



LAKE MARY PLANNING AND ZONING BOARD

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

**Regular Meeting
AGENDA**

TUESDAY, JANUARY 14, 2025 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 - December 10, 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

- A. 2023-RZ-07, REQUEST TO CONTINUE TO FEBRUARY 11, 2025, 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 – Continued from November 12, 2024) (Sabreena Colbert, Project Manager)**

9. New Business

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, JANUARY 14, 2025, 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 6:00 PM.

2. Moment of Silence

3. Pledge of Allegiance

4. Roll Call – Determination of Quorum

Robert Hawkins, Chairman

Thomas Peet, Member

Brittany Walker, Member

Nick Carlin, Member

Frederic Schott, Alternate Member

Sabreena Colbert, Community Development Director

Michael Lopez, Senior 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 Carlin made a motion to approve the Draft Planning and Zoning Board Meeting Minutes of December 10, 2024. Alternate Member Schott 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

- A. 2023-RZ-07, REQUEST TO CONTINUE TO FEBRUARY 11, 2025,** 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 – Continued from November 12, 2024) (Sabreena Colbert, Project Manager)

Sabreena Colbert, Project Manager, spoke on this item.

Ms. Colbert stated that subsequent to the last Planning and Zoning meeting the applicant modified the site plan and provided a concept of that updated plan. We met on December 10th, 2024, regarding that update plan. They formally resubmitted on January 3rd. During the meeting on December 10th, it was mutually agreed between staff and the applicant that we request another continuance to the February 11th meeting, which is the request you have before you.

Mickey Grindstaff, Attorney at Schutts and Bowen, LLC., 300 S. Orange Ave. Ste. 1600, Orlando, FL, came forward on behalf of the applicant. Mr. Grindstaff stated that what Ms. Colbert said is one hundred percent accurate. He continued that the applicant would like to request that the date-certain of the continuance be extended until February 25th due to the need for people to travel from multiple different places.

Chairman Hawkins asked Ms. Colbert if that change was acceptable. Ms. Colbert responded in the affirmative.

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

Member Peet made a motion to continue until the February 25, 2025 meeting item 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. Member Walker seconded the motion, and the motion carried 5 to 0.

9. New Business

There was no new business.

10. Community Development Director's Report

Sabreena Colbert, Community Development Director, stated that there are no items for the January 28th meeting, so that meeting will be cancelled and there may be items for the February 11th meeting.

11. Other Business

Chairman Hawkins requested nominations for the Planning and Zoning Board Chair. Member Peet put forward a nomination for Chairman Hawkins. Member Carlin seconded that nomination, and it carried unanimously, 5 to 0.

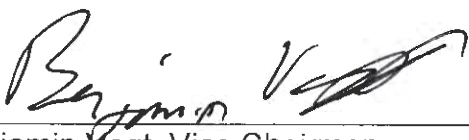
Chairman Hawkins then requested nominations for the Planning and Zoning Board Vice Chair. Member Peet put forward a nomination for Member Vogt. Member Walker seconded that nomination, and it carried unanimously, 5 to 0.

12. Reports of Other Members

There were no other reports.

13. Adjournment

There being no further business, the meeting was adjourned at 6:07 PM.



Benjamin Vogt, Vice Chairman



Patrick Martin, Community Development Administrative Coordinator