



LAKE MARY PLANNING AND ZONING BOARD

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

Regular Meeting AGENDA

TUESDAY, AUGUST 13, 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 and Zoning Board Minutes - June 11, 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-RZ-01, Ordinance No. 1704, A recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 289 Seminole Ave. from R-1A, Single Family Dwelling, to PO, Professional Office. Applicant: Ms. Alzira Bruno, AMB Holding Co., LLC. (Quasi-Judicial – Public Hearing) (Michael Lopez, Project Manager)**
- B. 2024-RZ-02, Ordinance No. 1705, A recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 185 N. Country Club Rd. from C-1, General Commercial, to DC, Downtown Centre. Applicant: Mr. Shirong Andy Leu. (Quasi-Judicial – Public Hearing) (Chris Carson, 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.



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LAKE MARY PLANNING AND ZONING BOARD

Lake Mary City Hall
100 N. Country Club Road

Regular Meeting MINUTES

TUESDAY, AUGUST 13, 2024, 6:00 PM

NO VIDEO RECORDING WAS MADE FOR THIS MEETING

1. Call to Order

The meeting was called to order by Vice Chair Taylor at 5:59 PM.

2. Moment of Silence

3. Pledge of Allegiance

4. Roll Call – Determination of Quorum

Colleen Taylor, Vice Chair

Thomas Peet, Member

Benjamin Vogt, Member

Nick Carlin, Alternate Member

Sabreena Colbert, Community Development Director

Christopher Carson, Senior Planner

Michael Lopez, Planner

Patrick Martin, Community Development Administrative Coordinator

5. Approval of Planning and Zoning Board Minutes

A. Draft Planning & Zoning Board Minutes

Alternate Member Carlin made a motion to approve the Draft Planning and Zoning Board Meeting Minutes of June 11, 2024. Member Vogt seconded the motion, and the motion carried unanimously.

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-RZ-01, Ordinance No. 1704, A recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 289 Seminole Ave. from R-1A, Single Family Dwelling, to PO, Professional Office. Applicant: Ms. Alzira Bruno, AMB Holding Co., LLC. (Quasi-Judicial – Public Hearing) (Michael Lopez, Project Manager)**

Michael Lopez, Project Manager, came forward to present Item A.

The applicant is requesting to rezone 289 Seminole Avenue from R-1A, Single-Family Dwelling, to PO, Professional Office, for consistency with the City's Comprehensive Plan and to market the property for professional offices and other compatible uses.

According to the City's Comprehensive Plan, the PO zoning district is compatible with the Office, OFF, future land use designation. The 0.6-acre property is located on the southeastern corner of Seminole Avenue and 7th Street.

Several childcare facilities have operated at this property and would be considered legal nonconforming in the current residential zoning. Single-family dwellings are the only use permitted by right in the current R-1A zoning for the property. The PO zoning district allows real estate and professional offices, financial institutions without drive-thru's, and churches. Childcare centers are only permitted after approval of a conditional use in the PO zoning district.

The findings of fact on pages 2 and 3 of the staff report are determined to provide support for the request to rezone the subject property located at 289 Seminole Avenue from R-1A to PO by establishing consistency and compatibility. Staff finds all conditions to have been met and recommends approval of Ordinance number 1704.

The Mayor and City Commission will hear this item on September 19th for First Reading and October 3rd for Second Reading.

Christopher Bruno came forward to speak on behalf of the applicant. He expressed thanks to Mr. Lopez and the other staff for their assistance during the review process and looks forward to the zoning change.

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

Member Vogt made a motion to recommend approval of 2024-RZ-01, Ordinance No. 1704, a recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 289 Seminole Ave. from R-1A, Single Family Dwelling, to PO, Professional Office. Applicant: Ms. Alzira Bruno, AMB Holding Co., LLC. Member Peet seconded the motion, and the motion carried 4 to 0.

B. 2024-RZ-02, Ordinance No. 1705, A recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 185 N. Country Club Rd. from C-1, General Commercial, to DC, Downtown Centre. Applicant: Mr. Shirong Andy Leu. (Quasi-Judicial – Public Hearing) (Chris Carson, Project Manager)

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

The applicant is requesting a rezoning of the 0.26-acre property located at 185 N. Country Club Rd. from C-1, General Commercial, to DC, Downtown Centre. This is the home of former Lily's. The applicant is working with staff on improvements to the building for a new business known as Queen's Cup Café.

The subject property has a future land use designation of Downtown Development District, DDD. According to the City's Comprehensive Plan, Policy 1.10, new development and redevelopment shall be required to rezone to DC or PUD to be compatible with the Downtown Development District future land use. The change in zoning is consistent with the Downtown Development District future land use designation and vision for downtown. Page 2 of the staff report reviews criteria A – D for fact finding and staff has found all conditions have been met.

The findings of fact provide support for the request to rezone the subject property located at 185 N. Country Club Rd. from C-1, General Commercial, to DC, Downtown Centre, by establishing consistency and compatibility, therefore, staff recommends approval.

The Mayor and City Commission will hear this item on September 19th for First Reading and October 3rd for Second Reading.

Mr. James Leu came forward on behalf of the applicant. Mr. Leu expressed his appreciation with the City's cooperation with this zoning request. He looks forward to starting their business and exploring methods for expanding their business in the future.

The applicant, Mr. Shirong Andy Leu, then came forward. He stated he came to Lake Mary about two years ago. He was previously a statistician with an employment discrimination agency. He stated his wife always wanted to have a restaurant. Now that he is retired, he decided to open the restaurant for her and looks forward to growing the business.

Vice Chair Taylor stated that the matter of the zoning is the only item being decided at this point, but City staff will continue to work with the applicant regarding their business plans.

Item B was then opened for a public hearing. No one came forward and the public hearing was closed.

Member Vogt made a motion to recommend approval of 2024-RZ-02, Ordinance No. 1705, a recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 185 N. Country Club Rd. from C-1, General Commercial, to DC, Downtown Centre. Applicant: Mr. Shirong Andy Leu. Alternate Member Carlin seconded the motion, and the motion carried 4 to 0.

10. Community Development Director's Report

Sabreena Colbert, Community Development Director, stated two site construction permits have been issued since the last meeting. Office Biscayne on Lake Mary Blvd. has already begun the

land clearing. Rinehart Pointe, the strip center on Rinehart just south of the AdventHealth Medical Facility on the east side, they have been issued their site construction permit and installed their silt fence. There are two other site construction permits that are pending issuance.

We have kicked-off our Comprehensive Plan update process. Flyers were provided to the Board Members that have information regarding the process as well as a QR code and link to our survey. Board Members are encouraged to take the survey, if they haven't already done so. As well, Members are encouraged to share it with friends and family in the community.

Ms. Colbert also stated that a community open house meeting will be held on Tuesday, September 24, 2024. Board Members are encouraged to attend this event as well. The meeting will be interactive and designed to gauge feedback and input from the community.

Vice Chair Taylor asked if the open house event would be after the Planning and Zoning Board meeting on that night. Ms. Colbert responded the open house event will be held in lieu of the regular meeting.

Additionally, Ms. Colbert advised that there will be items for the August 27th meeting. The September 10th meeting does not currently have any items scheduled, but staff will follow-up as the time approaches.

Member Peet asked about the lot that was cleared across from the post office [Office Biscayne Project]. He stated that he was surprised that more trees hadn't been preserved.

Mr. Carson responded that there were no historic trees removed. Right now, it looks like a lot has been cleared but by the end of development there will be significant buffers. There will be 35-foot buffers on both the north and west side of the development with landscaping and a wall.

Ms. Colbert added that the property was cleared according to the approved plans. The difference is drastic from such a densely wooded area to what it is now. We have confirmed that the removal was done according to the approved plans. The contractor has been working with the Public Works Construction Manager throughout each step so far.

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 6:14 PM.

A handwritten signature in black ink, appearing to read "Robert Hawkins", written over a horizontal line.

Robert Hawkins, Chairman

A handwritten signature in black ink, appearing to read "Patrick Martin", written over a horizontal line.

Patrick Martin, Community Development Administrative Coordinator