



LAKE MARY PLANNING AND ZONING BOARD

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

Regular Meeting MINUTES

TUESDAY, December 12, 2023, 6:00 PM

NO VIDEO RECORDING WAS MADE FOR THIS MEETING

- 1. Call to Order**
The meeting was called to order by Chairman Hawkins at 5:59 PM.
- 2. Moment of Silence**
- 3. Pledge of Allegiance**
- 4. Roll Call – Determination of Quorum**

Robert Hawkins, Chairman
Colleen Taylor – Vice Chair
Benjamin Vogt – Member
Thomas Peet, Member
Brittany Walker, Member
Nick Carlin, Alternate Member
Sabreena Colbert, Community Development Director
Christopher Carson, Senior Planner
Michael Lopez - Planner
Judy Edwards, Permit Technician

- 5. Approval of Planning and Zoning Board Minutes**
 - A. Draft Planning & Zoning Board Minutes**

**PLANNING & ZONING BOARD
December 12, 2023-1**

Member Peet made a motion to approve the Draft Planning and Zoning Board Meeting Minutes of November 14, 2023. Member Vogt seconded the motion and the motion carried unanimously 5 to 0.

6. **Citizen Participation:** This is an opportunity for anyone to come forward and address the Commission on any matter relating to the City or of concern to our citizens. This also includes: 1) any item discussed at a previous work session; 2) any item not specifically listed on a previous agenda but discussed at a previous Commission meeting or 3) any item on tonight's agenda not labeled as a public hearing. Items requiring a public hearing are generally so noted on the agenda and public input will be taken when the item is considered.

No one came forward and the citizen participation section was closed.

7. **P&Z Public Participation Process:** City staff and the applicant, or the agent for the applicant, will make their presentations first, followed by questions from the Planning and Zoning Board members. After the presentations from staff and the applicant, the Chairman will open the public hearing portion of the meeting to allow interested parties to speak for or against the item being considered. The public is instructed to keep their presentation factual, not be redundant, and to direct all comments to the Board, not to the applicant or to staff. From time to time, it may become necessary for the Chairman to limit the time that speakers may have. If a time limit is to be imposed, it will be announced at the time that the Public Hearing is opened. If a speaker wishes to be heard for the record but does not have any new information regarding the item being considered, the speaker shall give his/her name and address for the record and state that they agree with the presentation made by a previous speaker, giving the specific name of the person. When the Chairman believes that no additional information is forthcoming, the Chairman shall close the public hearing portion of the meeting.

8. Old Business

There was no old business.

9. New Business

- A. **2023-RZ-08, Ordinance No. 1698, a recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 2801 W. Lake Mary Blvd. from A-1, Agriculture, to PO, Professional Office. Applicant: Mr. Chris Butera, 2801 Devco, LLC. (Quasi-Judicial – Public Hearing) (Chris Carson, Project Manager)**

Chris Carson, Project Manager, came forward to present Item A.

The applicant is requesting a rezoning of the property located at 2801 W. Lake Mary Blvd, from A-1, Agriculture to PO, Professional Office, for an office development. The +/-1.97 acre property is located on the south side of W. Lake Mary Blvd. The site was previously occupied by Bloom-Masters Nursery and has remained vacant since relocating in 2019. The subject property is zoned A-1 with the future land use of Restricted Commercial.

According to the City's comprehensive plan, the professional zoning district is compatible with the RCOM future land use designation. Staff finds that all conditions have been met. The 4 findings of fact are determined to provide support for this request to rezone this property located at 2801 W. Lake Mary Blvd. from A-1 Agriculture to PO Professional Office by establishing consistency and compatibility; therefore, staff recommends approval of Ordinance No. 1698. The Mayor and City Commission will hear this item on January 18, 2024 for first reading and February 1, 2024 for second reading.

Mr. Chris Butera, 2801 Devco, LLC, 1275 W. Granada Blvd, Suite 58, Ormond Beach, FL, came forward. Chairman Hawkins asked Mr. Butera to confirm that he would be making this a professional office. Mr. Butera stated that a professional medical office is the plan for the site. Chairman Hawkins asked if it would be 1 or 2 stories. Mr. Butera stated that 1 story would be preferred.

Nobody came forward and the public hearing was closed for Board discussion and a motion.

Member Peet made a motion to recommend approval of 2023-RZ-08, Ordinance No. 1698, a recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 2801 W. Lake Mary Blvd. from A-1, Agriculture, to PO, Professional Office with the 4 findings of fact. Member Vogt seconded the motion, and the motion carried 5 to 0.

10. Community Development Director's Report

Sabreena Colbert, Community Development Director stated that the City Commission approved Ordinance 1684, the Comprehensive Plan Text Amendment as part of the housekeeping and cleanup efforts. Ordinances 1695, 1696 and 1697 for the future land use amendments of city owned property have been approved. As well as the final plat for Fontaine, which is the single-family subdivision under construction under Washington Ave. Ms. Colbert stated that there will not be a meeting on December 26, 2023 and wished the board members a happy holiday.

11. Other Business

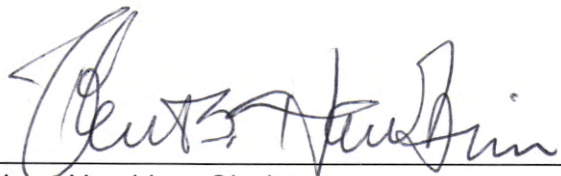
Chairman Hawkins had a question concerning Washington Ave. When he was driving down by the development, it appears a drain installed west of Twelve Oaks is set too high and that he can see that it is about 3" higher than grade. It seems it would do no good being 3" above grade to drain that little section of Washington. Ms. Colbert asked if this was west of the Twelve Oaks entrance. Chairman Hawkins stated that was correct. Ms. Colbert stated she will follow up with Public Works and the inspector regarding this. Chairman Hawkins stated when you drive down there it is clear as day that the metal drain and grate, is 3 or 4" above grade. Ms. Colbert stated she would follow-up with Public Works and will send Chairman Hawkins a follow-up.

12. Reports of Other Members

There were no other reports.

13. Adjournment

There being no further business, the meeting was adjourned at 6:06 PM.



Robert Hawkins, Chairman



Judy Edwards, Permit Technician