinance which it should have. That
24 was there all the time.

25
26 Commissioner Lucarelli asked if these were state statutes that we are required by state
27 law to adopt or just a recommendation.

28
29 Ms. Christman said this is a recommendation. You are not required by the Water
30 Management District to adopt these although with the consumptive use permit having to
31 show conservation measures is an important thing. There may be other ways you can
32 have a legitimate conservation plan. This is certainly one that is looked at but there is
33 no mandate.

34
35 Mayor Meador thanked Ms. Christman for what they are doing. If you look at our
36 consumptive use right now, your group is very pleased with the initiatives that Lake
37 Mary has taken and the direction we are going. He said that was critically important
38 because under the City Manager's Report this evening, we have an issue that we don't
39 need to go in a certain direction simply because of the proactive stance that the
40 Commission has taken in the past.

41
42 Commissioner Lucarelli said that is key and she has helped promote that with bringing
43 the Florida Yards and Neighborhoods Program to Lake Mary. We can't base it on being
44 the "water Nazi". We also need to educate the public on proper irrigation because most
45 people over water their lawns but they don't know that and education is going to be the
46 main key to head on in the direction of proper conservation. She said she didn't think

1 reclaimed water should be restricted unless there was a shortage. Public education on
2 proper irrigation—when to water and how much to water.

3
4 Ms. Christman said she appreciated the comments and the District has gone a long way
5 in education of citizens with their media campaign, the amount of speaking we go out
6 and do to civic groups and neighborhood organizations, and a lot of ways we work with
7 the local governments as partners. That's how we look at these restrictions. It is one
8 aspect of what needs to happen for people's behavior to change and we are looking at
9 local governments to partner with us on that.

10
11 Mayor Meador thanked Ms. Christman for taking the time to be here tonight and for the
12 materials presented. He said they were very informative.

13
14 Ms. Christman said she had provided materials on water conservation. Some of these
15 pamphlets are available free of charge from the District that you can use for your
16 citizens to help education when you have events or just at city hall. Just go on our
17 website and you can order these free of charge. It's another way to get the word out
18 and the people will have a more direct link here in their hometown that you can help by
19 providing this to them. We have a lot of conservation materials as well as other topics
20 you are interested in that you can order for your citizens.

21
22 Darrell Jarvis, 659 Canyon Stone Circle, came forward. He said they had run into
23 problems in his neighborhood and other neighborhoods not understanding which day
24 they can water common areas. It's not the odd/even situation and is either under the no
25 address or commercial. We have a lot of landscape people who think it is under
26 commercial whereas other people say it is under no address. Commercial is
27 Tuesday/Friday and no address is Wednesday/Saturday. He asked for clarification.

28
29 Mr. Paster said common areas are usually defined as no address areas. If anyone has
30 specific questions they can call Public Works and we can identify them as such. Under
31 different circumstances it may be a commercial area, but an HOA common area is a no
32 address area.

33
34 Mr. Jarvis said he called St. Johns and asked that question and they went both ways
35 but it was clarified as no address.

36
37 Olivia Simmons, 139 West Floyd Avenue, came forward. She said she appreciated all
38 that Seminole County is doing in conservation. They are doing a good job of educating
39 the citizens. She said she had a conversation with Ms. Christman. In the winter we
40 have the dry season so we are going to water once. She questioned if that was
41 sufficient to water less during the dry season.

42
43 Ms. Christman said in the cooler months the grass and plants don't grow as much as
44 they do in the summertime, so grass needs less water during that time because it is
45 cooler and a more dormant time for the grass. In the summer when it is 90 degrees and
46 sunny, the grass tends to burn more and needs the two days a week unless it rains.

1 Ms. Christmas said nobody is saying you have to water two days a week. If it rains you
2 don't need it but the wintertime is a dormant season.

3
4 No one else came forward and the public hearing was closed.

5
6 **Motion was made by Deputy Mayor Brender to approve Ordinance No. 1319 on**
7 **first reading, seconded by Commissioner Lucarelli.**

8
9 Deputy Mayor Brender said he would like to come up with some way of mitigating this
10 rain gauge. It is required by St. Johns standards and while it may not affect a lot of
11 residents because 80-90% of the people already have them, we should try to come up
12 with some way of mitigating. He said he was thinking of doing it when somebody hooks
13 up water. He said he was trying to come up with some way of making sure that we get
14 the rest of these people without rain gauges. This could be a large part of Timacuan
15 because his home in Timacuan did not have a rain gauge installed.

16
17 Commissioner Gray said when she built in Timacuan in 1993 it was code. If it is not
18 required then an encouragement of conservation and the price, where they can get
19 them, and if installation is easy or not or if they need a professional installer. A lot of
20 people would just act on it with the education. A lot of people are acting on the public
21 service announcements that St. Johns is putting out on TV.

22
23 Commissioner Lucarelli suggested putting something on the website and in the
24 newsletter that goes in with the water bill. That is an attempt at education and then
25 continues to reinforce that at events and making announcements. If the code
26 enforcement officer goes around and it is raining and someone is watering then have
27 them stop. They could give a warning first and give them the opportunity to correct the
28 violation.

29
30 Mr. Litton said we do that.

31
32 Mayor Meador said Commissioner Brender brought up a good point (regarding rain
33 gauges) and it is very timely. He suggested directing Mr. Litton to come back with how
34 that may be done. There were no objections from the Board.

35
36 **Motion carried by roll-call vote: Deputy Mayor Brender, Yes; Commissioner**
37 **Duryea, Yes; Commissioner Gray, Yes; Commissioner Lucarelli, Yes; Mayor**
38 **Meador, Yes.**

39
40
41 VIII. New Business

42
43 A. Resolution No. 840 – Accepting ~~Warranty~~ Quit Claim Deed for a portion of
44 International Parkway lying between AAA Drive and Lake Mary Boulevard

45
46 The City Attorney said this was a Quit Claim Deed (rather than a Warranty Deed).

1 The City Attorney read Resolution No. 840 by title only.

2

3 Mr. Noto said in March of 2006, the City annexed approximately 46 acres of property
4 within the Heathrow International Business Center on the south side of 46A. As part of
5 that annexation we entered into a pre-annexation agreement with Colonial and a key
6 part of that agreement was that Colonial was going to deed to the City International
7 Parkway between 46A and West Lake Mary Boulevard. That annexation was to take
8 part in two phases. Phase 1 was from 46A to AAA Drive and Phase 2 would be from
9 AAA Drive to West Lake Mary Boulevard. Phase 1 was completed in 2007 and Colonial
10 has come back to us to complete the annexation which is AAA Drive to West Lake Mary
11 Boulevard.

12

13 Mr. Noto said the item before the Commission is not the annexation but is the
14 acceptance of the Quit Claim Deed. He said President Obama earlier this year signed
15 into law the American Recovery and Reinvestment Act. A little bit of money is coming
16 to the state for roadway projects. The City has two roads they are looking to get money
17 for and International is one of them. One of the key items into getting the money is that
18 you have to go on the roadway, so we are doing things a little differently in order to
19 assist public works with their process in getting money for the road. By accepting the
20 Quit Claim we will have ownership of the road and that will assist us in. The annexation
21 is not scheduled to be completed until the end of next month and by that time we may
22 be too late.

23

24 Mr. Noto said as noted this process is different and they ran it past Madam City Attorney
25 to make sure it was something that was acceptable, and it was, and is why we are
26 before the Commission tonight. Staff feels this is the appropriate means of action and
27 we recommend approval.

28

29 Mayor Meador asked if anyone wanted to speak in reference to Resolution No. 840. No
30 one came forward and the public hearing was closed.

31

32 **Motion was made by Commissioner Lucarelli to approve Resolution No. 840,**
33 **seconded by Deputy Mayor Brender.**

34

35 Commissioner Gray asked if the City owned any property on either side of that from
36 AAA down to Lake Mary. Mr. Noto said we do not.

37

38 **Motion carried by roll-call vote: Commissioner Duryea, Yes; Commissioner Gray,**
39 **Yes; Commissioner Lucarelli, Yes; Deputy Mayor Brender, Yes; Mayor Meador,**
40 **Yes.**

41

42 IX. Citizen Participation

43

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

45

46 X. Reports

1 A. City Manager

- 2
3 1. Request Commission authorize expenditure from Law Enforcement Trust Fund
4 for various organization in a total amount not to exceed \$9,500, and authorize
5 City Manager to execute associated budget adjustment
6

7 Mr. Litton said this is a request from the police department to expend \$9,500 from the
8 Forfeiture Fund for donations for Lake Mary High School, Seminole High School, The
9 Grove Counseling Center, Kids House of Seminole, Seminole Family YMCA, Safehouse
10 of Seminole, Salvation Army, MADD Central Florida Chapter, and Elizabeth House, Inc.
11 in the amount of \$1,000 each; and the Children's Rights Foundation in the amount of
12 \$500 for a total amount of \$9,500. This is an annual appropriation that we do. The
13 monies going to the respective high schools are for Project Graduation. It all goes for a
14 good cause and has to be in accordance with the statute and it does require
15 Commission approval. He recommended the Commission to authorize them to proceed
16 and authorize him to sign the associated budget adjustment.
17

18 **Motion was made by Commissioner Lucarelli to approve the expenditure and**
19 **authorize the City Manager to execute associated budget adjustment, seconded**
20 **by Commissioner Gray and motion carried by roll-call vote: Commissioner Gray,**
21 **Yes; Commissioner Lucarelli, Yes; Deputy Mayor Brender, Yes; Commissioner**
22 **Duryea, Yes; Mayor Mealor, Yes.**
23

- 24 2. Refund of various building related fees to Brasfield & Gorrie, LLC
25

26 Mr. Litton said this is a request from a contractor, Brasfield & Gorrie, LLC, for a refund
27 of various fees associated with a building project that did not get off the ground. During
28 the process from the time the application was filed until the time that they could no
29 longer go forward, City staff had spent time, had done things, and had done the plans
30 review on both the building and fire sides. We do not recommend refunding those
31 monies because we did proceed in good faith and did our jobs.
32

33 Mr. Litton said we do recommend that the Commission refund the inspection fees:
34 Building inspection fee, \$35,100.00; fire inspection fee, \$1,698.84; building permit fee,
35 one-half because we did some work there, \$29,250.00; police impact fee, \$6,965.24;
36 fire impact fee, \$10,957.52; recreation impact fee, \$2,633.20; and public works impact
37 fee, \$1,444.01.
38

39 Mr. Litton said we do not recommend refunding the radon surcharge which we pay
40 directly to the state and is gone, \$849.42; building application fee, \$5,850.00; building
41 permit fee, \$29,250.00; building plans review fee, \$35,100.00; and fire plans review fee,
42 \$1,698.84. This is all work that has been completed.
43

44 Mr. Litton said we have nothing to do with the impact fee that the County collects other
45 than collect it and send it directly to them, so they will have to apply to get the traffic
46 impact fee monies back from the County. That will require County Commission action

1 and is scheduled for some time in May. That amounts to \$131,297.19. The City's
2 ordinance reads that we keep up to 3%, or \$250.00, whichever is greater, so we
3 collected \$250.00 on that. We do have some administrative costs but didn't want to act
4 on that until we see what the County is going to do.

5
6 Commissioner Gray asked where this was to be built.

7
8 Mr. Litton said this was a project we had in conjunction with Seminole County that we
9 had agreed to provide economic incentives. It had been approved by the state. It was
10 in HIBC.

11
12 Commissioner Gray it was said we "came to terms".

13
14 Mr. Litton said we talked about some things and they are in agreement with us and our
15 position that this is fair and equitable.

16
17 Mayor Meador interjected that particularly since staff expedited the process at the
18 applicant's request.

19
20 **Motion was made by Deputy Mayor Brender to approve the reimbursement fees**
21 **as noted, seconded by Commissioner Lucarelli and motion carried unanimously.**

22
23 3. Request Commission declare five Glock handguns surplus and authorize their
24 trade to B and H Gun Rack for replacements

25
26 Mr. Litton said this is a request to surplus five Glock handguns. There is a
27 memorandum from the Police Chief in the packets. The reason we have to bring this
28 forward is not the amount of money but the fact that we are surplusng them by trading
29 them in and we need the Commission's approval. He recommended the Commission
30 authorize the Police Chief to do as he requested in his memorandum.

31
32 **Motion was made by Commissioner Lucarelli to declare five Glock handguns**
33 **surplus (BKZ279US, AMA962US, AMA975US, AMA976US, and AMA979US) and**
34 **authorize their trade to B and H Gun Rack as outlined in Chief Bracknell's**
35 **memorandum, seconded by Commissioner Duryea and motion carried**
36 **unanimously.**

37
38 4. Request Commission not proceed with Seminole County's Yankee Lake
39 Regional Water Treatment Facility Memorandum of Understanding

40
41 Mr. Litton said we need guidance from the Commission regarding the Yankee Lake
42 Regional Water Treatment Plant Facility and they have asked us to go to the next step,
43 which is a commitment of \$75,000 that is non-refundable. He asked Mr. Paster to go
44 over the details. He thought City staff had done due diligence on this, has attended
45 every meeting, been a part of the process, and tried to look at it from all angles not only
46 to the short term but long term needs of our community. We are looking at 25+ years

1 just to see if we feel at any time that it's beneficial for us to participate. The bottom line
2 for us is no, we do not, and we think we have ample water.

3
4 Mr. Paster said they may have read in the Sentinel recently that the St. Johns River
5 Water Management District approved the consumptive use permit for 5.5 million gallons
6 out of the St. Johns River. That is the first step. They are ready to start Phase 1 which
7 is an intake structure on the St. Johns River and piping to the Yankee Lake plant area.
8 Of those 5.5 million gallons about 4 million is going to be for reuse water. They will mix
9 with their wastewater effluent and start pumping down Markham Woods Road. The
10 remainder is for their proposed potable water plant.

11
12 Mr. Paster said we have been involved for about 18 months with lots of meetings and
13 governments and they decided they would own and operate everything and we just buy
14 in. In order to get additional funding they need to know the binding numbers now and
15 they need some seed money to start it. The Memorandum of Understanding allows
16 them to determine who their partners are and to collect some of that seed money. That
17 is due June 15th. By October 1st, the rest of the seed money will also be due. During
18 the time between June 15th and October, they will do all of their financial modeling and
19 come up with some hard numbers for all the partners. We are looking at about
20 \$150,000 due in October and \$2.5 million will be our share of the capital cost of this
21 project, and on top of that O & M costs of \$30,000 a year.

22
23 Mr. Paster said Public Works reviewed the cost of that water as an alternative water
24 source versus what our needs are going to be. This is a project that is supposed to
25 supply the County for the next 30 to 50 years. Our consumptive use permit is good until
26 2025 and we look very favorable right now that we will not need any additional water
27 between now and 2025. Also it looks like we will be built out as a city before that time.
28 With the work that the Commission has been doing with the education, reuse and
29 conservation programs, it's a whole different look than we were ten years ago. We
30 believe we do not need to get involved in this project at this time. Twenty years from
31 now if the water needs change, we are pretty certain there will be available the retail
32 way of getting into this project. If we buy in now we won't be paying retail rates but will
33 be part owner, but not an owner—we will be an actual partner with them. That's the
34 incentive to jump in now to lock in cheaper rates because who knows what the rates will
35 be on the retail side 20 years from now; it is very expensive water compared to water
36 we have now. They are looking at \$7.00 per 1,000 gallons and our rates now are a
37 fraction of that. Surface water is very difficult to treat and is a very expensive process
38 (reverse osmosis).

39
40 Commissioner Gray said Mr. Paster said he was "pretty sure" we would be able to buy
41 at retail but thought the memo said the retail rate would be available.

42
43 Mr. Paster said it would some time in the future. Our needs are extremely small
44 compared to the size of the plant they are going to put in.

45

1 Commissioner Gray asked how long it would take to recoup the money. Mr. Paster said
2 we would raise the rates to recoup it.

3
4 Mr. Litton said the other thing we have going for us during this period of time is we will
5 be encouraging other customers to convert to reclaimed. Our ultimate goal is to get as
6 many on reclaimed as we can which reduces the demand for potable. We just can't see
7 a need for it.

8
9 Mayor Meador said he said he understood their premise and their desire to have a MOU
10 but from our perspective it would be premature to go in that direction.

11
12 Deputy Mayor Brender said when you look ahead at Lake Mary build out, he asked Mr.
13 Paster if he was taking into account the kinds of densities that we were talking about
14 two hours ago with the downtown core and transit oriented development. He asked Mr.
15 Paster if he felt they could retain that consumptive use permit as it is.

16
17 Mr. Paster said the projections are based on population data. We hope the population
18 will increase after this economic downturn. What has changed from ten years ago is the
19 amount of gallons per household has gone down significantly and that is the real target
20 with reuse water and conservation. St. Johns numbers are around 160 and we were
21 over 200 as early as five years ago. It is getting that number down so you can bring
22 more people into the City.

23
24 Deputy Mayor Brender asked what the population would be. He said 15 years ago
25 somebody told him the build out population is 20,000 but we are talking about adding 30
26 units per acre densities in the transit oriented district. He asked if they took into account
27 those types of changes.

28
29 **SIDE 2A**

30
31 Mr. Paster said there was room to add population. As technology gets better and as we
32 expand reuse, he felt much more comfortable advising not to enter into this.

33
34 **It was the consensus of the Commission to not participate at this time.**

35
36 Mr. Litton asked Mr. Paster to give an update on the water treatment plant.

37
38 Mr. Paster said a memo is in the packets describing some of the brainstorming sessions
39 that we have been having. We have had several more since then that involved all the
40 departments in the City and we've come up with a lot of great ideas twofold. One is to
41 make sure this never happens again and two, in the eventuality it does happen again,
42 how do you notify every citizen, how do you do it more smoothly, and more controls are
43 in place so it's a smoother operation as a whole. We are working on ways so this type
44 of event won't happen again. We are figuring out ways to have 24-hour monitoring
45 without having a person at the plant 24 hours a day.

1 Mr. Paster said the plant itself it still not 100%. There are some parts on some drive
2 units that were very difficult to get hold of. We are looking to replace those drive units.
3 They are about ten years old and with computer technology, ten years feels like 100
4 years and it is difficult to get parts for those. The parts should be in the week of the 20th
5 and we should be back at 100%.

6
7 Mr. Paster said currently two of the interconnects with Seminole County are open. We
8 are in communication with them every day trying to balance the system. Sixty to 110%
9 of our water demand is being met by our Lake Mary water treatment plant and the
10 remainder from the County. It is a balancing act between their plant and our plant. We
11 try to balance the pressures to have most of the water needed to come from our plant.
12 There is a difference in water quality because our advanced treatment strips all taste
13 and odor out. People are accustomed in Lake Mary to having pristine water. The
14 County's water smells and tastes different so we have been getting complaints saying
15 what's wrong with the water. There is nothing wrong but we are accustomed to a better
16 quality of water because of our treatment. We are dealing with those issues now. We
17 hope to be back to normal in another week.

18
19 Mr. Litton said he would like to thank Seminole County for all their help. They have
20 been stellar and have offered to send people to our customer service when we were
21 getting all the calls. He said he was going to send them a letter to that effect.

22
23 Mayor Meador said if it was the consensus of the Commission, he would like to co-sign
24 the letter because our citizens have benefitted from their help.

25
26 Mr. Litton asked Ms. Sova to give the financial report.

27
28 Ms. Sova said ad valorem tax receipts are up over 94%. We have one more decent
29 sized payment that will come in June. We will probably get to the 100% mark this year.

30
31 Ms. Sova said the items that are down are the Half Cent Sales Tax and State Revenue
32 Sharing. The good news is the state has not notified us in at least a month that the
33 percentage is going to go lower.

34
35 Ms. Sova said expenditures are down in the General Fund as a whole and that's
36 because we haven't spent some of the money in general administration. There's a
37 commitment that we haven't had to expend. Legal fees are down because we haven't
38 had anything happen that's caused an intense amount of expenditures there. At 50% of
39 the year we are at 44% spent. Those are the two big items other than the normal 4 or
40 5% below budget that we are at.

41
42 Ms. Sova said in the Water & Sewer Fund, water sales are down a little with that
43 continuing effort towards conservation. When heat comes people start irrigation and
44 that tends to be when we catch up.

1 Ms. Sova said interest income has straightened around a little bit through our efforts in
2 December to do the CD's and take the monthly payments on those. Some of our
3 maturities have happened in our bond portfolio so we have leveled off in the interest
4 income. It's not as dreadful as when we first started the year. Our portfolio is moving
5 around 3% which is pretty good these days. Everything is coming down into the two
6 year and under maturity point which is where we need to be because the market will
7 pick back up and things will improve.

8
9 Deputy Mayor Brender asked Ms. Sova if she had gotten any hints from the property
10 appraiser as to how things are going to roll out. Ms. Sova answered negatively.

11
12 Mayor Meador thanked Ms. Sova for the way she is monitoring it.

13
14 Mr. Litton said "An Evening with Thomas Edison" will be held on April 18th, 7:00 P.M. at
15 the museum. Reservations are required. Tickets are \$10 for adults and \$5 for children.
16 For more information call 407-585-1481 or visit info@lakemaryhistory.org.

17
18 Mr. Litton said the antique appraisal show will be Saturday, April 25th from 10:00 A.M. to
19 3:00 P.M. at the museum. Five dollars per item for verbal appraisals. For more
20 information call 407-585-1481 or visit info@lakemaryhistory.org.

21
22 Mr. Litton said to stop by the museum during the month of April to see "The Place, The
23 Thing" exhibit. The museum is open Thursday evenings from 6:30 P.M. to 8:30 P.M.
24 and on Saturdays from 10:00 A.M. to 2:00 P.M.

25
26 Mr. Litton said the second annual "Rock in the Park" will be held in Central Park on
27 Saturday, May 2nd, from 6:00 P.M. to 9:00 P.M. The Audience will perform live. Bring
28 chairs and blankets and enjoy the free event. Food from local vendors will be available
29 for purchase.

30
31 Mr. Litton said the Florida Yards and Neighborhoods will conduct an informational
32 session on May 14th from 6:30 P.M. to 8:30 P.M. in the Commission Chambers.
33 Representatives will teach you how to save time and money by watering efficiently,
34 applying fertilizers appropriately, and controlling yard pests responsibly. This session is
35 free. To register call 407-665-5575.

36
37 Mr. Litton said total revenues from October 2008 to March 2009 at the Events Center
38 were \$176,405.93 which includes \$23,630.00 from the catering side.

39
40 B. Mayor

41
42 Mayor Meador said one of the things talked about was the success of the Events Center.
43 A number of our neighboring cities have had to make difficult decisions and they have
44 cut back on what some might think of as amenities. Under the leadership of Mr. Carrico
45 and Mr. Litton, our Parks & Recreation Department has not had to do that. It may seem
46 like a little thing but the Easter Egg Hunt and the number of families with little children

1 that showed up and all of the compliments that he received, he said he didn't deserve
2 them. It was Mr. Carrico and his team, Melissa Flippin and all the work our staff did.
3 We have those are the kinds of things because of the way we have budgeted and the
4 way we have set our priorities. It's a wonderful way to tell our community thank-you.

5
6 Mayor Mealar said the Trailblazers had a very successful 5K race and a Lake Mary
7 company, Front Running Sports, worked with them. Front Running Sports is working
8 with the YMCA this Saturday. There will be a 5K race and it's a wonderful chance for
9 those in the community, regardless of your running skill, to get out and take advantage
10 of a beautiful opportunity.

11
12 C. Commissioners (3)

13
14 Commissioner Gray said Mayor Mealar participated in the Trailblazers 5K race and
15 came in fourth in his class.

16
17 Commissioner Gray said she attended the Metroplan Advisory Board meeting and
18 FDOT talked about land use and transportation. They are using data from the "How
19 Shall We Grow?" in their planning.

20
21 Commissioner Gray said earlier we talked about getting some money from the
22 American Recovery Reinvestment Act for Rinehart, Lake Mary Boulevard, International
23 Parkway, and Longwood-Lake Mary Road. That isn't a done deal but looks like it's
24 going to be good.

25
26 Commissioner Gray said she attended the PBAS (Private Business Association of
27 Seminole). They invite all the communities and both elected and non-elected officials.
28 She said Dr. Vogel of the Seminole County Schools talked about the budget and some
29 of the things they are doing to pull in the gap.

30
31 Commissioner Gray said she attended the Tri-County League of Cities meeting. The
32 speaker was a representative from Congressman Allen Grayson's office and she talked
33 about the American Recovery Reinvestment Act and pointed out six things they wanted
34 to use this money for: technology, energy, environment, health, education, and
35 transportation. For more information go to recovery.gov or flarecovery.gov.

36
37 Commissioner Lucarelli said she hoped everyone had a wonderful Easter and that she
38 had a good time with her family.

39
40 Commissioner Lucarelli said she spoke to Jeannie Morris yesterday and the numbers
41 went up on the savings they are planning on realizing through outsourcing. She used
42 lawn maintenance as an example because they won't have to purchase and maintain
43 equipment, insurance, and employees' benefits. At first Ms. Morris said \$600,000 but
44 that has now jumped up to \$857,000. She said she hoped everyone was looking at
45 ways to trim and save.

1 Commissioner Lucarelli said on Friday she was participating with the *Lake Mary Life*
2 team for Relay for Life. She hoped everyone would stop there and it is going on all
3 weekend for the American Cancer Society. You can go to the website and check out
4 the *Lake Mary Life* team and pick anybody and make a contribution. She said she
5 would be walking and helping out with some of the booths.

6
7 Commissioner Lucarelli said the Florida City Government Week has passed this year
8 but for future years she was interested in doing something. She said she had a couple
9 of ideas and was willing to do her part to head those up or participate. She said she
10 liked what Casselberry did having the elementary schools do essays. She suggested
11 involving the two elementary schools plus Lake Mary High School in something similar
12 to that or an activity where they could participate and learn more about government.
13 We don't have a Citizens' Academy like Seminole County does but maybe we would
14 participate with them by hosting a day here. She said she didn't know if that would be
15 possible because they provide the food. She said she would pitch in for the food. She
16 thought it would be a good thing to be a part of that and encourage citizens to get to
17 know their government and how it works.

18
19 Mayor Meador said that was an excellent idea. He asked Commissioner Lucarelli to
20 submit her ideas to Mr. Litton, have staff look at them then bring something back.

21
22 Deputy Mayor Brender complimented Mr. Carrico and his staff for the Easter Egg Hunt.

23
24 Deputy Mayor Brender said the Seminole County Expressway Authority will meet May
25 12th at 4:00 P.M. at the Board of County Commissioners Chambers. Hopefully in the
26 next several months we will have a layout of where this road is going to go in Seminole
27 County. Not knowing is the biggest problem to the citizens who live in that part of the
28 County.

29
30 Deputy Mayor Brender said this Saturday he will have the pleasure of judging the Miss
31 Lake Mary Pageant.

32
33 Deputy Mayor Brender said we talked about the dog park, he presented a bunch of
34 information about dog parks and then dog parks just dropped off the face of the earth.
35 He said he has gotten more than a few phone calls and more than a few people talking
36 to him about it. A lot of people still want a dog park. He said he agreed with
37 Commissioner Gray that this was not something the City should be putting large
38 amounts of money into. We alleviated all the problems people were having about noise,
39 dog fights, etc. We determined that doesn't happen and then the environmental card
40 got played and everybody said we are going to pollute the lake. There are plenty of
41 ways to alleviate that. He said he would like to see them decide one way or the other.
42 He asked if they wanted to move ahead with a dog park and this time with a permanent
43 decision. We can't make a temporary dog park.

44
45 Commissioner Duryea said the holdup is we have never been presented with a viable
46 option of where.

1 Deputy Mayor Brender said most of the people he has talked to said the “where” is
2 Liberty Park. The noise, dog fights, dog poop issues have been addressed. Most of the
3 issues that people have brought up have turned out to be non-issues or issues that are
4 easily solvable. He said he understood from Mr. Carrico that since this discussion
5 about Liberty Park and the dog park we now have dozens of people going to Liberty
6 Park to walk their dogs. The idea of having a controlled dog park and the Trailblazers
7 willing to take this on, I would like to see if we make it go.

8
9 Mayor Meador said he sees the value of a dog park and the fact that Trailblazers wanted
10 to take a lead role. We have proof that if the Trailblazers get behind something there is
11 a great probability it is going to be successful. He said he promoted Liberty Park. He
12 said within a week after we had that meeting, we had a heavy rain and the very area we
13 were looking at was under water. He said it was his sense to pull that immediately. It is
14 an inappropriate, wrong place for that project whether it was temporary or not. We are
15 looking at some land that may work. He said he agreed that the City didn’t need to be
16 in that business. We are looking for appropriate sites and hopefully we can come back
17 with something the Trailblazers may be interested in. He said once he looked at the
18 very area he was promoting and saw what it looked like, that was the absolute worse
19 place to put a dog park and is glad we didn’t. He said Mr. Litton and others have been
20 looking at this. This is one of those things he would rather be cautious and do the right
21 thing. Once we have that spot identified then we can get community buy in.

22
23 Deputy Mayor Brender said he would need some hard data on how often that site at
24 Liberty Park is flooded.

25
26 Mayor Meador said in his opinion the Liberty Park site is off the table.

27
28 Deputy Mayor Brender asked if it was off the table because it was under water a few
29 weeks out of the year or it was off the table because neighbors brought up concerns
30 that most of which have been addressed. We can get a dog park 22 miles to the east
31 and it will be great but nobody is going to use it. It’s got to be in a neighborhood; that’s
32 where dog parks go. You end up having to transport every dog that goes there.
33 Depending on the Mayor’s issue of why that is off the table he thought they could
34 address some of those issues.

35
36 Commissioner Duryea said it’s not off the table just tabled.

37
38 Commissioner Duryea said this was a nice weekend and you know you’re getting old
39 when you can’t beat the little kids to the eggs. He hoped everyone had a nice weekend.

40
41 Commissioner Gray said the pointers don’t show in TV. She asked Cameraman Vivek
42 Sharma if he would look into seeing if there was any other color that will show.

43
44 D. City Attorney

45
46 Ms. Reischmann had no report at this time.

1 XI. Adjournment

2

3 There being no further business, the meeting adjourned at 8:28 P.M.

4

5

6

7

8 _____
David J. Mealor, Mayor

Mary Campbell, Deputy City Clerk

9

10

11

12 ATTEST:

13

14

15

16

17 _____
Carol A. Foster, City Clerk