



LAKE MARY PLANNING AND ZONING BOARD

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

Regular Meeting AGENDA

TUESDAY, NOVEMBER 12, 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 - October 08, 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-SP-06, A recommendation to the Mayor and City Commission for site plan approval with variances for the construction of a +/- 4,000 sq. ft., 1-story dental office located at 101 N. 5th St. Applicant: Dr. David W. Edwards, GWE DWE Property, LLC. (Quasi-Judicial – Public Hearing) (Michael Lopez, Project Manager)
- B. 2023-RZ-09, Ordinance No. 1711, A recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 122 W. Crystal Lake Ave. from C-1, General Commercial, to DC, Downtown Centre. Applicant: Ms. Laura Diss, Q Boutique Specialty Realty, Inc. (Quasi-Judicial – Public Hearing) (Michael Lopez, Project Manager)
- C. 2023-CU-05, A recommendation to the Mayor and City Commission regarding a request for a Conditional Use to operate a conference and training center for real estate/licensing education with a small event rental space located in an existing +/- 1,632 sq. ft., 1-story office building at 122 W. Crystal Lake Ave. Applicant: Ms. Laura Diss, Q Boutique Specialty Realty, Inc. (Quasi-Judicial – Public Hearing) (Michael Lopez, Project Manager)
- D. 2023-RZ-07, A request to the Mayor and City Commission to consider the First Amendment to the Oaks of Lake Mary Planned Unit Development, to allow a one hundred fifty (150) seat quick service restaurant with no drive thru on the proposed "Combination Lot" located at the southeast corner of W. Lake Mary Blvd. and Longwood-Lake Mary Rd. Applicant: Mr. Kyle Morel, Bohler Engineering, FL. LLC. (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.



LAKE MARY PLANNING AND ZONING BOARD

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

Regular Meeting MINUTES

TUESDAY, NOVEMBER 12, 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 5:57 PM.

2. Moment of Silence

3. Pledge of Allegiance

4. Roll Call – Determination of Quorum

Robert Hawkins, Chairman

Thomas Peet, Member

Brittany Walker, Member

Benjamin Vogt, Member

Nick Carlin, Member

Sabreena Colbert, Community Development Director

Christopher Carson, Senior Planner

Michael Lopez, Planner

Patrick Martin, Community Development Administrative Coordinator

Darren Elkind, 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 October 8, 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-SP-06, A recommendation to the Mayor and City Commission for site plan approval with variances for the construction of a +/- 4,000 sq. ft., 1-story dental office located at 101 N. 5th St. Applicant: Dr. David W. Edwards, GWE DWE Property, LLC. (Quasi-Judicial – Public Hearing) (Michael Lopez, Project Manager)**

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

The applicant is requesting site plan approval to construct a +/- 4,000 sq. ft., 1-story dental office on a +/- 0.41-acre property. The subject property is located on the northeast corner of W. Lake Mary Blvd. and N. 5th St. The property is zoned PO, Professional Office, has a future land use designation of OFF, Office, and is within the Lake Mary Boulevard Gateway Corridor overlay.

The proposed building meets the south setback of 40 feet and east setback of 25 feet. The applicant is requesting a variance from the north setback from the required 25 feet to 1 foot at its closest point, where a retaining wall will run parallel to the north property line for around 22 and a half feet, while the rest of the building will maintain a setback of 6.8 feet.

The applicant is also requesting a variance from the west setback from the required 25 feet to 10 feet. Variances to the building setbacks must meet 7 findings of fact, which can be found in pages 5 through 7 of the staff report.

The proposed building height of 25 feet falls below the 35 feet permitted in the Gateway Corridor overlay. The property will be accessed via an existing 24-foot-wide cross access easement from the abutting property to the east, which then connects to both W. Lake Mary Blvd. to the south and N. 5th St. to the west.

Pedestrian access is provided to the west, tying into the existing sidewalk along N. 5th St. and extending along the south and east facades of the building.

The applicant has provided a traffic statement noting the number of projected trips for the development. A traffic study was not required per the City Code since the site does not exceed 350 average daily trips or 50 peak hour trips.

An environmental assessment was conducted for the subject property in September 2024, and no threatened and endangered species of plants or animals were identified on site.

The number of plantings in the landscape buffers are being met. The landscape buffer to the south for the Gateway Corridor overlay is meeting the required 15 feet and the number of plantings in this buffer exceeds the requirements.

The applicant is requesting variances to the north, east, and west landscape buffers. The north landscape buffer requires a 10-foot minimum average width, and the applicant is requesting 1 foot at its closest point to the property line, where the aforementioned retaining wall will be located. Overall, the average width will be approximately 10 feet along the north property line.

The east landscape buffer requires a 10-foot minimum average width, and the applicant is requesting 1 foot, as the cross-access easement enters the property from the east.

Lastly, the west landscape buffer requires a 15-foot minimum average width, and the applicant is requesting 6 feet. Overall, the average width will be approximately 10 feet along the west property line.

The City Commission may waive various landscaping provisions if the general intent and purpose of the district is maintained. To maintain cross access with the properties to the east, and to promote economic development, a waiver of the landscape buffer width is necessary. The reduction would not adversely affect the surrounding neighborhood.

There is one historic tree on the property which will require removal due to its location in the proposed building pad, and the applicant shall pay the \$1,250 tree mitigation fee prior to the issuance of the Site Construction Permit.

The proposed plan meets the open space requirement of 35% by providing 41.87% open space.

The development is providing the required 16 parking spaces, including 1 handicap accessible parking space as required. A bicycle rack providing two spaces for bicycles is provided on site to the southwest of the office building.

A monument sign is proposed along W. Lake Mary Boulevard near the southwestern corner of the site, and this will require a separate building permit prior to its construction.

The applicant is proposing an underground exfiltration system for stormwater management. The system is designed to retain 100% of the runoff from the mean, 25-year and 100-year, 24-hour storm events without exceeding the pre-development peak rates of discharge. The system is designed to meet stormwater regulations set forth by the St. Johns River Water Management District and the City of Lake Mary. The property is within an open basin.

Two trash receptacles will be located on a paver pad to the east of the office building. A condition of approval has been added that adequate screening of the trash receptacles will be provided, according to Code.

Water and sewer services will be provided by the City of Lake Mary. The development will connect to the City's 8-inch water main on the western side of N. 5th St. and an existing sanitary sewer manhole on N. 5th St.

Staff find that the proposed site plan and the request for the variances to the north and west building setbacks and north, east, and west landscape buffers are consistent with the relevant criteria of the City's Code of Ordinances and Comprehensive Plan and recommends approval with the five conditions as outlined in the staff report.

The Mayor and City Commission will hear this item on December 5th.

David Edwards, 5620 Wayside Drive, Sanford, FL, the applicant, came forward to speak on the item. He stated the project is really important for him and his family. He explained that his family is very involved in activities throughout the City. His father purchased the subject property in 1999 with the hopes of developing a dental office on it. The property has always been challenging with its odd size and shape making it difficult and expensive to develop. His father made several attempts over the years to build on the lot, but it never worked out. Dr. Edwards stated he began in 2018 with a plan for a 2-story, 5,000 square foot, building, but the 2-story route would have been too expensive, and that is how he arrived at the currently proposed project. Dr. Edwards stated Mr. Lopez, Ms. Colbert, and all of the staff have been very helpful in working with him to come up with a plan that would work for him as well as the City. The proposed 4,000 square foot building design is the bare minimum that is needed to make his business economically feasible. Dr. Edwards stated that multiple site constraints and requirements have made the project very difficult and expensive to develop, which is why the variances from setbacks and buffers are being requested. He stated he has a loyal patient base that will help support the Lake Mary economy, and the project engineer and architect are present to answer any questions.

Chairman Hawkins asked how many employees the applicant currently has. Dr. Edwards responded that he has 7 employees.

Chairman Hawkins asked if the applicant was currently the only doctor in his practice. Dr. Edwards responded affirmatively and explained he has another dentist who is completing her schooling currently and is expected to join the practice in 2027.

Chairman Hawkins asked if any arrangements has been made for additional parking with the Lake Mary City Centre on the neighboring property. Dr. Edwards responded that parking was planned according to Code.

Chairman Hawkins responded that it does not look like there is enough parking for the size of dental office being proposed, especially if another doctor and additional staff are to be added in the future even though it is done to Code. Dr. Edwards answered the proposed office is being built with 10 operatories and his hope is that all patients and staff will be able to use the parking on their property. He noted the adjacent lot at Lake Mary City Centre as well as the City lot near his property are never full. Chairman Hawkins commented that was his only concern, but since the parking meets Code he is fine with it.

Dr. Edwards explained his practice operates a little differently even as a two-doctor practice. He stated most of his appointments are 3 to 4 hours long because patients travel for longer procedures which leads to less foot traffic than a typical office. He doesn't believe his office would have as much parking requirement as a typical dental office even with the other 1-hour hygiene appointments added in as well.

Chairman Hawkins concluded that he just wanted to make sure the applicant had thought about the parking.

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-SP-06, A recommendation to the Mayor and City Commission for site plan approval with variances for the construction of a +/- 4,000 sq. ft., 1-story dental office located at 101 N. 5th St. Applicant: Dr. David W. Edwards, GWE DWE Property, LLC. Member Carlin seconded the motion, and the motion carried 5 to 0.

- B. 2023-RZ-09, Ordinance No. 1711, A recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 122 W. Crystal Lake Ave. from C-1, General Commercial, to DC, Downtown Centre. Applicant: Ms. Laura Diss, Q Boutique Specialty Realty, Inc. (Quasi-Judicial – Public Hearing) (Michael Lopez, Project Manager)**
- C. 2023-CU-05, A recommendation to the Mayor and City Commission regarding a request for a Conditional Use to operate a conference and training center for real estate/licensing education with a small event rental space located in an existing +/- 1,632 sq. ft., 1-story office building at 122 W. Crystal Lake Ave. Applicant: Ms. Laura Diss, Q Boutique Specialty Realty, Inc. (Quasi-Judicial – Public Hearing) (Michael Lopez, Project Manager)**

Items B and C were presented together.

Michael Lopez, Project Manager, came forward to present Items B and C.

The applicant is requesting to rezone 122 W. Crystal Lake Avenue from C-1, General Commercial, to DC, Downtown Centre, for consistency with the City's Comprehensive Plan and to allow for a conditional use permitted under the DC zoning district. Per the City's Comprehensive Plan, the DC zoning district is compatible with the property's Downtown Development District future land use designation. 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 +/- 0.26-acre property is located on the north side of W. Crystal Lake Avenue, east of 4th Street and west of N. Country Club Road, in the core of the Downtown Development District. The findings of fact on pages 2 and 3 of the rezoning staff report are determined to provide support for the request to rezone the subject property located at 122 W. Crystal Lake Avenue from C-1 to DC by establishing consistency and compatibility.

Regarding the conditional use, the applicant currently operates a real estate office and artist and design studio, Q Boutique Specialty Realty, in the +/- 1,632 square foot building on the property. Both uses are permitted by right in the existing and proposed zoning districts. However, the applicant would like to also operate a conference and training center, a use allowed through the

conditional use process in the DC zoning district, for real estate and licensing education with a small event rental space in the existing building. No modifications to the building interior or the site are proposed.

In-person courses will occur on site quarterly in the building's conference room and will include education and group study sessions. These sessions will be led by an instructor with a maximum of 16 students. The education and group learning sessions will not exceed four hours in a day, no more than two days per week. A lunch and learn opportunity will be offered on Fridays from 10:00 a.m. to 2:00 p.m. and an exam study session will be offered on Saturdays from 12:00 p.m. to 4:00 p.m., both for the same number of participants. The small event rental space will also be located within the same conference room in the building, with a maximum of 16 attendees per event allowed.

Per Section 154.67 of the Code, the required parking in the DC zoning district is three parking spaces per 1,000 sq. ft. of commercial, office, or retail space, with a 25% reduction of required parking spaces available. Based on the square footage of the building, the site requires 5 parking spaces, or 4 parking spaces after applying the 25% reduction. The site meets or exceeds the Code minimum parking requirement by providing 7 parking spaces, and given the site's central location within downtown, additional public, on-street parking is available to the south of the property within a one block walk and further.

Staff find all conditions to have been met and recommend approval of Ordinance Number 1711 for the property's rezoning.

Staff also find that the request to operate a school for real estate/licensing education and a small event rental space at 122 W. Crystal Lake Avenue does not adversely affect the public interest, is a reasonable request based on the aforementioned findings of fact, and recommends approval.

The Mayor and City Commission will hear the rezoning on December 5th for First Reading and January 16th for Second Reading. The Mayor and City Commission will hear the conditional use for one reading on December 5th.

Laura Diss, 122 W. Crystal Lake Ave., Lake Mary, FL, the applicant, came forward to speak on the item. She stated Mr. Lopez's presentation covered everything and that she is excited to get approval.

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

Member Walker made a motion to recommend approval of 2023-RZ-09, Ordinance No. 1711, A recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 122 W. Crystal Lake Ave. from C-1, General Commercial,

to DC, Downtown Centre. Applicant: Ms. Laura Diss, Q Boutique Specialty Realty, Inc. Member Vogt seconded the motion, and the motion carried 5 to 0.

Member Walker then made a motion to recommend approval of 2023-CU-05, A recommendation to the Mayor and City Commission regarding a request for a Conditional Use to operate a conference and training center for real estate/licensing education with a small event rental space located in an existing +/- 1,632 sq. ft., 1-story office building at 122 W. Crystal Lake Ave. Applicant: Ms. Laura Diss, Q Boutique Specialty Realty, Inc. Member Carlin seconded the motion, and the motion carried 5 to 0.

D. 2023-RZ-07, A request to the Mayor and City Commission to consider the First Amendment to the Oaks of Lake Mary Planned Unit Development, to allow a one hundred fifty (150) seat quick service restaurant with no drive thru on the proposed "Combination Lot" located at the southeast corner of W. Lake Mary Blvd. and Longwood-Lake Mary Rd. Applicant: Mr. Kyle Morel, Bohler Engineering, FL. LLC. (Quasi-Judicial – Public Hearing) (Chris Carson, Project Manager)

Sabreena Colbert, Community Development Director, came forward to present item D.

The applicant is requesting to amend the Oaks of Lake Mary Planned Unit Development (PUD) Agreement and Final PUD Plan to modify the development standards and site layout of Lots 1 and 2 to allow for a one hundred fifty (150) seat quick service restaurant with no drive-thru on the proposed "Combination Lot". The proposed combination lot is approximately two acres of the total 12.6 acres within the PUD and the subject property is currently vacant. The property has a Future Land Use designation of COM, Commercial, and is located in the Lake Mary Blvd. Gateway Corridor Overlay.

The request is the first amendment to the Oaks at Lake Mary PUD which was approved by the City Commission in 2021. Following the PUD approval, the property was platted in 2022 creating the three outparcels consistent with the approved PUD plan. In 2023, a site construction permit was issued to modify existing parking lot islands on Lot 4 which is the existing shopping center, and to install stub-outs for future development of the outparcels created.

The requested amendment to the PUD is a rezoning request. Pursuant to Section 154.17(A), development within the city shall conform to all elements of the comprehensive plan in addition to the regulations of Chapter 154, Zoning Code. More specifically, Section 154.27(A)(2) states that rezoning proposals shall be studied to determine that the criteria for rezoning are being met.

The need and justification for the change stems from the modifications proposed to the previously approved Final PUD Plan to support the operations and function of a Chick-Fil-A with no drive-thru. Staff find that the proposed Combination Lot for the construction of a single building with one tenant on Lot 1 and surface parking on Lot 2 is not consistent with the vision of the approved Oaks at Lake Mary PUD or the City's Midtown District. Specifically, the Midtown District was delineated to provide a focal point for economic development within the central part of the City along the W. Lake Mary Blvd. Gateway Corridor Overlay. The Midtown District

encourages mixed use development and redevelopment by integrating a full range of commercial uses and compatible design with a focus on convenience and walkability. The PUD Amendment request eliminates the opportunity for a business or businesses to develop and locate on Lot 2 since the combination lot proposes this area to be surface parking to support the quick service restaurant building being proposed on Lot 1.

The proposed combination lot is typical of urban sprawl and not of infill development. Florida Statute 163.3164 of the Community Planning Act defines urban sprawl, in part, as a development pattern characterized by automobile-dependent development with either a single use or multiple uses that are not functionally related. Staff understand that vehicle dependency exists throughout the City which makes it more imperative for development to be functionally related to the surrounding uses and properties. The original PUD plan and Development Agreement are designed to improve the vehicular movement throughout the overall PUD and to provide pathways for pedestrian circulation. The proposed combination lot is not functionally related to the rest of the Oaks at Lake Mary PUD. The design of the combination lot and building isolates the development from the existing plaza.

Also, this modified Chick-Fil-A concept of eliminating the drive-thru and emphasizing mobile and online ordering for pick up is not a concept that is captured in the Institute of Transportation Engineers (ITE) Trip Generation Manual. Although the Applicant used an ITE land use that is closest to this, nationally Chick-fil-A restaurants do not follow the standard trip generation characteristics of many other fast-food restaurants. This model encourages shorter visits similar to a restaurant with drive-thru, using parking spaces in lieu of the conventional drive-thru lanes. Therefore, support would exist for this site to have a higher trip generation and a greater impact on the surrounding properties. Staff finds that concurrency per the Transportation Element and Policy 7.1 of the Comprehensive Plan cannot be determined without reviewing data specific to this Chick-Fil-A model which the applicant has not provided.

The City is approaching a build-out scenario with +/- 133 acres of developable land area remaining. Maximizing existing land entitlement for development or redevelopment opportunities is vital in preserving the City's conservation areas, growing the tax base, and maintaining the quality of life the City has become accustomed to.

Comprehensive Plan, Future Land Use Policy 1.1 states that the land development regulations and codes shall be enforced equally on all property within the city. This includes the applicable standards pursuant to Section 154.61(A) PUD zoning districts as provided in the staff report.

Future Land Use Policy 1.2 requires that the land development regulations, which implements the adopted Comprehensive Plan, shall be maintained and enforced including the regulations for the subdivision of land; compatibility of adjacent land uses; natural and historic resources; open space; flood prone area protection; signage; drainage, surface and groundwater quality; stormwater management; traffic circulation and parking and site requirements.

Staff has determined that the site layout including the building orientation with “back-of-house” elements fronting the right of way, poor traffic circulation in an already problematic parking lot, and lack of pedestrian pathways on the proposed combination lot will negatively impact the surrounding properties and overall PUD.

At the time of the original PUD approval, which was initiated pre-COVID pandemic, the City did not consider the impacts of mobile ordering and curbside pick-up in lieu of a drive-thru for a quick service restaurant that typically has a drive-thru. As previously noted, there is limited data available to consider the amount of vehicle trips and duration of vehicle turnover creating additional friction within the parking lot and surrounding areas and additional conflict between vehicles and pedestrians.

Staff find the proposed amendment does not meet the purpose and intent of the PUD zoning including: 154.61(A)(2), 154.61(A)(5), and 154.61(A)(7) as noted in the staff report in further detail. As well as the site development standards outlined in Section 154.61(C)(6).

Staff have determined that there are no unique characteristics that prevent the development from complying with the standards for a PUD district including the uses and standards established in the current Oaks at Lake Mary PUD Development Agreement and Final PUD Plan. Staff’s analysis of the specific standards is as follows.

The architectural requirements of the current PUD agreement describe a mix of finishes, decorative lighting, window treatments and building articulation with the design of new buildings to be a modern twist to the Florida Vernacular style.

The façade on the existing plaza on Lot 4 was updated to reflect the architectural requirements of the 2019 approval which was intended to continue throughout the Oaks at Lake Mary PUD to create a cohesive design. The proposed architectural elevations show a brick veneer as seen at a typical Chick-Fil-A. The applicant did provide additional architectural elements through staff’s review and incorporated the proposed elevations into the amended agreement. However, staff find that the standard finishes, large canopy and orientation of the building are not compatible with the renovated plaza or with Griffin Farms at Midtown to the west.

Longwood Lake Mary Rd. is a prominent intersection, and the building will be highly visible. The west façade appears and functions as a “back-of-house” with service doors and mechanical equipment facing the right of way. Staff understands there are service needs for the interior to function according to Chick-Fil-A’s business model. However, this is a prominent intersection centrally located within the Lake Mary Blvd. Gateway Corridor. Staff has advised the applicant to shift the back of house operations to an interior facade but in lieu of modifying the interior, the applicant has proposed a screen wall.

A 100-square foot storage building is proposed in conjunction with the dumpster for storage of cleaning supplies and other cleaning equipment. The commercial and office zoning districts within the city do not allow accessory structures, nor is storage a use permitted in these districts.

The applicant has included the details for the storage building in conjunction with the dumpster enclosure with the proposed amendment to the Development Agreement.

Staff have concerns, not specifically with the storage building connected to the dumpster enclosure, but rather with the use and function on the site. Due to the orientation of the building with the “back-of-house” elements located on the west façade fronting the Longwood Lake Mary Rd. right-of-way and intersection at Lake Mary Blvd. An employee needing access to the dumpster and/or storage building for the cleaning supplies as described will need to wheel a mop bucket or trash bin, for example, across the parking lot to the service access.

A traffic study was completed with a projection of 2,352 daily trips for the project. 941 of these trips are captured by passerby vehicles resulting in 1,411 new daily trips. The City's traffic consultant and the County's traffic division reviewed the applicant's study and determined that due to safety concerns, a right turn lane is warranted for the site access driveways on both W. Lake Mary Blvd. and Longwood Lake Mary Rd. Construction of the turn lanes will result in the removal of at least nine (9) mature oak trees.

It is important to note two things regarding transportation concurrency and planning based on the current law. First, the City is a Transportation Concurrency Exception Area (TCEA). This allows the City to be in control of its policy on transportation improvements. To that end, the City has created multi-modal transportation districts, continued promotion of pedestrian and trail improvements/connections, and has been allowing multi-modal land use solutions through urban design by approving mixed-use developments such the adjacent Griffin Farms PUD.

Staff suggested the applicant propose alternative improvements to aid in safety in lieu of or to lessen the impact to the character of the Midtown District and the Lake Mary Blvd. Gateway Corridor Overlay.

The applicant is proposing 102 parking spaces for the Combination Lot based on 150 seats and 40 employees. Of these, 71 are proposed, 31 are existing with up to nineteen parking spaces to be designated as curbside parking spaces.

An environmental report was not submitted by the applicant with the request to amend the PUD. If approved, a full environmental study will be required at the time of site plan review.

The Oaks of Lake Mary PUD requires a minimum of 35% open space with each lot maintaining a minimum of 20% open space. If approved, a condition can be included for the project to provide the minimum open space required at the time of site plan review.

The project proposes to connect to the existing master stormwater system, which was once located on lots 1 and 2 but was relocated to the rear of the development in anticipation of future development of the outparcels.

For all of the reasons addressed in the staff report and presented this evening, staff has reviewed the above referenced application and has found that the request to amend the Oaks of Lake Mary PUD Development Agreement and Final PUD Plan is not consistent with the goals, objectives and policies of the City's Comprehensive Plan or Land Development Code and recommends denial of the modified development standards and site layout for the proposed Combination Lot amended PUD Plan and agreement.

The Florida Statutes dictate that land development approvals must be consistent with the comprehensive plan. Given this mandate, and the requirement in state law that the amendment be reviewed based on the standards in the comprehensive plan and the land development code a summary of the Goal, Objectives, and Policies were provided as support for staff's recommendation for denial.

The Mayor and City Commission will hear this item on December 5, 2024.

Chairman Hawkins stated there was a lot of information presented and asked that Ms. Colbert summarize the issues with the project.

Ms. Colbert responded that the key points are that the orientation of the building with some of the back-of-house elements fronting the Longwood Lake Mary Rd. right-of-way and the primary intersection as well as having employees have to traverse to the opposite side of the building and parking lot to the dumpster enclosure. Also, the lack of understanding of the impacts on traffic for this model of Chick-Fil-A being that it has no drive-thru. It is a quick service restaurant, however, it is a new prototype within our market. Ms. Colbert stated that staff has requested information specific to this model and a study specific to this type of location, and it was not provided due to it being a new concept. She added that there were limitations in the initial PUD approval to limit drive-thru to specific uses only on certain lots, which allowed for circulation of pedestrian flow. Whereas this plan isolates the building and maintains some of the problematic circulation within the existing parking lot and doesn't provide the pedestrian connection that is required per the current PUD approval from the public sidewalks in the Lake Mary Blvd. right-of-way to the new buildings and the existing plaza. Ms. Colbert continued overall the intent was to connect everything consistent with Griffin Farms.

Mickey Grindstaff, Attorney at Schutts and Bowen, LLC., 300 S. Orange Ave., Orlando, FL, came forward on behalf of the applicant. Mr. Grindstaff stated that there is a lot of information as the project has been ongoing for about 15 months. There have been numerous conversations with staff as well as two in-person meetings. There have also been several email correspondences resulting in what is before you this evening which is version 12 of a draft PUD agreement. He continued that they have made efforts to address the comments from staff and he would like for the Board to see how they have been addressed. Mr. Grindstaff stated that some of the suggested conditions that were listed in the Staff Report are already in the proposed agreement. He requested that the Board look at what has been done and offer guidance to both the applicant and staff. He stated that they were told that this project would be more negatively impactful at the intersection than a drive-thru which are allowed in limited circumstances. He continued the

applicant is not requesting a drive-thru, but they are available and the applicant believes the proposed design is a substantial improvement. Mr. Grindstaff stated the applicant believed they had addressed the issue of pedestrian connectivity and that what was proposed was considered acceptable. On the subject of traffic flow the applicant thinks the proposal addresses the issues with traffic flow. He stated that the applicant will also provide details on the parking as there are two extra parking spaces. As well the storage area within the dumpster enclosure would not be used to store chemicals and cleaning supplies for the main facility and the agreement prohibits it. He stated he would like the applicant to go through their presentation with the Board and answer any questions or take any feedback the Board may have.

Kyle Morel, Bohler Engineering, FL. LLC., 600 N. Westshore Blvd., Tampa, FL, the applicant, came forward to speak on the item. [A packet for the applicant's presentation was provided to the Board which is attached to the end of this record.] Mr. Morel stated the project has come a long way since the first iteration was submitted last summer. From an aesthetic standpoint they want this project to have the same feel as the PUD located directly to the west. They do not want this project to feel like it is not a cohesive part of the community. He stated that the packet provided illustrates how the proposed project is cohesive with the same type of landscaping and architectural elements such as the brick façade. Mr. Morel continued that a screen wall has been proposed to address the "back-of-house" feel mentioned by Ms. Colbert. It is approximately a 6-foot-tall screen wall, so when you are driving by and look over to the development you aren't going to see anything that looks back-of-house. There will be enhanced landscaping above Code minimums and the screen wall. It will not look like anything that is not cohesive with the existing corridor. He stated that he understands Staff's concerns with the dumpster enclosure, but most of that access to that area will be done during non-rush times. He continued that the dumpster isn't closer to the building because guests enjoying their meal outside won't want the smell of trash nearby.

Mr. Morel stated they are more than happy to look at other options for pedestrian connectivity, if necessary. He stated they met with Staff and proposed a connection that they thought everyone in the room agreed to, but they are willing to work on other options to connect the proposed building to the retail to the south. He added that they only own a portion of the plaza, so anything done outside of that property would require approval from the plaza owner. He stated that they have done a traffic study and are putting the turn lanes in, but Lake Mary is growing. They are going to put turn deceleration lanes in to mitigate the additional trips to the site. Mr. Morel continued that as far as parking goes they are willing to go back with Staff and look at the numbers. He stated he believes they have the correct parking accounting for lot 4, which is the retail plaza, and the proposed building. He stated he believes when the existing is added to the proposed parking that there are 5 spaces above Land Development Code requirements. Mr. Morel stated Chick-fil-a really wants to be in this area and they are willing to work with staff, but they are at a point where they need a little more direction, if there are still outlying questions that would prohibit the project moving forward. Mr. Morel continued that the Chick-fil-a concept without a drive-thru would be a net benefit to the City as the current PUD allows for a Dunkin' with a drive-thru and another building with a drive-thru. There is a small percentage of curbside pick-up. The concept is new and there is some data from Alabama where there are a couple of

these stores open, but it isn't that 50% of the customers will be curbside pick-up. It would be just a fraction, 1 in 8 or 1 in 10. There have been 19 parking spaces set aside specific for those customers, and the remaining parking which is roughly 80 spaces would allow for those who want to visit the Chick-fil-a and eat inside.

Member Walker asked what the statistics are on the drive-thru traffic versus walk-in for Chick-Fil-A as a whole because it's known as a drive-thru business. Mr. Morel responded that he doesn't have that data available tonight only the traffic study with the standard ITE for a fast food restaurant without a drive-thru and a fast food restaurant with a drive-thru. From what that information says the daily trips are within 6%, 2400 versus 2350 daily trips. He continued specific to Chick-Fil-A, he does not know, if he has that data.

Member Carlin asked if there is a way to request the data for the new concept. Mr. Morel responded that they do have the data, and it was submitted to staff. Member Carlin then asked if the Board approved and if the concept didn't work and fails, what the next step would be after that, a drive-thru.

Mr. Morel responded he doesn't think it would revert back to a drive-thru because he assumes as part of the PUD process the proposed revision would be locked-in. If it would be more amenable to Staff to strike the words "drive-thru" from the PUD revision. He is confident that it won't fail, but he also wants to give Staff the confidence that we aren't going to come back and say "Sorry, you guys were right, and we want a drive-thru again."

Chairman Hawkins asked about the curbside parking. Mr. Morel responded that the spaces closest to the building are designated as the curbside pick-up parking spaces. The remainder of the parking is spread out across the parcel. Chairman Hawkins then asked if the curbside pick-up presented a safety issue for the restaurant staff. Mr. Morel responded that where the staff would be coming out and delivering food would only be spaces adjacent to the building. There are 19 earmarked spaces based off the analysis of the other stores in Alabama. Chairman Hawkins responded he understands.

Chairman Hawkins then stated he thinks it would be helpful that if Staff request information that you be forthcoming with it. He stated that particularly bothers him, especially with a new concept like this project and asked Mr. Morel to address that concern.

Mr. Morel asked Chairman Hawkins if he was speaking about the curbside pick-up. Chairman Hawkins responded that he meant everything that Ms. Colbert mentioned in her presentation.

Ms. Colbert added that from the initial first step meeting it was pointed out to the applicant that the façades facing both Lake Mary Blvd. and Longwood Lake Mary Rd. would need to be front primary facades architecturally. As the applicant has said, here we are 15 months later and there is still a back-of-house scenario facing Longwood Lake Mary Rd. Ms. Colbert continued that with the new concept utilizing the mobile ordering with the sit-down restaurant, Staff have requested a study or data specific to that, and it was not provided. The applicant did adjust the traffic study

to accommodate for the most appropriate ITE use, but it does not coincide with the modified format Chick-Fil-A that is being proposed.

Chairman Hawkins stated he doesn't understand the front facades facing both roads. Ms. Colbert responded that the west facing façade has a large access door and mechanical panel. The applicant did add a screen wall.

Chairman Hawkins then asked if Staff would have the entrance facing Longwood Lake Mary Rd. Ms. Colbert responded that behind the screen wall there are two access doors and a large electrical panel. On a front façade you would expect there to be glazing and a storefront type look even if it's not an entry, similar to Griffin Farm to the west as in the example the applicant provided tonight.

Member Carlin asked if the example provided by the applicant is what the building would be. Ms. Colbert clarified that her presentation included what was submitted in the last resubmittal. Member Carlin asked if the example the applicant presented had been submitted to the City. Ms. Colbert responded that is their full rendering. Mr. Morel responded that is what they would propose with the screen wall and enhanced landscaping. Mr. Morel responded that the west elevation [presented by Ms. Colbert] doesn't show the landscaping as does the rendering provided.

Chairman Hawkins asked if Ms. Colbert would be happy with more landscaping on that side of the building to hide the screen wall. He clarified what he is asking what she would prefer because there is a big shopping center on two sides and two major roads on the other sides and those things have to be placed somewhere.

Ms. Colbert responded that there are internal facades that the applicant could have located the back-of-house aspects on, however, the applicant was too far along on the interior design and floor plan of the project to relocate and shift to make it functional for them. In lieu of modifying the interior, they have proposed a screen wall. Ms. Colbert continued, that she may be amenable if the screen wall was softened with enhanced landscaping and additional details are added into the agreement to account for that, but the intent is for a storefront type facade.

Mr. Carson added that it is not very typical for mechanical equipment fronting the right-of-way which is something that is commented on with every single development.

Member Peet stated that he has seen developments where the back looks like the front. The front is on the other side of the building, but the way it is constructed you can't tell it is not the front. He continued that an example would be in Winter Springs in the Publix plaza. He stated if you look at what is proposed that is the back of a building. There is nothing pleasing. The front of it looks good so they could make the back replicate the front to some degree.

Mr. Carson added a lot of that is because you don't have the mechanical equipment fronting the right-of-way in Winter Springs. He continued that Winter Park is another good example where the mechanical equipment is not fronting the right-of-way. It is all to the rear of the building.

Chairman Hawkins commented on Mr. Peet's example that there is a loading dock there that you don't see too, but the proposed building is out in the open all the way around. He then asked Ms. Colbert for her other comments.

Ms. Colbert responded that Staff has not been provided a study or data specific to a Chick-Fil-A without a drive-thru for the mobile curbside prototype.

Chairman Hawkins asked the applicant if they could provide that information to Staff, and Ms. Colbert reiterated that it would need to be the data or study with information specific to a Chick-Fil-A without a drive-thru and mobile curbside, not just the amount of mobile curbside parking spots needed.

Mr. Morel responded he believes it was provided. Ms. Colbert stated what was provided a traffic study using an ITE use code that does not fit that model.

Member Carlin asked how many there were in Alabama. There is one concept done? He stated that is what is being asked for is the data from that location.

Mr. Morel stated that they did provide a page from the Alabama store with the percentage of sales from curbside pickup, and they took that percentage multiplied by the number of proposed parking stalls, 101, to get the 19 curbside stalls. That signed and sealed data was given to Staff.

Member Walker stated that she would like to see the data of how that store is performing compared to other stores that have a drive-thru. Ultimately, the concern is the next step, if the store is not doing well financially, now we need to add a drive-thru. She added she is already concerned about the traffic on Longwood Lake Mary Rd. and Lake Mary Blvd. That is a huge concern for a lot of people and there are a lot of accidents there. There are multiple things that we would want to see to feel comfortable moving forward.

Chairman Hawkins asked the applicant if they can provide that information. Mr. Morel responded yes, they will get additional data. There is one store in Alabama, but there are multiple across the country that they can provide data from.

Mr. Carson commented that Staff have been asking for that data through the whole process and we haven't gotten it. I am not confident that we will get it in a month or two.

Chairman Hawkins responded that if the Board decides to table the item, then they will get it. Ms. Colbert responded that is acceptable.

Member Peet asked the applicant to clarify if there was more than one store with this concept. Mr. Morel answered that there are multiple across the country specifically without a drive-thru.

Member Vogt asked how many across the country.

Clint Mattson, Chick-Fil-A, 5200 Buffington Rd., Atlanta, GA, came forward to respond. He stated that there are two points that he can address for the Board. He stated that for the façade itself facing the main roads, if you take two sides of our building, the north facing and the west side of the building, 75% of that is not back of house. It is our dining room. If you look at the west elevation, those two windows are the dining room and a team member room that has windows and glazing. The north façade is the one facing Lake Mary Blvd. that is a full dining room with full glazing on it. The front-of-house faces the parking lot, that is where the guests are going to be parking and entering the facility. Twenty-five percent of the space that's actually facing the main roads is back-of-house. There is no mechanical equipment. It is only an electrical panel. The mechanical equipment is on the top of the building, and it will not be seen at all. We have screen walls so you can see the equipment on top of the roof. There are two back-of-house doors. Mr. Mattson continued that there is absolutely no way that the interior of the building can be rotated to have the back-of-house somewhere else. There is a very large kitchen that occupies half of the building. It is a 2500 sq. ft. kitchen, and we have a dining room in the front of the building where guests will come in, order, and sit. The rest of the building has to be back of house. Ninety-five percent of the equipment sits along that wall. It is extremely hard to put windows back there or glazing, but it is only 25% of the façade that is facing the road. There will be a screen wall put in, and as you can see in the pictures you won't even see any of that. There will be very heavy landscaping and the screen wall so you won't see any of the back-of-house doors.

Mr. Mattson continued that there are multiple of these locations around the country. Some do well or even better than some of our drive-thru locations around the country. We are very confident that this will be very successful at this location. We didn't want to put a drive-thru here. We wanted to put a walkable facility to have people come and dine-in. To answer questions about our main drive-thru locations, roughly 65% of the traffic that comes to the store goes through the drive-thru and 35% comes into the dining room. If you take that and flip it to a non-drive-thru location about 80% of guests will dine-in or pick-up inside and leave, and 20% will be curbside pick-up. It is not a drive-thru. There are concepts all over the world, especially since COVID, that have a curbside pick-up. Guests order through the mobile app and come to the store to pick-up from a curbside spot, and we have 19 spaces. Typically, we don't use that many spaces, but they will all be adjacent to the building so no one is going into the parking lot to deliver food. We keep our employees safe while delivering food to our guests, and we will provide whatever information is needed for that concept.

Chairman Hawkins asked if the applicant had anything else to add.

Mr. Grindstaff stated his agreement with tabling the item until a later date in order to provide the additional information required.

Chairman Hawkins asked Ms. Colbert if it was acceptable for them to provide the information within a certain amount of time.

Ms. Colbert responded that the information will require review by staff and the City's consultant, so they would likely not be able to make the previously planned December 5th City Commission meeting date.

Mr. Elkind stated that he understands from the applicant's attorney that they are amenable to a continuance of the item so the applicant can submit the additional information, Staff can properly review it, and their consultants can review it. Maybe they will get you some additional information. He just wanted to clarify that after that the item would come back before the Planning and Zoning Board and what timeframe would be appropriate for the applicant.

Ms. Colbert stated that the next Planning and Zoning Board meeting will be December 10th, and there is a 14-day lead time for notifications of public hearings.

Mr. Grindstaff stated that he agrees with the City Attorney that the applicant would much rather have a continuance to a date-certain and come back before this Board.

Chairman Hawkins asked Ms. Colbert what the date would be.

Ms. Colbert responded that it would be January 14th, 2025.

Chairman Hawkins stated he wanted to know one more thing. He asked if there would be about 2,000 trips per day. Ms. Colbert responded that it was just over 2,300 trips per day, about 900 of which are passerby capture, so it results in about 1,400 new trips. That is part of the reason that the requirement of the turn lanes was initiated due to the number of new trips.

Chairman Hawkins stated that is a large amount of additional ingress and egress into those already difficult parking lots. He asked if there was a possibility of adding another ingress and egress point somewhere and if that was ever discussed.

Ms. Colbert responded the concern of circulation from the existing parking to what the applicant is proposing. The applicant did modify the north end slightly and shifted one of the cross-access connections to align with one of the drive aisles of the existing lot. The current approved PUD plan shows the ideal format because it does provide multiple internal cross-access points to have better circulation throughout. In order to improve upon the existing parking lot as well as creating a flow within the proposed development. She stated that she is not sure how that would impact their whole site because of the orientation of the building.

Member Walker asked if the business owners that currently have businesses in the existing plaza were notified of the proposed item. Ms. Colbert responded that the property owner has been involved in the process, and he is the same owner that was part of the rezone to PUD in

2018 and 2019. She stated that there are outparcels that are platted lots, so the tenants are aware of possible development.

Member Walker stated that there are several small businesses in the plaza, and she has a concern about visibility. Ms. Colbert responded that part of the PUD allowed the large monument sign that fronts Lake Mary Blvd. to accommodate the tenants in the plaza, and then each outparcel was granted its own monument sign. As part of the proposed combination lot, the applicant will only be allowed one monument sign which has been written into the agreement.

Chairman Hawkins asked Mr. Elkind if the Board decides to continue this item to a later date, does there need to be a public hearing at this time. Would it be appropriate for members of the public to comment now and/or at the next meeting? Mr. Elkind responded that it is up to the Chairman. It is absolutely appropriate to allow it both times or at either meeting.

Item D was then opened for public hearing.

Brooke and Steven Schreiber, 1714 Brackenhurst Place, Lake Mary, FL, came forward to speak on the item. They own and operate the existing Chick-Fil-A located at 4428 W. Lake Mary Blvd. Ms. Schreiber stated that they are so excited for this opportunity. She stated that this project was pitched to them as a relief location for the current store. The current location is very busy, and Chick-fil-a has this awesome concept to help pull some of the business from that location to the new location. She stated as a mother of three she loves the idea that she can go and sit with friends and not have to deal with the busy drive-thru traffic. She continued that they are very excited for the different concept that will attract a different type of clientele. In regard to the storage room, it is used to store extra equipment and things like Christmas decorations. There will rarely be someone going in there. As far as the back-of-house issue, Ms. Schreiber continued, a fact of owning a restaurant is that you make trash and it has to be removed from the building. Whether it is facing the road or not, someone may see it at some point and it is not the end of the world. She stated that they feel the screen wall is the most concealed way possible. The current location does not have one.

Mr. Schreiber added that they are very passionate and excited about this project. To answer the question about the busyness of the building, they were a bit disappointed when they found out there would be no drive-thru at the proposed location. However, the new concept will be much more hospitality centered. He stated that he has heard regularly from customers that there should be an outdoor dining space which the proposed location will have. Also, even though there will be lower volume at the new location, it will help provide a better experience for customers at both locations. Every day at lunch at the existing location there are no available tables.

Ms. Schreiber added they have heard from people at Lake Mary High School that they are very excited about the new location. Wednesday afternoons and the time after football games are busy. They look forward to how much less crazy the existing location will be because of the proposed location, and the community wants the proposed Chick-Fil-A. She stated they have

been with Chick-Fil-A for 10 years and at the Lake Mary location for 8 and a half years. She continued that they are young and want to spend the next 30 plus years of their working life in the City. She also commented that the building is so beautiful, and it will be an asset to the community.

Member Walker asked if Mr. and Ms. Schreiber will be the owners of the proposed location as well. Ms. Schreiber responded that they were just selected in July of this year. Mr. Schreiber added that if the proposed restaurant goes through that they would operate both locations.

Member Walker asked if that is why they did something similar on State Road 46 where they have a location on each side of I-4 even though they are both drive-thrus.

Mr. Schreiber responded that location had the same capacity issue so they needed to put another Chick-Fil-A nearby so the customers don't have such a crazy experience every time they go to that Chick-Fil-A. The proposed location will help the current location, especially with the dine-in experience.

Chairman Hawkins asked if the back-of-house at the current Chick-Fil-A is similar to the one proposed at this site.

Mr. Schreiber responded every Chick-Fil-A's kitchen is the same.

Chairman Hawkins asked if it will be similar to what he sees when he goes through the drive-thru at the current location.

Mr. Schreiber responded that at the current location you can see the back door, and at the proposed location you will not see the back door because of the screen wall.

Chairman Hawkins clarified that if the screen wall wasn't there then it would be similar. Mr. Schreiber responded affirmatively.

Ms. Schreiber concluded that they are very passionate because this is their livelihood.

Michael Dobish, 624 Washington Oaks Ct., Lake Mary, FL, came forward to speak on this item. He stated he has worked with Ms. Colbert on a couple of projects in the past, and she has always been fastidious about getting back to him, very professional, and very detail oriented. Mr. Dobish continued that during Ms. Colbert's presentation he was concerned to hear that 15 months had gone by, and she still hadn't received some of the information requested from the people in the room. There is not a legitimate traffic impact study, and living here 8 years, from 4:00 to 7:00 pm on Monday through Friday the traffic that goes from west to east on Lake Mary Blvd. is substantial. He continued that even though there is not a drive-thru there is mobile ordering and 19 spots will not begin to cover the amount of volume that store will get via mobile ordering as they are heading home. He stated that it was mentioned that this concept has been done in

Alabama, but Florida is on a much higher growth trajectory than Alabama. To that end, this is a huge beta test in the State of Florida, and he is concerned that it is taking place in Lake Mary.

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

Mr. Carson then commented on the back-of-house fronting the road. He stated that Staff understands that there needs to be a back-of-house function, but this situation is taking a prototype and placing it in a unique location. There is nothing in Florida Building Code or the City's code that wouldn't allow those doors to be on the south side of the building. He continued that it seems to be an applicant restriction, and he wanted to make the Board aware of that.

Member Vogt made a motion for continuance of 2023-RZ-07, A request to the Mayor and City Commission to consider the First Amendment to the Oaks of Lake Mary Planned Unit Development, to allow a one hundred fifty (150) seat quick service restaurant with no drive thru on the proposed "Combination Lot" located at the southeast corner of W. Lake Mary Blvd. and Longwood-Lake Mary Rd. Applicant: Mr. Kyle Morel, Bohler Engineering, FL. LLC. to be heard again by the Planning and Zoning Board on January 14, 2025. Member Peet seconded the motion, and the motion carried 5 to 0.

10. Community Development Director's Report

Sabreena Colbert, Community Development Director, welcomed the new City Attorney, Mr. Darren Elkind, to his first Planning and Zoning Board meeting and offered an opportunity for him to speak.

Mr. Elkind stated that he has been practicing law for almost 30 years, and that he is board-certified in government law and civil litigation. He asked that the Board have patience as he figures out his place and how much input they want from him.

Chairman Hawkins stated that he welcomes any input from Mr. Elkind if he has a thought on an item.

Ms. Colbert then continued that Mr. Carson will be leaving the City of Lake Mary to work for a different municipality, and that tonight would be his last meeting. The members of the Board wished him well and thanked him for his contribution to the City.

11. Other Business

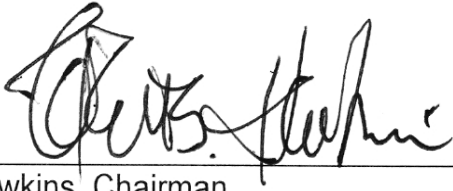
There was no other business.

12. Reports of Other Members

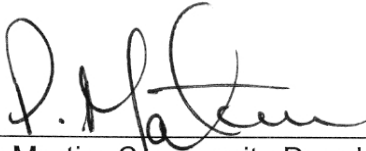
There were no other reports.

13. Adjournment

There being no further business, the meeting was adjourned at 7:38 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 "P. Martin", written over a horizontal line.

Patrick Martin, Community Development Administrative Coordinator





ngwood / Lake Mary Rd

CHICK-FIL-A
Lake Mary, FL



CHICK-FIL-A

Lake Mary, FL



CHICK-FIL-A

Lake Mary, FL

