



LAKE MARY PLANNING AND ZONING BOARD

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

**Regular Meeting
AGENDA**

TUESDAY, SEPTEMBER 9, 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 & Zoning Board Minutes - August 12, 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. 2025-LU-01, Ordinance No. 1719. A recommendation to the Mayor and City Commission regarding a Small-Scale Future Land Use Map Amendment for a property located immediately south of 2695 W. Lake Mary Blvd. and west of Pine St. from LMDR (Low-Medium Density Residential) to RCOM (Restricted Commercial). Applicant: Chris Butera. (Legislative – Public Hearing) (Sydney Boswell, Project Manager)
 - B. 2025-RZ-04, Ordinance No. 1720. A recommendation to the Mayor and City Commission regarding a request for rezoning of the property located immediately south of 2695 W. Lake Mary Blvd. and west of Pine St. from A-1 (Agriculture) to PO (Professional Office). Applicant: Chris Butera. (Quasi-Judicial – Public Hearing) (Sydney Boswell, Project Manager)
 - C. 2025-PSP-01, A recommendation to the Mayor and City Commission regarding a request for a Preliminary Subdivision Plan approval for Shealey Road Subdivision, a proposed 16-lot single-family residential development, located at the southwest corner of Roland Garros Ln. and Shealey Rd. Applicant: Mr. Baiji Abdul, Shealy Property Holdings, LLC. (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, SEPTEMBER 9, 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 5:59 PM.
- 2. Moment of Silence**
- 3. Pledge of Allegiance**
- 4. Roll Call – Determination of Quorum**

Robert Hawkins, Chairman
Brittany Walker, Member
Nick Carlin, Member
Frederic Schott, Alternate Member
Sabreena Colbert, Community Development Director
Sydney Boswell, 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 – August 12, 2025

Alternate Member Schott made a motion to approve the Draft Planning and Zoning Board Meeting Minutes of August 12, 2025. Member Carlin 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 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. 2025-LU-01, Ordinance No. 1719. A recommendation to the Mayor and City Commission regarding a Small-Scale Future Land Use Map Amendment for a property located immediately south of 2695 W. Lake Mary Blvd. and west of Pine St. from LMDR (Low-Medium Density Residential) to RCOM (Restricted Commercial). Applicant: Chris Butera. (Legislative – Public Hearing) (Sydney Boswell, Project Manager)**

Sydney Boswell, Project Manager, came forward to speak on the items. Items A and B were presented concurrently.

The applicant is requesting a small-scale future land use amendment for the subject property from LMDR, Low-Medium Density Residential, to RCOM, Restricted Commercial. Concurrent to the Small-Scale Future Land Use Map Amendment, the applicant is also requesting a rezoning of the property. The subject property is a +/- 0.91-acre vacant parcel.

The applicant is making these requests to establish consistency with the parcel directly north, 2695 W. Lake Mary Blvd., which is under same ownership. 2695 West Lake Mary Boulevard is zoned Professional Office with a Restricted Commercial Future Land Use. The applicant has explained that the subject parcel, in combination with 2695 W. Lake Mary Blvd., forms a plus or minus 5-acre property which has been on sale for several years. The conflicting future land uses and zoning designations between the two lots is stated to have discouraged buyers from pursuing the two- parcel property and the future land use and zoning changes are intended to make the site more marketable. The owner does not have development plans for the parcels at this time.

If or when these parcels are developed, the City's Concurrency Management System will ensure that the levels of service will not be degraded beyond the adopted level of service for all regulated public facilities. If or when development is considered, City precedent regarding roadway access dictates that a point-of-access shall only be through W. Lake Mary Boulevard and not through Pine St. Staff have reviewed the application and finds that the request for a Future Land Use Amendment for a +/- 0.91-acre parcel located north of 2695 W. Lake Mary Boulevard meets the requirements of the City of Lake Mary Comprehensive Plan and recommends approval.

The applicant is also requesting a rezoning from A1, Agriculture, to PO, Professional Office, for the property. Currently, the +/- 0.91-acre parcel size is existing nonconforming with the required minimum 3 acres for the A-1 zoning district. The requested PO zoning district would resolve the existing nonconformity of the subject parcel's size. If or when development is considered, the rezoning would influence development standards by reducing the maximum building height from 35 feet to 30 feet. Development standards would also change from a minimum 8-foot side yard setback to a Type B landscaping buffer, which requires a minimum average width of 35 feet with 5 canopy trees, 7 understory trees, and 25 shrubs every 100 feet as well as a six-foot-tall brick wall on the development side of the buffer. Criteria A through D within the staff report have been reviewed for fact finding, and staff have found that all conditions have been met.

The Findings of Fact are determined to provide support for the request to rezone the subject property from A1, Agriculture, to PO, Professional Office, by establishing consistency and resolving nonconformities, and staff recommends approval.

The Mayor and City Commission will hear these items on Thursday, October 2, 2025, for First Reading and Thursday, October 16, 2025, for Second Reading.

The members of the Planning and Zoning Board have been provided with a record of correspondence of community feedback on the two items.

Chairman Hawkins asked if the owner of the subject property is the same as the owner of the property to the north. Ms. Boswell responded affirmatively.

Chairman Hawkins then asked to clarify if both parcels had the same owner originally, and that it was two separate parcels. Ms. Boswell confirmed.

Member Walker clarified with Ms. Boswell that the subject property's future land use is Low-Medium Density Residential, and the property to the north is Restricted Commercial. Ms. Boswell confirmed.

Member Walker then asked if the property to the north was at one time Low-Medium Density Residential and was a future land use amendment done to change it to Restricted Commercial. She asked how the two properties ended up with different future land uses and zonings. Ms. Colbert responded that there is no record of the parcel to the north having the Low-Medium Density Residential future land use. That is inconsistent with the designations along Lake Mary Blvd. Likely at one time it was Agriculture, but with the Restricted Commercial future land use designation it became Professional Office, and somehow the almost 1-acre subject property got split off either by legal description or a change of ownership. Things like that have happened historically, which is why processes have been put in place on lot splits to prevent the creation of nonconforming properties such as this one.

Member Walker then asked if there is currently an access point to the subject property from Pine St. Ms. Boswell responded if the property was developed on its own then the access would be from Pine St., but there is no proper infrastructure or curb cut that allows for that access at present.

Member Walker then stated that in the justification letter from the applicant, he stated that he doesn't want to tell developers that they won't ever be able to use Pine St. as an access point, which is concerning. Member Walker continued, I live on Rolex Pt. and Washington Ave. is a very residential, private road. She asked if that access would be taken out of consideration for the property. Ms. Boswell responded that there are no current development plans for the property and it is currently on the market. The applicant stated that depending on what a buyer might want to do with the property he would like to keep that option open.

Ms. Colbert added that there is policy direction from the Commission that any developments along Lake Mary Blvd. solely have access from Lake Mary Blvd., and there will not be any access through the abutting residential areas along Washington Ave. Those roads are not designed to handle commercial traffic. The vision is to maintain the neighborhood commercial-office type of development along this corridor or Midtown area of Lake Mary Blvd. and not cross over into the residential areas.

Chairman Hawkins stated that the City Commission states that, but it is not Code. Ms. Colbert confirmed this and added there are also requirements for roadway standards to include traffic levels and Pine St. is not a roadway that meets the standards for a commercial development. There are all kinds of transportation issues at hand that would be reviewed at the time of application for a site plan. Right now, we are only considering the land use amendment and rezone. We have policy direction, and staff stand behind that direction. We work with applicants to the best of our ability, but ultimately any site plan would come back before this Board and would have to meet all code requirements.

Chairman Hawkins asked if currently that [Pine St.] is the only access to this property. Ms. Colbert responded affirmatively.

Member Carlin asked to clarify if someone purchased the subject property then they would need to submit some kind of permit before they could do anything with the property or have use of Pine St. Ms. Colbert confirmed.

Chairman Hawkins added that would be the case whether it is residential or Restricted Commercial. If it were Restricted Commercial they would likely have to improve not only Pine St., but Washington Ave. in one way or another. Ms. Colbert responded that would be her interpretation.

Chris Butera, 1275 W. Granada Blvd., Ste. 5B, Ormond Beach, FL 32174, the applicant, came forward to speak on item A and B.

Chairman Hawkins asked if Mr. Butera understood what the Board is saying regarding access to the subject property. Mr. Butera responded affirmatively. Chairman Hawkins stated the applicant's position is the owner wants to maintain access to the subject property. If that were a residential development, it probably wouldn't be a problem, but with commercial development it is going to be a problem.

Mr. Butera responded that the reason for the rezoning and land use amendment request is that the subject property is part of a 5-acre assemblage. The property in front on Lake Mary Blvd. has the zoning and future land use that is being requested for this final piece. This is designed to be one project, one property. It is not going to stand alone as an independent commercial site. As someone that is developing and has developed in Lake Mary, Mr. Butera does not believe that Pine St. would ever be a desirable access point for the property, but he didn't want to obligate it as part of the rezoning. He would rather wait until a site plan approval process to make the determination.

Mr. Butera continued that this is just the cleanup of the piece of property in the rear. This property has been on the market for probably a decade or longer. It is owned by the Watson family. They have had people approach them about developing the site, and having the subject property in the back being zoned is a deterrent because it would require the developer to going through the rezoning process. In an effort to help speed up the process and cleanup the incongruity is why

we have submitted this request. Then there will be a single 5-acre property with the same zoning and the same land use that can be applied for development in the future.

Member Walker stated that in his letter Mr. Butera stated it would be a very large parcel for a professional office and that it would potentially be multiple offices. She asked if that was correct. Mr. Butera responded it is possible. Five acres is a big site. Typically, there are about 8 to 10 thousand sq. ft. of office or medical office space per acre, so with 5-acres that could potentially be 40 to 50 thousand sq. ft. of office space. That would be a large development like hospital sized. We don't see many of them. More likely it would end up being a series of smaller buildings.

Mr. Elkind added that the applicant is requesting the land use amendment in order to combine the properties and make it one developable site. Not to say you have to do this, but one thing that may resolve the Board's concerns is to have the applicant go through a lot combination process as a condition of your vote to approve the land use change. Then it would be one lot, fronting Lake Mary Blvd, where access would have to come through Lake Mary Blvd. Then you won't have the situation where you have someone decide not to use the lots as combined and you get rid of the legal nonconforming lot.

Mr. Butera stated he is only the owner's representative. He does not have the authority to bind that, but he is pretty sure the owner would agree.

The public hearing was then opened for items A and B.

John Day, 170 Rolex Pt., Lake Mary, FL, came forward to speak on the items. He stated that his property backs up to the subject property. He added he was assured when he bought his home that the lot to the north is residential and nothing could be built but residential. He continued that he has lived in his home for 16 years, and the property has been for sale that whole time. He does not believe that the sale is being held back due to the subject property, and that there is not a demand for commercial as much as there is for residential. There are plenty of commercial buildings in Lake Mary for lease. The subject property makes for a nice fit as a residential property with access from Pine St., so someone could build a house there. Mr. Day is concerned that a commercial development would severely affect the value of his property as well as being visually awful.

Deanna Houston, 750 Sagana Pt., Lake Mary, FL, came forward to speak on the items. Ms. Houston stated that she agreed with Mr. Day's comments. There are so many professional buildings being built and empty now. She stated sometimes she will drive back that way to get away from all the building on Lake Mary Blvd. Ms. Houston continued that she believes we need more large acreage homes, although she knows the City needs the tax revenue, and concluded that we don't need more professional space.

Franz and Lucia Apel, 175 Rolex Pt., Lake Mary, FL, came forward to speak on the items. Ms. Apel stated that Washington Ave. is a residential development. Citra Ln. is a new one with 23 houses that is already making a lot of traffic. She added it is nice to have new residential

development, but having her house facing a new commercial development would be the worst thing to happen to their neighborhood. Ms. Apel stated that she does not believe it is fair to use the subject property for commercial development since there is already a lot of commercial. If they were to use Pine St. it would ruin the neighborhood. As well, she added that she has concern about the wildlife that currently lives on the property if the property is developed. Mr. Apel stated that where they live now is very quiet and there is a lot of wildlife, and he does not want to see something commercial or medical clinics behind his home. He is also concerned about the effect on the value of his home.

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

Chairman Hawkins asked if the correspondence the Board received regarding the items would be entered into the public record. Ms. Colbert stated that they would be included with the public record for the hearing.

Chairman Hawkins stated that personally he is not in favor of the future land use change because of the access that the applicant wants to maintain to Pine St. He added that he thinks the subject property is ideal for residential, so he is not in favor of the land use change and as a result the rezoning either.

Member Walker stated she drove down Pine St. and not only would it be a shame for the new development Fontaine, but that there is a resident on Pine St. that would be directly across the street which would not be suitable.

Chairman Hawkins asked if the subject property remained residential and someone wanted to put a 3-lot subdivision on it would they have to improve Pine St. Ms. Colbert responded that it would have to be improved to a residential standard which is not the same as it is for office, but it would be allowed 3 dwelling units given the size. The setback from the south property line along Rolex Point would be an 8 ft. minimum and a 35 ft. building height.

Ms. Boswell added that the 8 ft. setback for residential would be with no landscaping requirement whereas with professional office a buffer with a brick wall on the development side and landscaping would be required.

Alternate Member Schott stated he agreed with Chairman Hawkins.

Member Carlin stated his agreement with the idea of residential as well.

Ms. Colbert stated that the applicant wanted to add that the current zoning is Agriculture, so uses consistent with Agriculture would be permitted under the City's Land Development Code.

Chairman Hawkins asked in order for the property to be residential would they need a future land use change. Ms. Colbert responded it would not require a future land use change.

Mr. Elkind asked Chairman Hawkins if he understood that he is opposed to the change to commercial in any even whether the lots are combined or not.

Chairman Hawkins stated the only way for Pine St. to remain a residential street is for the subject property to remain residential, however, if the property was combined with the other property, then he wouldn't have a problem with a commercial use. The applicant would need to some way give up all rights to Pine St. and more than likely if a site plan came before them he would like to see a retention pond in that area.

Mr. Elkind responded that could not be a condition, and if for instance the drainage was required to flow elsewhere and it meets the code requirements there is limited discretion with a site plan.

Ms. Colbert added that the plat for Rolex Point shows the subject property as professional office or proposed PUD (Planned Unit Development). Also there have been concept plans that only made it to informal staff review that showed small office concept similar to other developments along Lake Mary Blvd. with the retention on the south end of the property where it would act as a buffer to the neighboring residential, but until a site plan is submitted and it is reviewed for code, the location of improvements can't be dictated.

Ms. Colbert continued that similarly further west on Lake Mary Blvd. is the former Bloom Masters' property which traversed from Lake Mary Blvd. to Washington Ave. under same ownership. There were plans and concepts for development that included the full property that were not well received by the City because of the connection to Washington Ave. Ultimately those pieces were treated as separate and there is now the Fontaine subdivision that accesses Washington Ave. and a professional office that has been approved that will only access Lake Mary Blvd.

Member Carlin stated that a condition to remove access from Pine St. should be considered but the applicant cannot agree to that at this time.

Mr. Butera stated that he understands from a planning perspective why the Board would not want to approve use of Pine St. for commercial access. He stated that if that is the difference is getting the request approved than he would be alright with abandoning use of Pine St.

Chairman Hawkins asked if that could be made a condition of the land use change.

Ms. Colbert suggested a condition of the change of land use along with combination of the parcels.

Mr. Elkind stated the idea is if it is one parcel when a project comes through as a site plan, you will not allow professional office access through Pine St.

Ms. Colbert added the severed connection from Pine St. would come in conjunction with the condition to combine the parcels. It is tied together as one.

Mr. Elkind stated that if it is the Boards pleasure to do so, they would recommend approval on the basis that the applicant would come forward with a lot combination through which the connection to Pine St. would be severed. So the Board could recommend approval of both subject to the completion of the lot combination. It would still move forward to the City Commission and they may decide they don't want to do it at all, but if they reach the same conclusion then the second reading would be delayed until the lot combination process is complete.

Member Walker stated that she is not in favor. The subject property is the only lot that encroaches into the residential area. From a visible perspective it will be million-dollar homes that will be looking directly into a commercial development, and we don't even know what that development would be.

Mr. Butera stated that it is important to understand that the current zoning of the property is not residential. It's agricultural. If it is left the way it is now and someone were to come and develop the 4 acres in front, the agriculture 1 acre would still be there with access to Pine St. Someone could do something on that agricultural piece with access of off Pine St. which wouldn't be nearly as attractive as a future professional office development.

Member Walker responded if you take a drive down Washington Ave. it is definitely not your typical Lake Mary street. It is very much the Lake Mary of 15 or 20 years ago before Griffin Farms was developed. She continued her concern is that the City is building up fast and there is a lot of professional office space. The future land use is Low to Medium Residential, so 2 to 3 homes could be put there and there would be demand.

Alternate Member Schott added the problem we are going to face is that there is limited land left. Developments have been built around vacant land where for whatever reason the owners have decided not to do anything with it. People buy their homes expecting that what is going to continue to be around them is going to be residential, but at the same time we can't tell people what to do with a piece of land that is already zoned commercial or agricultural. People have the right to do what they want with their property according to what it is zoned for when they buy it. In this case which is strange, is there is a piece of it that is zoned differently than the rest of it. Not sure why they can't do what they want on the 4 acres that they already have and the last acre could be residential potentially. Maybe we need to see that they really are having a hardship to sell or use the land as it is.

Member Walker made a motion to recommend denial to the Mayor and City Commission for 2025-LU-01, Ordinance No. 1719, a Small-Scale Future Land Use Map Amendment for a property located immediately south of 2695 W. Lake Mary Blvd. and west of Pine St. from LMDR (Low-Medium Density Residential) to RCOM (Restricted Commercial). Applicant: Chris Butera. Alternate Member Schott seconded the motion, and the motion carried 4 to 0.

B. 2025-RZ-04, Ordinance No. 1720. A recommendation to the Mayor and City

Commission regarding a request for rezoning of the property located immediately south of 2695 W. Lake Mary Blvd. and west of Pine St. from A-1 (Agriculture) to PO (Professional Office). Applicant: Chris Butera. (Quasi-Judicial – Public Hearing) (Sydney Boswell, Project Manager)

Item B was presented concurrently with item A.

Member Walker made a motion to recommend denial to the Mayor and City Commission for 2025-RZ-04, Ordinance No. 1720. A recommendation to the Mayor and City Commission regarding a request for rezoning of the property located immediately south of 2695 W. Lake Mary Blvd. and west of Pine St. from A-1 (Agriculture) to PO (Professional Office). Applicant: Chris Butera. Alternate Member Schott seconded the motion, and the motion carried 4 to 0.

C. 2025-PSP-01, A recommendation to the Mayor and City Commission regarding a request for a Preliminary Subdivision Plan approval for Shealey Road Subdivision, a proposed 16-lot single-family residential development, located at the southwest corner of Roland Garros Ln. and Shealey Rd. Applicant: Mr. Baiji Abdul, Shealy Property Holdings, LLC. (Quasi-Judicial – Public Hearing) (Sabreena Colbert, Project Manager)

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

The applicant is requesting preliminary subdivision plan approval for a proposed 16-lot single-family residential development located east of the Timacuan subdivision, on the south side of Shealey Rd. The 12.21-acre subject property is zoned R-1A (Single Family Dwelling) with a future land use designation of LDR (Low Density Residential).

In 2007, a Final Subdivision Plan was approved for 17 single-family lots but after being extended, the approval expired in 2016 without construction. The LDR future land use allows up to 2.5 dwelling units per acre, or 23 lots based on the 9.48 acres of upland area. The proposed subdivision is below the density threshold at 1.69 dwelling units per acre.

The proposed lots meet or exceed the minimum development standards for the R-1A zoning which requires a minimum 10,890 sq. ft. lot area, an 1,100 sq. ft. living area, a 75 ft. width at building line, a 25 ft. front setback, 20 ft. combined side setbacks with one an 8 ft. minimum, a 30' rear setback, and a minimum of 35% open space. The typical architectural elevations were provided showing more sleek, modern, and contemporary styles with low roof pitches, smooth and textured stucco finish, natural stone veneer, glass curtain walls and oversized windows.

Access will be provided off of Shealey Rd. and the proposed subdivision road section will include 12 ft. wide travel lanes and 5 ft. sidewalks on both sides. A connection to the existing sidewalk on the east side along Shealey Rd will be provided along with a sidewalk running the length of the property frontage to the west.

The proposed subdivision is expected to generate 151 new daily trips with 12 trips in the AM peak hour and 16 trips in the PM peak hour. A traffic study was not required as the projected trips fall below the thresholds of 50 peak hour and 350 average daily trips. Parking for each lot is being met by providing parking for a minimum of 4 vehicles, 2 in the garage and 2 in the driveway. The applicant has noted on the plan that some homes may have 3 car garages.

An environmental assessment was conducted for the subject property identifying 1 active gopher tortoise burrow. The applicant is required to go through the appropriate Florida Fish and Wildlife Conservation Commission permitting prior to any species relocation and/or site work. The project is subject to the Resource Protection Standards outlined in Chapter 160 including the 25 ft. wetland protection zone. The applicant is proposing no development activity within this buffer which includes no lake access within the subdivision.

A School Capacity Availability Letter of Determination (SCALD) was completed by Seminole County Public Schools noting that the subdivision will generate 7 school aged students, and there is capacity available within the adopted levels of service.

Connection to the city water and sewer utilities will occur along Shealey Rd. A private lift station is proposed on the northeast side of the property, north of lot 1. All utilities will be private. Trash and recycling will be collected curbside by Waste Pro.

Two dry retention stormwater facilities are proposed within the subdivision. These ponds will be owned and maintained by the homeowner's association. The property is within a closed basin and will be designed to retain the full volume of the 100-yr, 24-hr storm event on site. The project will meet the requirements of the City of Lake Mary and the St. Johns River Water Management District for stormwater.

The plan proposes Crepe Myrtles and Live Oaks, shrubs and flowering plants along with an aluminum fence with columns at the subdivision entrance and along the north property line. Subdivision signs are proposed to flank the entrance. A Type "A" Buffer with a 6 ft. vinyl fence is proposed along the east side of the property. The requirements for the buffer will be achieved through natural vegetation supplemented with additional canopy and understory trees. This would be adjacent to Roland Garros Ln. where the City's Tennis Center is located.

A 6 ft. vinyl fence, screening shrubs, and a mix of canopy and understory trees are proposed within the open space track to screen the new development from the single-family homes along the west property line. Fourteen historic trees will be removed due to the trees' health, there are some that were found to be dead on site, or due to road and drainage improvements. Tree mitigation will be in accordance with City Code requirements. The developer will be providing replacement on site at a 5 to 1 ratio in accordance with Chapter 157. In this case everything will be planted on site, so there will be no fee in lieu of mitigation. A condition of approval has been added requiring removal of trees for each lot to occur at the time of building permitting in accordance with Chapter 157 with the goal being to retain as much of the existing canopy as

possible. This is also the reason for the condition requiring an updated tree survey at the time of Final Subdivision Plan submission.

Staff find that the request for a Preliminary Subdivision Plan is consistent with the relevant criteria of the City's Preliminary Subdivision Plan regulations, the City's Code of Ordinances and Comprehensive Plan, and recommend approval with the seven conditions noted in the staff report.

This item will be considered by the Mayor and City Commission on October 2, 2025.

Chairman Hawkins asked who owns Shealey Rd. Ms. Colbert responded that it is a city road. Chairman Hawkins asked if there was a reason that a sidewalk wasn't being put down the portion of Shealey Rd. that runs north and south near the subject property. Ms. Colbert responded that typically sidewalks are provided through the property frontage of the development, and she is unsure of the existing improvements and limitations that may be present along this segment due to the existing residential. She added that this is something that could be added as a condition of the Final Subdivision Plan.

Chairman Hawkins stated that there are homes to the south on that road, and if there isn't one then this subdivision should have to put one there. He also asked that a condition be added for canopy trees to be planted away from the sidewalks on the interior of the development. Ms. Colbert asked if the condition should be similar to other developments that include planting spacing and specifications for root barriers. Chairman Hawkins responded affirmatively. Ms. Colbert stated she will make note of those and make sure the applicant is amenable to those conditions.

Chairman Hawkins added that he would add that the canopy trees are not planted between the road and the sidewalk. Ms. Colbert stated that this would be included as it had been on previous subdivisions.

John Herbert, American Civil Engineering, 207 N. Moss Rd., Winter Springs, FL, came forward to speak on behalf of the applicant. He stated he wanted to reiterate what Ms. Colbert had stated previously. The project was approved back in 2007 with 17 lots. This proposal reduces the lots down to 16, well below the 23 that could go on this property. The open space is also greatly beyond what is required for this subdivision, and the trees are going to be put back in at a 5 to 1 ratio which will help make the green space very lush once it fills out a bit more. The subdivision addresses all of the concerns from the previous proposal where the lift station was relocated to the east, the retaining walls along the lake were removed, and the expanded stormwater will prevent any sort of incursion into the lake. Although, aerial photos show that the lake is already impaired which is likely the result of septic in the area. This site will not be on septic. It will be on City sewer and not impact the lake in a negative way. The location of the pond is to the east to help allow for a thick vegetative buffer from the tennis center lights to the east as well. Overall, this is bringing back what was previously approved and making it even better than it was before.

Chairman Hawkins asked if Mr. Herbert would accept the additional conditions recommended regarding the sidewalks and canopy trees. Mr. Herbert responded that he has seen even in his own neighborhood the need to repair sidewalks almost annually due to trees. He said the applicant would accept so as not to have to repair sidewalks every few years.

Chairman Hawkins then asked if Mr. Herbert would be alright with the sidewalk along Shealey Rd. to the west. Mr. Herbert stated that the applicant would be open to it, but it seems like there may be some pushback from the neighbors to the west because of the trees that would be impacted. If it is part of what is required, then we will put it in.

The public hearing was then opened for this item.

Matt Lind, 108 Channel Dr., Lake Mary, FL, came forward to speak on this item. Mr. Lind stated his home is directly south of the proposed development. As stated, it is a closed basin lake. He continued that although there is a lift station it is still going to increase the water level of the lakes. He added that his back yard backs up to a drainage easement between Liberty Lake and Channel Lake, and if the proposed subdivision is approved then the sponge is being taken away and his property would be under water.

Chairman Hawkins responded that the proposed subdivision is going to retain all of the water within the property without allowing any more water to run off into Channel Lake.

Mr. Lind replied that although that may be the plan he believes that removing the natural sponge that exists currently with paving and roads that there will be additional run-off into the closed basin lake with nowhere for the water to go which will impact his property directly.

Chairman Hawkins stated that is what the retention ponds and swales are for. Mr. Lind stated that it already exists in fashion far better than a retention pond.

Chairman Hawkins agreed that vacant land is much more ideal than streets and ponds, but that is not the reality of Central Florida.

Jennifer Ellison, 126 Shealey Rd., Lake Mary, FL, came forward to speak on the item. She stated that her house is the one with the pool next to the retention pond. There are already foundation issues with her house. She asked if there will be some type of retaining wall put between her house and the retention pond. Her home is already built up and she has concerns about the land being sloped more to add a retention pond. Also, she is concerned that with other homes being built around hers it will cause more water to flow into her back yard.

Ms. Colbert responded that Ms. Ellison's property is located behind the proposed open space tract. There is no retaining wall proposed. There is, within a buffer that the applicant is proposing, a 6 ft. vinyl fence and screening shrubs and trees.

Chairman Hawkins stated that it will not restrict the flow of water from how it is now. Ms. Colbert confirmed.

Ms. Ellison stated that she already has a retaining wall on her property near where the pond is going that is already being compromised because the area is so wet. Her concern is that when the surrounding property is made a retention area, that will cause more water to continue to accumulate in the area including her property.

Chairman Hawkins stated that the fact that the proposed retention pond is a dry retention pond water should flow from Ms. Ellison's property to the pond. He stated that it is not a wet bottom pond. It is meant to be dry.

Ms. Ellison stated that her concern is that as water travels downward so will her soil. She stated that currently looking at the front of her house you can see that her lawn used to be flat. As the water travels downhill, it takes soil with it. She stated that she would like some sort of barrier to prevent more and more of her soil washing away.

Chairman Hawkins stated that he understands Ms. Ellison's concern, but he doesn't see how putting a retaining wall there would do anything but keep water on her soil and prevent it from flowing anywhere else.

Ms. Colbert stated that she understands that Ms. Ellison wants to ensure that her yard is not going to erode as water flows to the pond. For a barrier to be installed that would not create drainage issues it would need to be engineered. She continued that is something that could be looked at during the Final Subdivision Plan when 100 percent engineered drawings are required.

Mr. Elkind stated this proposed subdivision is a plat. The inquiry the City must make is "Do the engineered drawings comply with all the myriad requirements of City Code and State Law?" If it does, then they are entitled to have their plat approved. He understands that Ms. Ellison's concern is that when it rains her soil runs down off of her property. If she lives on a hill and the sand or soil runs off of her property when it rains, then as a private property owner that is her responsibility. The Board cannot require a neighbor to do something about that, but the engineering should, without any special condition, ensure that the pond is built in such a way that it does not change the grade at the property line.

Chairman Hawkins stated that the Board can then ask that the applicant pay special attention to that concern when engineering the retention pond. Mr. Elkind responded that they should do that anyway, but yes.

Amy Smith, 123 Shealey Rd., Lake Mary, FL, came forward to speak on this item. She stated that her main concern is the drainage issues that they already have. The soil is very sandy in the area and a lot of the trees on the subject property help keep the soil in place. She also has concerns about the number of houses that are being put in a relatively small area and with the look of the houses fitting the area. She continued that there are many animals in the subject

property that will be displaced. As well she has concerns that Shealey Rd. is a dead end due to the Timacuan gate that only allows residents to enter, so there are already a number of people from the sports complex that come down and have to turn around, especially on the weekend. She, as well, mentioned concern with the vinyl fence. That there are going to be expensive homes built, but then there will be a vinyl fence instead of a brick wall or something of the sort.

Deanna Houston, 750 Sagana Pt., Lake Mary, FL, came forward to speak on the item. She stated that she does not live directly next to the subject property, but she lives behind Timacuan next to the Crystal Lake Preserve. She asked without the buildings how much of the area is above the 100-year flood plain.

Ms. Colbert responded that there are 9.4 acres above the flood plain and the wetland protection zones.

Ms. Houston also added in response to the engineer that Lake Mary has always had septic tanks, but there were never any issues with the lakes until the golf courses were added. She continued that she has concern that the area is so low when you drive by it. She stated that she has concern for the future homeowners because that area is such a sponge and a wet zone. She added that she sees the neighbors that back up to her property that are losing soil due to the flow of water through her property.

T. Gray Frazier, 127 Shealey Rd., Lake Mary, FL, then came forward to speak on this item. He stated his property is zoned A-1 (Agriculture). He continued that he put together a narrative for the Board [attached to this record]. He stated his concern is that the subject property should never have been zoned R-1A, but R-1AA to match the surrounding properties. He continued that the 4 lots on the lake don't meet code, 154.12(a). He stated that he has concern with the size of the lots being proposed and the density of the housing proposed. He stated that the lakefront code requirement is 40,000 sq. ft. and the proposed lots are a quarter of that. He stated there should only be 1 lot on the lake. He suggested that the retention on the east side of the property be moved to the west side, which would provide some additional buffer from the development for the existing homes.

David Battman, 116 Channel Dr., Lake Mary, FL, came forward to speak on this item. He stated that he lives on the Channel Lake across from the proposed development. He added that there is a lot of wildlife that lives in and around the lake area. He continued that he agreed with Mr. Frazier that the proposed lots on the lake are too small and too many. People have a right to develop their property and more residential is needed, but this particular property may need some additional safeguards to protect the existing neighbors. He added that his other concern is the retention areas and their ability to contain runoff from the new development.

Chairman Hawkins asked if the homes along the lake on Channel Dr. have any type of swales to prevent runoff from infiltrating the lake. Mr. Battman responded that they did not have any. He stated the previous owner of the property to be developed was head of a property owner's association to clean up the lakes. He stated that there have been sprayings for the hydrilla and

other vegetation. The coverage of vegetation has decreased from 80 to 20 percent, and the additional development may put more strain on the lake.

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

Chairman Hawkins asked if the 4 lakefront lots all drain to the retention on the site. Ms. Colbert responded that by definition they are not lakefront and they are meeting the standards for the R-1A zoning. There is an open space tract along with the wetland protection zone and buffer that will be placed, pursuant Chapter 160, under conservation easement.

Chairman Hawkins asked if in the past the property could have been developed as lakefront like the homes on Almyra Dr. and Channel Dr. Ms. Colbert confirmed and they would have had full access to the lake where the proposed development does not.

Chairman Hawkins asked if the stormwater retention was the 25-year 24-hour standard. Ms. Colbert responded that the retention is for the 100-year 24-hour storm event due to the closed basin.

Chairman Hawkins stated that he wanted to let everyone know that most subdivisions in the City only have 25-year retention ponds, so this property will hold hurricane type floods in their retention.

Alternate Member Schott stated that his understanding is that this development was previously approved with 18 homes and then that approval expired at some point, so the Board is being asked to somewhat reapprove what was already approved by the City.

Chairman Hawkins stated it has always been more beneficial because it is sewer and not septic, and when it came before the Board previously one of the points of contention was the placement of the pump station. Now the pump station has been moved, and they moved the retention pond.

Ms. Colbert added a couple of points for clarification. The 2007 approval was a different applicant and different engineer with 17 lots. The Board has seen this project as a Preliminary Subdivision Plan in 2021 where 18 lots were proposed, that was eventually withdrawn. Now we are here with a different applicant, different engineer, with a different plan to be considered independent of anything prior. She added, in response to the comment made from the public hearing regarding the fence, that it was a comment made by staff requesting the applicant to provide a more consistent fence with what is proposed along the north frontage and entrance. The City cannot require that since the Code does not require a buffer between similar intensity residential developments.

Member Carlin asked about there being PVC fencing at the front of the neighborhood. Ms. Colbert responded that the front is more of a decorative picket with masonry columns and landscaping.

Chairman Hawkins asked if the Code only requires landscape buffering. Ms. Colbert responded that there is no buffer requirement when there are residential developments of the same intensity abutting each other. The applicant is providing some buffer adjacent to the existing residential to the west including a vinyl fence as shown on the plan.

Mr. Elkind added this is a subdivision plat, while it is more complicated, it isn't much different than someone saying they want to build a house on their property that is zoned for a house. The City cannot say we just want you to put in a fence between you and your neighbor when none is required by code because it makes your neighbor happy. If it is not required by code, then it is not required by code.

Member Carlin made a motion to recommend approval to the Mayor and City Commission of 2025-PSP-01, a request for a Preliminary Subdivision Plan approval for Shealey Road Subdivision, a proposed 16-lot single-family residential development, located at the southwest corner of Roland Garros Ln. and Shealey Rd. Applicant: Mr. Baiji Abdul, Shealy Property Holdings, LLC. Alternate Member Schott seconded the motion, and the motion carried 4 to 0 with the following conditions:

- 1. A photometric plan shall be provided with the Final Subdivision Plan.**
 - 2. A tree survey shall be provided with the Final Subdivision Plan.**
 - 3. Signage shall require a separate building permit prior to construction. Signage shall comply with Chapter 155, Appendix (I) Section 6(D)(3) of the Land Development Code.**
 - 4. Driveways shall be shown on the Final Subdivision Plan. The maximum width shall be notated on each driveway.**
 - 5. Removal of trees on each lot shall occur at the time of building permitting in accordance with Chapter 157.**
 - 6. The Applicant shall remove Development Information note #17 for FAR on sheet C4.0 with the Final Subdivision Plan.**
 - 7. The Applicant shall update the data in the traffic table on sheet C4.0 to reflect the data provided in the Traffic Generation Statement with the Final Subdivision Plan.**
 - 8. No canopy trees shall be installed between the sidewalk and back of curb to allow for adequate tree trunk protection and sidewalk maintenance. In addition, root barriers shall be utilized for all trees planted within 5 ft. of pavement and a planting detail including root barrier shall be provided with the Final Subdivision Plan.**
- 10. Community Development Director's Report**

Sabreena Colbert, Community Development Director, stated that this was Ms. Boswell's second time presenting before the Board, and she appreciates everything she has done. There will be another new planner starting tomorrow. Next meeting there will be full planning staff on hand.

11. Other Business

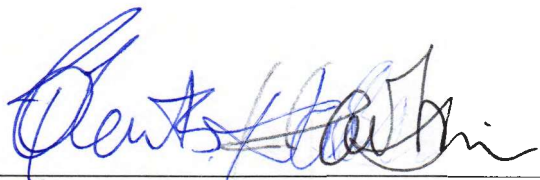
There was no other business.

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.



Robert Hawkins, Chairman



Patrick Martin, Community Development Administrative Coordinator

Attachments Follow

4



**Quasi-Judicial/Legislative Sign-In Sheet
 Planning & Zoning Board Meeting
 September 9, 2025, 6:00 P.M.**

The person providing the requested information will receive a courtesy informational statement concerning publications of the state land planning agency's notice of intent. It is the responsibility of the person completing the form or providing written comments to accurately, completely, and legibly provide all information needed in order to receive the courtesy informational statement.

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

Name: T. GRAY PRATER	Phone No.: 407.324.7423
Email address:	Address:
Item of Interest: SHEALES RD. SUBDIVISION	

Name: Amy Smith	Phone No.: 321-229-1343
Email address:	Address:
Item of Interest: Statway Rd. Sub.	

Name: DAVID BATMAN	Phone No.: 352-636-8716
Email address: dbatman@cf1.fl.com	Address:
Item of Interest: C	116 channel Dr. Lake Mary Fl.

Name: Lucia Apel	Phone No.:
Email address: luciaapdel@gmail.com	Address:
Item of Interest:	

Name: Jon Davis	Phone No.:
Email address: thepoolstorse@yahoo.com	Address:
Item of Interest: 2025 LU 01	



**Quasi-Judicial/Legislative Sign-In Sheet
 Planning & Zoning Board Meeting
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Name: Jackie Snook	Phone No.: 407 810 6794
Email address: snook.jackie@gmail.com	Address: KS Rolex Pk
Item of Interest: 2025-LU-01	

Name: Stephanie Baumgartner	Phone No.: 321-229-1338
Email address:	Address: 128 Shealy Rd
Item of Interest: Shealy Sub.	

Name: Jennifer Ellison	Phone No.: 407-430-8926
Email address: Shealy Sub	Address: 120 Shealy Rd
Item of Interest:	

Name: Meanna Houston	Phone No.: 407-792-8874
Email address: TRAVELPROSH@GMAIL.COM	Address: 750 Laguna Pk, Lake Mary, FL
Item of Interest: developing property off of Park (Shealy Rd.)	

Name:	Phone No.:
Email address:	Address:
Item of Interest:	



parcel id 16-20-30-300-020C-0000 Hearing

From The Pool Stars of Lake Mary <thepoolstars@yahoo.com>

Date Tue 8/19/2025 4:45 PM

To Sydney Boswell <sboswell@lakemaryfl.com>

You don't often get email from thepoolstars@yahoo.com. [Learn why this is important](#)

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- City of Lake Mary IT Department

Ref; parcel id 16-20-30-300-020C-0000 South of W. Lake Mary Blvd

Hi Sydney,

In reference to the above hearing, to change this parcel of land, from residential (LMDR) to commercial (RCOM), i would like to put on record the strongest possible **objection** to this change. For my objection to be made available, before and at any and all public hearings regarding this, should i not be able to attend personally.

I live directly behind this land parcel, with my boundary backing onto it.

Some of my reasons for objecting strongly and not limited too, are as follows:

Would have a huge detrimental impact on my houses value and the ability to sell, should i want too.

The same would be true for any surrounding residential homes and streets.

When we purchased our home back in 2009, we were assured at the time that this type of change could not happen and so proceeded with the purchase. .

The quality of living at my home will be dramatically affected and not in a good way, both visually and noise.

From the location map, this is clearly marked for residential, not just for this parcel but for all the properties that follow this line.

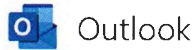
Changing this line, is not in the best interest of Lake Mary residents and is simply a greedy act, to try to increase the lands value, with no regards to its residential neighbors and their families.

The development land site is big enough, without encroaching on residential.

There is a demand in Lake Mary for residential properties, not so much for commercial development including offices, as many remain empty.

Thanks

Jonathan and Sharon Day
170 Rolex Point, Lake Mary FL32746



Parcel ID 16-20-30-300-020C-0000 - Hearing

From Franz Apel <apel.franz@gmail.com>
Date Tue 8/19/2025 7:18 PM
To Sydney Boswell <sboswell@lakemaryfl.com>
Cc Lucia de Apel <luciadeapel@gmail.com>

You don't often get email from apel.franz@gmail.com. [Learn why this is important](#)

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- City of Lake Mary IT Department

Good afternoon Sydney:

In reference to the above hearing regarding the proposed rezoning of this parcel of land from residential (LMDR) to commercial (RCOM), I would like to formally register my strongest possible objection to this change. I request that my objection be made available before and at any public hearings on this matter, should I be unable to attend personally.

I reside directly behind the parcel in question, with my property boundary abutting it.

My reasons for objecting are as follows:

1. The rezoning would have a significant detrimental impact on my property's value and its marketability. The same adverse effect would extend to surrounding residential homes and streets.
2. The quality of life at my residence will be severely compromised, both visually and acoustically, if the rezoning is approved.
3. The location map clearly designates this area for residential use, not just for this parcel but for all properties along this line.
4. Changing the zoning designation is not in the best interest of Lake Mary residents. It is a purely profit-driven act that disregards the well-being of its residential neighbors and their families.
5. The existing development land is ample without encroaching on residential areas.
6. Rezoning would likely lead to increased traffic congestion, posing safety risks to the community.
7. The change could lead to environmental degradation, negatively impacting the local ecosystem and green spaces.

For these reasons, I urge you to reject the proposed rezoning and maintain the current residential designation.

Franz R. Apel Sierra & Ana Lucia Molina de Apel
175 Rolex Pt , Lake Mary. FL 32746

Strong Objection to Proposed Rezoning

From Kristina Fisher <kristinafisher2045@gmail.com>
Date Sun 9/7/2025 1:44 PM
To Sydney Boswell <sboswell@lakemaryfl.com>
Cc Gorka Aperribay <gaperribay@gmail.com>

You don't often get email from kristinafisher2045@gmail.com. [Learn why this is important](#)

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- City of Lake Mary IT Department

Hi Sydney,

In reference to the above hearing regarding the proposal to rezone this parcel of land from residential (LMDR) to commercial (RCOM), I would like to formally place on record my strongest possible objection to this change. Please ensure my objection is made available before and at any and all public hearings, should I be unable to attend personally.

I live in the cul-de-sac immediately next to this land parcel, and while my property does not directly border it, my home and neighborhood would still be significantly impacted by this proposed change.

Some of my reasons for strongly objecting (though not limited to) include:

- A commercial rezoning would negatively impact the value of my home and other nearby residential properties, and could also affect our ability to sell in the future.
- When we purchased our home in 2024, we were reassured that such a zoning change could not occur, and proceeded with our purchase under that understanding.
- The quality of life in our neighborhood would be reduced, due to increased traffic, noise, and visual impact from commercial development so close to a residential area.
- The zoning map clearly indicates this area is designated for residential use, not only for this parcel but for the adjoining line of properties.
- Altering this designation is not in the best interest of Lake Mary residents. Instead, it appears to prioritize financial gain over the wellbeing of surrounding families and neighborhoods.
- The overall development area is already large enough without needing to intrude into residential zones.
- Lake Mary currently has a clear demand for residential housing, while many commercial and office spaces remain vacant.

For these reasons, I respectfully but firmly urge that this parcel remain zoned residential.

Sincerely,

Kristina Fisher and Gorka Aperribay

180 Rolex Point, Lake Mary, Florida 32746

September 9, 2025

City of Lake Mary
100 N. Country Club Rd.
Lake Mary, FL. 32746

Attn: Planning and Zoning Board / Mayor and City Commission

Re: New Preliminary Subdivision Plan for 18-lot single-family residential plan zoned R-1A
Existing Shealey Rd. Property Owners 5-lot single-family neighborhood zoned R-1 AA / A-1
Existing Lakefront Channel Dr. Property Owners 5-lot single-family neighborhood zoned R-1 AA
Existing Lakefront Almyra Dr. Property Owners 3-lot single-family neighborhood zoned R-1 AA

Dear Sirs:

Although no particular subdivision plan was provided for review of above subject new proposed development, we offer the following observations / recommendations for any proposed 18-lot subdivision plan as follows:

1. The present zoning of the adjacent westward existing five (5) properties on Shealey Rd. is R-1AA(3 lots) / A-1 (2 lots) (average lot size = 40,859 sf) compared to the proposed development zoning R-1A (minimum lot size = 10,890 sf). A decrease of 73.4% in average / minimum lot size compared to existing property owners on Shealey Rd. This is not compatible with existing Shealey Rd. property owner conditions.
2. The corresponding density of the proposed development (12.2a / 18 lots = .67a / lot) is not compatible with the existing density (5.25a / 5 lots = 1.05a / lot) of existing Shealey Rd. property owners.
3. Previous proposed development lakefront lot size of 4 lots zoned R-1A is not compatible with adjacent existing owner property lakefront lot size / density:
 - A. Proposed development lakefront lot size (R-1A): Average lakefront lot size (4) = 13,286 sf.
 - B. Existing Shealey Rd. property owners lakefront lot size (both @ A-1): Average lakefront lot size (2) = 80,150 sf (or 1.84 a / exceeds CLM Code 154.12(A) min. 40,000 sf / .92a)
 - C. Existing Channel Dr. property owners lakefront lot size (R-1AA): Average lot size (5) = 56,628 sf (or 1.3 a / exceeds CLM Code 154.12(A) min. 40,000 sf / .92a)
 - D. Existing Almyra Dr. property owners lakefront lot size (R-1AA): Average lot size (3) = 59,096 sf (or 1.36 a / exceeds CLM Code 154.12(A) min. 40,000 sf / .92a)

The previously proposed development lakefront density increase on Channel Lake Northside adjacent to Shealey Rd. properties will increase by 200% (3 units to 6). The proposed development average lakefront lot size does not meet CLM code and is only 33% of the required CLM minimum lakefront lot size (40,000 sf). It is 83% smaller than the existing Shealey Rd. property owners average lakefront lot size and 77% smaller than existing Channel Dr. property owners average lakefront lot size, all of which meet CLM code 154.12(A) (min. 40,000 sf / .92a).

The proposed development property should have been zoned R-1AA, instead of R-1A, with lakefront lots meeting CLM code for compatibility with existing property owners on Shealey Rd. and Channel Dr. existing conditions. We are not opposed to development of this property, but are in favor of a more responsible / respectful development that is compatible (reduce density / number of lots / lot size to R-1AA zoning, etc.) with adjacent property owners existing conditions and considerate of the pollution of Channel Lake waterways and the ecological balance of the Crystal Lake Drainage Basin.

Zoning laws have a profound and lasting impact on property values and affect the desirability / quality of life in a neighborhood. Zoning differences / changes can have a negative impact on property values as density increases beset more noise, traffic, pollution (lake included) and decrease in quality of life.

Zoning should promote orderly development, protect property values and ensure the health and safety of the community. It should be compatible with adjacent existing property conditions and align with the existing property owners right to maintain an acceptable quality of life / property value versus the greed of an owner / developer to maximize their profit (with more non-compatible sized lots / higher use density with R-1A zoning) at the compromise / expense of existing surrounding property owners (R-1AA / A-1) value and quality of life.

Thank you for your consideration in this matter and to vote to maintain orderly development in CLM and protect and respect firstly the value of the existing CLM property owners on Shealey Rd., Channel Dr. and Almyra Dr. over this egregious, zealous development.

Respectfully,

Jeanie Jackson
(121 Shealey Rd. property owner, zoned R-1AA)

Alan Smith
(123 Shealey Rd. property owner, zoned R-1AA)

Jennifer Branford
(126 Shealey Rd. property owner, zoned R-1AA)

T.Gray Frazier
(127 Shealey Rd. property owner, zoned A-1)

Wayne Baumgartner
(128 Shealey Rd. property owner, zoned A-1)

Natalie Brooke / David Batman
(116 Channel Dr. / Crystal Ridge Subdivision, property owner, zoned R-1AA)

Attachments: 1_Existing Partial Plot Plan of Channel Lake property owners
2_CLM code 154.12(A)