



## LAKE MARY PLANNING AND ZONING BOARD

Lake Mary City Hall  
100 N. Country Club Road  
Regular Meeting  
AGENDA

TUESDAY, FEBRUARY 25, 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 - January 14, 2025
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 MARCH 25, 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 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 and January 14, 2025) (Sabreena Colbert, Project Manager)**

**9. New Business**

- A. **2025-RZ-01, Ordinance No. 1714, A recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 169 E. Lake Mary Ave. from R-1A, Single Family Dwelling, to DC, Downtown Centre. Applicant: Ms. Patricia Tierney. (Quasi-Judicial – Public Hearing) (Michael Lopez, Project Manager)**

**10. Community Development Director's Report**

- A. **Update on Public Participation Process for Comprehensive Plan**

**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, FEBRUARY 25, 2025, 6:00 PM

**NO VIDEO RECORDING WAS MADE FOR THIS MEETING**

**1. Call to Order**

The meeting was called to order by Vice Chairman Vogt at 6:00 PM.

**2. Moment of Silence**

**3. Pledge of Allegiance**

**4. Roll Call – Determination of Quorum**

Benjamin Vogt, Vice Chairman

Thomas Peet, Member

Nick Carlin, Member

Frederic Schott, Alternate Member

Sabreena Colbert, Community Development Director

Michael Lopez, Senior Planner

Patrick Martin, Community Development Administrative Coordinator

Aeriel McCann, Assistant 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 January 14, 2025. Member Peet seconded the motion, and the motion carried unanimously, 4 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 MARCH 25, 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 this project came before the Board initially on November 12, 2024. It was later continued at the January 14, 2025 meeting, and the applicant and their team have requested another continuance. Staff is in favor of this as well and requests that the Board grant that request.

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 the applicant requested to continue this matter to March 11<sup>th</sup>, but we spoke to Ms. Colbert and agreed to continue until March 25<sup>th</sup>. We would appreciate the Boards support for such a continuance.

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

**Member Carlin made a motion to continue until the March 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. Alternate Member Schott seconded the motion, and the motion carried 4 to 0.**

## **9. New Business**

- A. 2025-RZ-01, Ordinance No. 1714, A recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 169 E. Lake Mary Ave. from R-1A, Single Family Dwelling, to DC, Downtown Centre. Applicant: Ms. Patricia Tierney. (Quasi-Judicial – Public Hearing) (Michael Lopez, Project Manager)**

Michael Lopez, Project Manager, came forward to speak on this item.

Mr. Lopez stated the applicant is requesting to rezone 169 East Lake Mary Avenue from R-1A, Single Family Dwelling, to DC, Downtown Centre, for consistency with the City's Comprehensive Plan and for future redevelopment.

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 0.5-acre property is located on the south side of East Lake Mary Avenue, east of North 2<sup>nd</sup> Street and west of North 1<sup>st</sup> Street.

The findings of fact on page 2 of the staff report are determined to provide support for the request to rezone the subject property located at 169 East Lake Mary Avenue from R-1A to DC by establishing consistency and compatibility.

Staff finds all conditions to have been met and recommends approval of Ordinance Number 1714.

The Mayor and City Commission will hear this item on March 20<sup>th</sup> for First Reading and April 3<sup>rd</sup> for Second Reading.

Alternate Member Schott stated in the interest of full disclosure that he knows a Michael Tierney, and the applicant may be his wife. He continued he has not seen him in about five or six years, but he used to practice law in his court.

Vice Chairman Vogt asked Mr. Lopez to clarify that there were four findings of fact for this item. Mr. Lopez responded affirmatively.

The applicant was unable to attend the meeting.

Item A was then opened for a public hearing.

David McMurtery, 172 E. Lake Mary Ave., Lake Mary, FL 32746, came forward to speak on this item. Mr. McMurtery stated he wants to make sure he understands what development is planned for the future. He asked if there was a timeline for any development.

Ms. Colbert responded that this item is strictly a rezoning request. At this time, there is no plan for development that the City is aware of. She continued, it is our understanding that the current property owners are looking to market the property for sale to either new ownership of the existing single-family residence or redevelopment. The rezoning is a requirement of the City's Comprehensive Plan for the Downtown Development District.

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

**Member Peet made a motion to approve 2025-RZ-01, Ordinance No. 1714, A recommendation to the Mayor and City Commission regarding a request for rezoning of property located at 169 E. Lake Mary Ave. from R-1A, Single Family Dwelling, to DC, Downtown Centre. Applicant: Ms. Patricia Tierney. Member Carlin seconded the motion, and the motion carried 4 to 0.**

## **10. Community Development Director's Report**

### **A. Update on Public Participation Process for Comprehensive Plan**

Sabreena Colbert, Community Development Director, stated that this item was placed on the agenda as part of our overall updates for the Comprehensive Plan to give the Board an update on our public participation efforts. She continued, that she would like to delay the presentation until the full Board can be present. She requested to defer this item until the next meeting in hopes that there will be a full Board present. Vice Chairman Vogt agreed.

Ms. Colbert then stated that this would be Mr. Lopez's last meeting with the City. Member Carlin asked Mr. Lopez where he would be going. Mr. Lopez responded that he will be working for the City of DeBary.

Vice Chairman Vogt thanked Mr. Lopez for his hard work and contribution to the City and wished him the best of luck in his future endeavors.

Member Carlin stated the same thing used to happen when he was on the Parks and Recreation Board. Ms. Colbert stated she takes it as a compliment and that she has enjoyed working with Mr. Lopez.

Member Peet asked what would be Mr. Lopez's last day with the City. Mr. Lopez responded that it would be March 7<sup>th</sup>. He continued that it was nothing Ms. Colbert has done and that she is the best boss he has had and that he has enjoyed working with the Board and this City. He hopes to take what he has learned to help improve other communities.

## **11. Other Business**

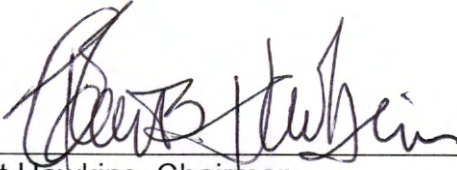
There was no other business.

## **12. Reports of Other Members**

Vice Chairman Vogt stated he wanted to formally welcome Alternate Member Schott to the Board. He continued that he wanted to express his thanks to the Board for his nomination to Vice Chairman.

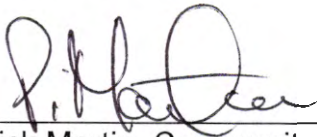
## **13. Adjournment**

There being no further business, the meeting was adjourned at 6:12 PM.



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Robert Hawkins, Chairman



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Patrick Martin, Community Development Administrative Coordinator