



LAKE MARY PLANNING AND ZONING BOARD

Lake Mary City Hall
100 N. Country Club Road

Regular Meeting
AGENDA

TUESDAY, APRIL 22, 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 - March 25, 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

9. New Business

- A. **2024-SP-05, A recommendation to the Mayor and City Commission for site plan approval with variances for the construction of Alhambra Medical Park, a +/- 17,282 sq. ft., one-story medical office building, located at 2801 W. Lake Mary Blvd. Applicant: Mr. Chris Butera, 2801 Devco, LLC. (Quasi-Judicial – Public Hearing) (Sabreena Colbert, Project Manager)**

- B. **2024-SP-02, A recommendation to the Mayor and City Commission for site plan approval for Crystal Lake Condos, an 18-unit residential condominium development, located at 131, 139, 145, and 149 W. Wilbur Ave. Applicant: Mr. Sam Zoser, Zoser Design Build Group, Inc. (Quasi-Judicial – Public Hearing) (Sabreena Colbert, Project Manager)**

10. Community Development Director's Report

11. Other Business

12. Reports of Other Members

13. Adjournment

THE ORDER OF ITEMS ON THIS AGENDA IS SUBJECT TO CHANGE

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

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



LAKE MARY PLANNING AND ZONING BOARD

Lake Mary City Hall
100 N. Country Club Road

Regular Meeting
MINUTES

TUESDAY, APRIL 22, 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 5:57 PM.

2. Moment of Silence

3. Pledge of Allegiance

4. Roll Call – Determination of Quorum

Robert Hawkins, Chairman

Brittany Walker, Member

Thomas Peet, Member

Nick Carlin, Member

Frederic Schott, Alternate Member

Sabreena Colbert, Community Development Director

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

Alternate Member Schott stated he had one correction. On page 7 in the second to last paragraph, "The Mayor and City Commission will hear this item...". Hear is spelled H-E-A-R.

Member Carlin made a motion to approve the Draft Planning and Zoning Board Meeting Minutes of March 25, 2025 with the one correction. Member Peet 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 Board 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-05, A recommendation to the Mayor and City Commission for site plan approval with variances for the construction of Alhambra Medical Park, a +/- 17,282 sq. ft., one-story medical office building, located at 2801 W. Lake Mary Blvd. Applicant: Mr. Chris Butera, 2801 Devco, LLC. (Quasi-Judicial – Public Hearing) (Sabreena Colbert, Project Manager)

Sabreena Colbert, Project Manager, came forward to speak on this item.

The subject property is located on the south side of W. Lake Mary Blvd., west of 5th St. The property is currently zoned Professional Office (PO) with a Restricted Commercial (RCOM) future land use designation and is within the Lake Mary Blvd. gateway corridor overlay. The property was the former Bloom Master's Nursery and has been vacant since they relocated in 2019. The applicant is requesting site plan approval to construct a +/- 17,282 sq. ft., single-story medical office building.

The PO zoning requires a minimum 25 ft. setback from all property lines, and the overlay requires a 40 ft. setback from Lake Mary Blvd. The development exceeds the west and south setbacks, and the applicant is requesting a variance to the east setback from 25 ft. to 20 ft. and to the north setback from 40 ft. to 25 ft. The maximum building height proposed is 20 ft. to the top of parapet which is below the 35 ft. maximum allowed per code. The site lighting will meet the code minimum setback of 20 ft., maximum height of 25 ft. and will not exceed 0.5 foot-candles at the property line. All signage will meet Chapter 155, Appendix I.

Vehicular access to the site is proposed by a right in, right out access driveway onto Lake Mary Blvd. There is an existing driveway curb cut that will be essentially closed and then relocated a bit further west. A traffic study was conducted identifying that Lake Mary Blvd. is operating over capacity, along the full stretch from Greenwood Blvd. to CR-15, regardless of the additional trips the right-of-way will continue to operate over capacity. However, the access driveway has been found to be sufficient for the trips generated. Parking is required at 1 space per 250 sq. ft. for the office use. Seventy parking spaces are required and the applicant is providing 81 parking spaces, including 4 ADA spaces.

The parking exceeds the requirements per code resulting in additional landscaping per chapter 157.05. Pedestrian access is being provided by a new 6 ft. sidewalk along Lake Mary Blvd. with a connection to the building. The applicant is also providing parking for 8 bicycles.

An environmental assessment was conducted for the subject property. Two potentially occupied gopher tortoise burrows were identified, the applicant is required to conduct a survey 90 days prior to site work, and if tortoises are found a permit through the Florida Fish and Wildlife Commission will be required. Thirty-five percent open space is required per the Comprehensive Plan, and the applicant is meeting this by providing 46% open space.

Water, sewer and reclaimed water will be provided by the City with connections to existing lines on the south side of Lake Mary Blvd. Connection to the reclaimed will require a jack and bore under the right-of-way pursuant Seminole County standards and permitting requirements. The dumpster enclosure is located at the southeast side of the project and collection will be through Waste Pro.

A dry retention system for stormwater management is proposed. The system is designed to meet the 25-year 24-hour and 100-year 24-hour storm events without exceeding the pre-development peak rates of discharge. The property is within an open basin.

The buffer requirements for the north, south and west are being met; the applicant is requesting a variance to the east buffer requirements. All other landscaping requirements are being met. One historic tree is being removed requiring mitigation in the amount of \$1,250. The proposed irrigation plan provides full coverage for the landscaping.

The applicant is requesting 3 variances, the details of which are provided on pages 4-6 of the staff report.

Section 157.04(F) – A variance from the required landscape buffer of 35 ft., to allow for a 10 ft. landscape buffer and no wall along the east property line. The property directly to the east has a current zoning of Agriculture (A-1) which is inconsistent with this segment of Lake Mary Blvd. That is part of the basis of the justification for a variance. If the property was consistently zoned either Professional Office (PO) or Commercial (C-1) there would only be a 10 ft. buffer requirement similar to the property to the west.

The subject property is constrained due to the long and narrow configuration with no current availability for cross access with abutting parcels. Also, the property, as noted, to the east is zoned A-1 and inconsistent with the future land use on this segment of Lake Mary Blvd.

To develop the necessary infrastructure for a viable office building on this constrained site, a waiver to the buffer width and wall requirement along the east property line is necessary. An approval of the landscape variance will not adversely affect the surrounding neighborhood. Strict application of the regulation in this instance does not make possible the reasonable use of the land. Staff finds that the requested landscape variance meets the criteria on the basis of existing zoning classification of the property to the east being inconsistent and the unusual site size and configuration.

The other two variances are for Section 154.62(C)(2) – A variance from the required building setback of 25 ft., to allow for a 20 ft. setback along the east property line, and for Section 158.05(A) – A variance from the required Lake Mary Boulevard Gateway Corridor Overlay building setback of 40 ft., to allow for a 25 ft. setback.

The property has existed by legal description since 1974, if not earlier. A reduction in building setbacks as requested allows the greatest flexibility for site design due to the constrained site

and inconsistent zoning to the east, and will, allow the building to be situated in the most functional location, utilizing the stormwater system as additional buffer to the existing Fontaine residential subdivision to the south.

Staff finds that all criteria have been met for granting approval of the proposed Site Plan with variances to the north and east setbacks and east landscape buffer requirements for Alhambra Medical Park at 2801 W. Lake Mary Blvd. and recommends approval with the 5 conditions noted in the staff report.

Chairman Hawkins stated under the trash a condition for the details was not included. He asked that the usual condition for the dumpster enclosure be included.

Ms. Colbert responded affirmatively that it will be added through the minutes and the staff report for the City Commission meeting.

Chairman Hawkins then asked regarding the variance to the north setback on Lake Mary Blvd. if that had ever been done before.

Ms. Colbert responded that it is not uncommon to reduce that setback. An example of that would be the Griffin Farms PUD. The Office at Midtown, which is the existing State Farm Insurance, was approved to redevelop and their site plan also included this same variance. On 5th St. and Lake Mary Blvd. the approved dental office also had variances.

Chairman Hawkins then asked where the historic tree that would be removed is located. Ms. Colbert responded that she believes it is right in the middle of the proposed building. Chairman Hawkins stated he was wondering if it was one of the Lake Mary Blvd. live oak trees.

Ms. Colbert responded that it is on the site. Chairman Hawkins asked if the applicant would be removing any Lake Mary Blvd. existing live oak trees to move the driveway.

Ms. Colbert responded there is one on the northwest corner where the driveway and the sidewalk meet. They may be able to work around it, but it is going to be very tight. We had a similar instance at the current Crystal Dr. medical office that's under construction where some of the curb came through and an additional tree had to be removed due to the impacts to the root system.

Chairman Hawkins then stated that he is just trying to save the live oaks along Lake Mary Blvd. He stated he couldn't figure out where the existing driveway is and where it's going to be moved.

Ms. Colbert stated that the existing driveway is much larger than it appears on the aerial, but the tree just to the left of the existing driveway will likely have to be removed.

Chairman Hawkins stated he thinks that it would be better to have a \$1250 live oak tree put back where the existing driveway is rather than put that money toward a tree fund. He stated he would rather have a nicer more mature tree put there, if another one is going to be removed.

Ms. Colbert stated that the current requirements of the Lake Mary Blvd. Overlay District are a 4-inch caliper which is a half inch greater than what our standard code requires. She asked Chairman Hawkins if a 6 or 8-inch tree would be sufficient. He responded affirmatively. Ms. Colbert stated she had no issues adding that as a condition as long as the applicant will agree to that.

Chairman Hawkins stated that the alternative is, in order to save the trees, to flop the building to the west side of the property. That way you save the trees and use the existing curb cut.

Ms. Colbert stated the applicant may be able to speak to why the site wasn't designed in that manner.

Chairman Hawkins then asked if any walls were being built anywhere. Ms. Colbert responded that there would be a wall along the south of the property adjacent to Fontaine.

Chairman Hawkins questioned if the subdivision had a wall already. Ms. Colbert responded they did not build a solid wall because it wasn't a requirement for the residential development, so it is columns with open pickets.

Chairman Hawkins clarified that there needs to be a wall there. Ms. Colbert responded correct, to protect the existing residential.

The applicant, Chris Butera, 2801 Devco, LLC, 1275 W. Granada Blvd. Ste. 5B, Ormond Beach, FL, came forward to speak on the item.

Chairman Hawkins asked if Mr. Butera had anything to add. Mr. Butera responded in regard to the tree that the way the site is laid out is the way that we could fit the building and the parking lot in front. Doing it the other way would have impacted other trees. He stated he knows they will be planting in front of the building on Lake Mary Blvd. He continued that he is fine with the condition of replacing one of the trees there with a larger caliper tree if that would satisfy the requirement.

Chairman Hawkins stated he wants to keep the trees along Lake Mary Blvd., and he understands all of the reasoning. So plant a 6 or 8-inch tree along Lake Mary Blvd.

Mr. Butera added he is looking forward to having another project here. He is currently building the project on Crystal Dr. that should finish up this fall, and hopefully following up with this one right behind it.

Item A was then open for a Public Hearing. No one came forward, and the Public Hearing was closed.

Chairman Hawkins just added he would like to add the conditions for the dumpster as condition number 6, and the condition of a larger caliper tree in lieu of the \$1250 tree mitigation fee. He stated let's do an 8-inch tree. We aren't trying to make it difficult, but I'm sure an 8-inch tree is available.

Member Walker made a motion to recommend approval to the Mayor and City Commission for 2024-SP-05, a site plan with variances for the construction of Alhambra Medical Park, a +/- 17,282 sq. ft., one-story medical office building, located at 2801 W. Lake Mary Blvd. Applicant: Mr. Chris Butera, 2801 Devco, LLC. Alternate Member Schott seconded the motion, and the motion carried 5 to 0 with the following conditions of approval:

- 1. All wall mounted light fixtures shall be decorative or shoebox variety and must be downward directed. The photometrics for the site shall not exceed 0.5 ft. candles at the property line and all light poles shall not exceed 25' in height.**
- 2. Live Oak trees removed along the W. Lake Mary Blvd. right-of-way will require one to one replacement with Live Oak trees having a minimum of an 8-inch caliper at time of planting.**
- 3. At time of building permitting, the building plans shall include, at a minimum, the architectural elements/details shown on the elevations for the west façade.**
- 4. All mechanical equipment, including rooftop air conditioner units, ventilation equipment, and similar appurtenances, shall be screened from view from any adjacent lots or property and the right of way. Screening shall be greater than the height of the mechanical equipment. Shrubs used to screen ground mounted equipment shall be as high as the equipment being screened at time of planting.**
- 5. Signage shall require a separate building permit prior to construction. Signage shall comply with Chapter 155 Appendix I and the Lake Mary Blvd. Gateway Corridor overlay standards of the Land Development Code.**
- 6. The dumpster enclosure shall be a minimum 6' tall masonry wall and must be constructed of a permanent, low maintenance finish such as patterned concrete, rock-salted concrete, split face or ribbed concrete, stone, brick, or tile. Stucco and raw concrete are not acceptable finishes. Gates necessary to access the refuse area shall be minimum of six-foot-high and may be constructed of wood.**

Ms. Colbert noted that this item will go before the City Commission on May 15th due to the variances.

B. 2024-SP-02, A recommendation to the Mayor and City Commission for site plan approval for Crystal Lake Condos, an 18-unit residential condominium development, located at 131, 139, 145, and 149 W. Wilbur Ave. Applicant: Mr. Sam Zoser, Zoser Design Build Group, Inc. (Quasi-Judicial – Public Hearing) (Sabreena Colbert, Project Manager)

Sabreena Colbert, Project Manager, came forward to speak on this item.

The subject property is located on the southeast corner of W. Wilbur Ave. and N. 4th St., east of N. Country Club Rd. The property is currently zoned Downtown Centre (DC) with a Downtown Development District (DDD) future land use and is within the downtown boundary. The property is part of the Crystal Lake Winter Homes plat recorded in 1920 and has existing single family residential structures built between 1930 and 1977. The applicant is requesting site plan approval to construct Crystal Lake Condos, a proposed 18-unit fee simple residential condominium development comprised of four, 2-story buildings on Wilbur Ave.

Two of the proposed condo buildings will have 5 units with a 3,592 sq. ft. footprint, and the other two condo buildings will have a 2,482 sq. ft. footprint with 4 units each. The maximum density allowed within the Downtown Development District (DDD) is 18 units per acre, which the applicant is proposing to meet. All setbacks per the DC zoning are being met. The proposed building height is 28 ft. 4 in. which is below the 35 ft. requirement of the zoning. The unit sizes range from 1,200 sq. ft. for a 2-bedroom / 2-bath unit to 1,400 sq. ft. for a 3-bedroom / 2-bath unit. This exceeds the requirements for the DC zoning district which requires a minimum of 1,000 sq. ft. for 2-bedroom, and 1,350 sq. ft. for 3-bedroom condominium units. Each unit will also have approximately 100 sq. ft. of covered patio/balcony space.

The architectural style for the west village of downtown where the property is located shall be Mediterranean or Italianate. The applicant has proposed smooth stucco, pre-cast molding and columns, dentil and quoin details, baluster railings, foam trim, and barrel cement roofing tiles to reflect these styles. The photometric plan includes decorative light poles and wall mounted fixtures on each building.

Access to the site is provided by the east-west alley that runs from N. Country Club Rd. to N. 4th St. The applicant will be improving the full length of the alley as part of the project scope. The proposed development is expected to generate 191 daily trips with 28 trips in the AM and 28 trips in the PM peak hours. A traffic study was not required.

The DC zoning requires 2 parking spaces per dwelling unit located on site or within the right-of-way. The 18 condo units require 39 parking spaces. The applicant is providing 9 parking spaces on site located off of the alley, this includes 2 handicap accessible spaces. The remaining 30 spaces will be constructed as part of the development along N. 4th St. and W. Wilbur Ave. Bicycle parking is also proposed in two locations on site to accommodate 14 bicycles.

The applicant is also proposing amenities such as bench seating, picnic tables, trash receptacles, and a covered mail kiosk. A 10 ft. sidewalk will be installed along both road

frontages with paver sidewalk connections to each building entrance and to the parking along the alley. Clarification on the paver sidewalk in the right of way has been included as a condition.

An environmental assessment was not required as the property is developed with existing single family residences. The Downtown Development District requires a minimum 10% open space per the Comprehensive Plan, and the applicant is meeting this by providing 50.54% open space.

The project will connect to an existing water line on the north side of W. Wilbur Ave. with a second connection to an existing water line on the west side of N. 4th St. for a new fire hydrant assembly. The project will connect to the sanitary sewer line through an existing sewer manhole on W. Wilbur Ave. All on site utilities will be privately owned and maintained. The dumpster enclosure is located at the southeast off of the alley and collection will be through Waste Pro.

An underground stormwater exfiltration system is located between the buildings and the alley. The system is designed to meet the 25 year – 24-hour storm event. The subject property meets or exceeds all relevant level of service standards related to stormwater.

The applicant is providing foundation landscaping, shrubs, and canopy trees in accordance with the DC zoning. The air conditioner units will be screened by a masonry wall to match the building finishes.

Six historic trees will be removed due to their location in relation to the improvements. Tree mitigation in the amount of \$7,500 will be required prior to issuance of a site construction permit as noted in the conditions of approval. The proposed irrigation plan provides full coverage for the landscaping.

A School Capacity Availability Letter of Determination (SCALD) was completed by Seminole County Public Schools to reserve the capacity and confirm the project meets the school concurrency requirements. The development is projected to generate 4 school aged students, 2 elementary school, 1 middle school, and 1 high school aged student, based on the 18 dwelling units. The analysis shows available capacity for the project without exceeding the adopted levels of service.

Staff finds that all criteria have been met for granting approval of the proposed Site Plan for 18 fee-simple residential condominium units for Crystal Lake Condominiums and recommends approval with the 7 conditions noted.

The Mayor and City Commission will hear this item on May 15, 2025.

Chairman Hawkins asked what was highlighted in yellow on the presented graphic. Ms. Colbert responded that it is showing some of the amenities that the applicant is providing. The bike racks are required by code, but they are providing a 10 ft. wide sidewalk along the right-of-way to activate the west side of our downtown and with that they are incorporating some bench seating and a picnic table here and there as an amenity to the residents as well as to the public.

Member Carlin then asked who would be managing those amenities. Ms. Colbert responded that the City requires the development of the sidewalk along the right-of-way as well as the street trees and we negotiated with them to get the 10 ft. sidewalk. The City will maintain the sidewalk and the improvements but will not maintain the pavers. Everything on site will be the owner/developers.

The applicant, Ramadan Seyam (Sam), Zoser Design Build Group, Inc., 517 Oakcrest St. Altamonte Springs, FL, came forward to speak on this item. He stated Ms. Colbert has done a tremendous job, and he is just here to answer any questions.

Chairman Hawkins asked if it would be fair to say that the renderings of the finished product are accurate. Mr. Seyam responded affirmatively.

Ms. Colbert added staff has worked with the applicant on the renderings to get to a point where they meet the vision that is currently adopted in downtown with the Mediterranean or Italianate features and the necessary details. So, the rendering as well as the elevations that were included in your packet will be part of the approval.

Item A was then opened for a public hearing.

Vicki Kirby, 1374 Birch Crest Ct., Lake Mary, FL, came forward to speak on this item. Ms. Kirby asked if people are going to be coming in off of Country Club Rd., how that will affect the alley.

Ms. Colbert responded that an alley is typically a one-way access drive, and this alley will be improved to go east-west. So, you would turn in from Country Club Rd. and travel west to 4th St.

Ms. Kirby asked if it would be going in between buildings. Ms. Colbert responded that the alley already exists, the applicant will just be paving it. It is public property, and developers that come in are required to improve the alleys for access to their property. So, there will be no curb cuts off of the existing rights-of-way. You can see the parcels are in the hatch above and there are three more parcels before you get to Country Club Rd. The applicant will be paving the alley all the way from 4th St. to Country Club Rd.

Ms. Kirby asked how that will affect the properties that the alley goes through. Ms. Colbert responded it will only be within the City's public domain. It won't be on private property.

Ms. Kirby responded that it is a pretty small area between those buildings. Ms. Colbert responded that the alley is 20 ft. wide, and the applicant will be paving slightly less than that, a 17 ft. section as required by Fire and Life Safety.

Ms. Kirby asked if that will increase the traffic going between those buildings. Since there are 18 homes and 2 drivers per home, it would be potential 36 cars going through there. Ms. Colbert responded that the access for the on-site parking is required from the rear off the alley by code,

so there will be an increase from what it currently is, but it will be improved as essentially as an access driveway.

Chairman Hawkins added that it will just be 9 parking spaces on the alley. Ms. Colbert confirmed and stated the remaining will be on the right-of-way on 4th St. and Wilbur Ave.

Ms. Kirby stated that they could drive through the alley to get to those other parking spaces, and she believes it will be busier off of Country Club Rd.

Chairman Hawkins added that most likely if someone is coming down Country Club Rd. they are going to see if one of those 9 parking spaces are available before they loop around to the other spaces on Wilbur Ave. He asked if traffic would go from Country Club Rd. to 4th St. one-way. Ms. Colbert confirmed.

Ms. Kirby asked if there would be a light there. Ms. Colbert responded no because it is an alley it will just be one travel lane for access. Ms. Kirby stated that her concern is the space between the two buildings coming off of Country Club Rd. that the alley runs between.

Ms. Colbert responded unless the building is encroaching into the platted alley outside of its property lines, then the alley itself is platted at 20 ft. and the pavement will be slightly under that. It is just an alley serving as a driveway access. It is not to serve as a full right-of-way or road.

Chairman Hawkins added that it won't have curbs and gutters and sidewalks on either side. It will just be pavement.

Ms. Kirby added that she believes it will just be more travelled than what is anticipated.

Member Carlin stated that currently you can't turn left there and asked if that would change. Ms. Colbert stated that it won't change the Country Club Rd. traffic pattern from what it currently is. Chairman Hawkins commented that it doesn't necessarily mean anything.

Ms. Colbert stated she understands the concerns, and she will discuss them with the Public Works Director to see if there is any way that traffic can be managed differently. As far as the space between the buildings is concerned, I don't believe it will be an issue.

Member Walker asked if the 9 spaces are being placed there because that is what is required to meet the number of spaces needed. Ms. Colbert responded that in the downtown area they are required two parking spaces per residential unit, and it can be on-site or within the right-of-way. So, they are providing the 9 spaces on-site, including ADA, and then the remainder will be developed as part of the project within the right-of-way consistent with the streetscape improvements the City has already undertaken.

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

Member Carlin made a motion to recommend approval to the Mayor and City Commission for 2024-SP-02, a site plan for Crystal Lake Condos, an 18-unit residential condominium development, located at 131, 139, 145, and 149 W. Wilbur Ave. Applicant: Mr. Sam Zoser, Zoser Design Build Group, Inc. Member Peet seconded the motion, and the motion carried 5 to 0 with the following conditions of approval:

1. Prior to the issuance of the site construction permit, the applicant shall pay tree mitigation in the amount of \$7,500 for the removal of 6 historic oak trees.
2. All on-building lighting shall be downward directed and be decorative in nature. Wall packs are not permitted.
3. Prior to the City Commission meeting, the plans shall be updated to reflect the following:
 - a. Relocate the FDC's from within the Collapse zone of the buildings and within 40 ft. of a fire hydrant.
 - b. Include the fire flow test results on the plans.
 - c. Provide the fire truck autoturn using the City of Sanford tower truck specifications.
 - d. Underground fire lines shall be designed and shown to meet all applicable codes and standards to include but not limited to entering the structures and completing at one foot above finished floor.
4. The overhead powerlines shall be buried underground as part of the project development.
5. All sidewalks on private property shall be constructed of pavers, and all sidewalks within the public right of way shall be constructed of concrete in accordance with city standards.
6. All mechanical equipment, including rooftop air conditioner units, ventilation equipment, and similar appurtenances shall be screened in accordance with Chapter 157.06 of the Code.
7. Dumpster enclosures shall be a minimum 6' tall masonry wall and must be constructed of a permanent, low maintenance finish such as patterned concrete, rock-salted concrete, split face or ribbed concrete, stone, brick, or tile. Stucco and raw concrete are not acceptable finishes. Gates necessary to access the refuse area shall be minimum of six-foot-high and may be constructed of wood.

10. Community Development Director's Report

Sabreena Colbert, Community Development Director, stated that she has no report, but there will be items for the May 13th, 2025 meeting.

Chairman Hawkins asked about the status of the Chick-Fil-A application. Ms. Colbert responded that it was continued to the May 15th Commission Meeting at the request of the applicant.

11. Other Business

There was no other business.

12. Reports of Other Members

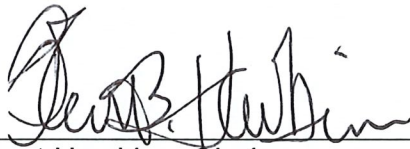
Member Carlin took a moment to recognize that April is Arbor Month, and he appreciated Chairman Hawkins efforts to protect the City's beautiful oak trees.

Chairman Hawkins added that years ago he helped rewrite the tree ordinance.

There were no other reports.

13. Adjournment

There being no further business, the meeting was adjourned at 6:37 PM.



Robert Hawkins, Chairman



Patrick Martin, Community Development Administrative Coordinator