



LAKE MARY PLANNING AND ZONING BOARD

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

Regular Meeting AGENDA

TUESDAY, APRIL 23, 2024 6:00 PM

- 1. Call to Order**
- 2. Moment of Silence**
- 3. Pledge of Allegiance**
- 4. Roll Call - Determination of Quorum**
- 5. Approval of Planning and Zoning Board Minutes**
 - A. Draft Planning & Zoning Board Minutes - March 26, 2024**
- 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.
- 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
9. New Business
 - A. 2024-LU-01, Ordinance No. 1702, A recommendation to the Mayor and City Commission regarding a request for an Expedited State Review Comprehensive Plan Amendment, amending Future Land Use Element Policies 1.3, 1.4, 1.10, 3.4 and Table GOP-1 and Transportation Element Policy 2.4, Table 2-1, and Transportation Districts Map 2.1. Applicant: City of Lake Mary (Public Hearing – Legislative) (Sabreena Colbert, Project Manager)
10. Community Development Director's Report
11. Other Business
12. Reports of Other Members
13. Adjournment

THE ORDER OF ITEMS ON THIS AGENDA IS SUBJECT TO CHANGE

NOTE: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he or she may need a verbatim record of the proceedings including the testimony and evidence, which record is not provided by the City of Lake Mary.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE IN ORDER TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY ADA COORDINATOR AT LEAST 48 HOURS IN ADVANCE OF THE MEETING AT (407) 585-1424.



LAKE MARY PLANNING AND ZONING BOARD

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

Regular Meeting MINUTES

TUESDAY, April 23, 2024, 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 5:58 PM.

2. Moment of Silence

3. Pledge of Allegiance

4. Roll Call – Determination of Quorum

Robert Hawkins, Chairman

Colleen Taylor, Vice Chair

Thomas Peet, Member

Benjamin Vogt, Member

Brittany Walker, Member

Nick Carlin, Alternate Member

Sabreena Colbert, Community Development Director

Christopher Carson, Senior Planner

Michael Lopez, Planner

Patrick Martin, Community Development Administrative Coordinator

Katie Reischmann, City Attorney

5. Approval of Planning and Zoning Board Minutes

A. Draft Planning & Zoning Board Minutes

Member Vogt made a motion to approve the Draft Planning and Zoning Board Meeting Minutes of March 26, 2024. Member Walker 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. 2024-LU-01, Ordinance No. 1702, A recommendation to the Mayor and City Commission regarding a request for an Expedited State Review Comprehensive Plan Amendment, amending Future Land Use Element Policies 1.3, 1.4, 1.10, 3.4 and Table GOP-1 and Transportation Element Policy 2.4, Table 2-1, and Transportation Districts Map 2.1. Applicant: City of Lake Mary (Public Hearing – Legislative) (Sabreena Colbert, Project Manager)**

Sabreena Colbert, Project Manager, came forward to present Item A. Senate Bill 328 was passed during the 2024 legislative session amending provisions of the Live Local Act. Additional policies related to affordable housing, and preemptions of local zoning and land use regulations in the bill require further clarification of the City's Comprehensive Plan to prevent conflict with those provisions once implemented. The Comprehensive Plan amendments proposed include clarification on the effect of both the Transit Oriented Development District and the Downtown Economic Partnership Incentive Initiative Overlay. Staff is proposing updates to the compatible zoning districts listed in Table GOP-1 to correctly identify the districts based on the Future Land Use Designations and consistency with the Comprehensive Plan descriptions. Additionally, clarification on the applicability of the Transfer of Development Rights Program related to density bonuses in Downtown. Also, additional updates to correct scrivener's errors including the names of the Transportation Districts and the legend on Map 2.1. Ultimately, the proposed Comprehensive Plan amendments provide further clarification of what has already been adopted in the Comprehensive Plan and are a housekeeping measure. Staff recommends approval of Ordinance No. 1702, amending the Future Land Use Policies noted, and the Mayor and Commission will hear Ordinance No. 1702 on Thursday, May 2, 2024. Once a recommendation from the City Commission is approved, it will be transmitted to the Florida Department of Commerce for review.

Chairman Hawkins asked, so we are doing housekeeping. Mrs. Colbert responded affirmatively.

Member Walker asked how this would affect or if it affects development in Lake Mary. There was a lot of high-density verbiage in the agenda, and I would like to know is this opening our doors to encourage that in Lake Mary. Mrs. Colbert answered that the amendments are not changing the density that is already allotted in the Comprehensive Plan. The Downtown Development District density is a maximum of 18 dwelling units per acre, however, if you couple the Downtown Development District with TOD and/or the DEPI there is opportunity for a density bonus through the Transfer of Development Rights program, but it requires Commission approval. One example of that would be Station House. This is already in the Comprehensive Plan, and we are just clarifying the information in the Comprehensive Plan.

Item A was opened for public hearing. No one came forward and the public hearing was closed.

Member Peet made a motion to recommend approval of 2024-LU-01, Ordinance No. 1702, A recommendation to the Mayor and City Commission regarding a request for an Expedited State Review Comprehensive Plan Amendment, amending Future Land Use Element Policies 1.3, 1.4, 1.10, 3.4 and Table GOP-1 and Transportation Element Policy 2.4, Table 2-1, and Transportation Districts Map 2.1, Applicant City of Lake Mary. Member Vogt seconded the motion, and the motion carried 5 to 0.

10. Community Development Director's Report

Sabreena Colbert, Community Development Director, currently has no updates. There will be a meeting on Tuesday, May 14, 2024. There will be at least one item on the agenda.

11. Other Business

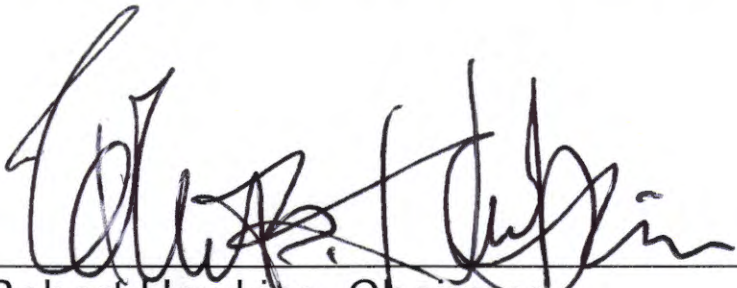
There was no other business.

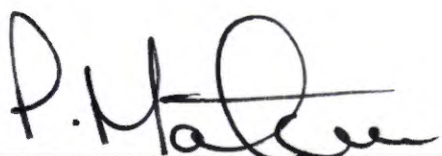
12. Reports of Other Members

There were no other reports.

13. Adjournment

There being no further business, the meeting was adjourned at 6:05 PM.



Robert Hawkins, Chairman

Patrick Martin, Community Development Administrative Coordinator