

1 **MINUTES OF THE CITY OF LAKE MARY, FLORIDA, PLANNING AND ZONING**
2 **BOARD MEETING HELD ON JULY 26, 2005, 6:00 P.M., CITY HALL, 100 N.**
3 **COUNTRY CLUB ROAD**

4
5

TAPE 1, SIDE A

6 I. Call to Order

7 The meeting was called to order at 6:04 p.m.

8 II. Moment of Silence

9 III. Pledge of Allegiance

10 IV. Roll Call - Determination of a Quorum

11 The following members were present:

12 Dr. Robert Hawkins, Chairman
13 Vice Chairman Brian Loe
14 Member Sidney Miller
15 Member JoAnn Lucarelli
16 Member Lee Rogers
17 Alternate Colleen Taylor

18

19 City staff present were Juan (John) A. Omana, Jr., Community Development
20 Director; Gary Schindler, City Planner; Eric Kendrick, City Engineer; and Diana T.
21 Adams, Administrative Secretary.

22

23 Also present were Sam Sebaali, P.E., Joseph Ayers, Steve Smith and John
24 Hood.

25

26 V. Approval of Planning and Zoning Board Minutes - July 12, 2005

27

28 (Postponed to the August 9, 2005, Planning and Zoning Board meeting.)

29

30 VI. Old Business

31

32 None

33

34 VII. New Business

35

1 A. 2005-SP-12: Request for a site plan for Leisure Bay Commerce Center, located
2 2452 Lake Emma Road, Lake Mary, Florida; Applicant: Leisure Bay Industries,
3 Inc.
4

5 Gary Schindler, City Planner, presented the request and the related Staff Report.
6 The Location Map was on the overhead projector. He discussed the previously
7 approved site plan that was before the Board last fall. He put another diagram on
8 the overhead projector that is attached to the Staff Report demonstrating the
9 existing approved site plan and indicated on the overhead projector what as
10 originally approved on the east side. He said the Applicant has come back at this
11 time and is requesting to demolish the 3,000 square foot building and wants to
12 move the loading dock down to the others. More technically, the Applicant
13 requests revision to the site plan for a building containing 521,000 square foot of
14 warehouse space and 45,000 square feet of office space. He stated that the
15 proposed revision is as follows: 1) a demolition of 3,000 square feet of building,
16 2) a 15,514 square foot increase in paving, 3) a decrease of 825 square feet of
17 sidewalk and 4) the relocation of a previously approved loading dock. He said
18 the demolition and the loading dock are located on the east side of the building.
19

20 Mr. Schindler pointed out that the Applicant is still within the tolerances for
21 maximum pervious/impervious ratio, the parking is the same, and the
22 landscaping is the same.
23

24 Mr. Schindler concluded, stating that staff finds that all criteria have been met for
25 granting approval of the site plan and finds that it is consistent with the City of Lake
26 Mary Code of Ordinances, Comprehensive Plan, subject to two conditions listed in
27 the Staff Report.
28

29 Chairman Hawkins requested the Applicant to come forward and address the
30 Board.
31

32 Sam Sebaali, P.E., with Florida Engineering Group, Inc., 718 Garden Plaza,
33 Orlando, Florida 32803, was present on behalf of the Applicant and addressed
34 the Board in favor of the proposed site plan. He stated that the Applicant agrees
35 with everything Mr. Schindler has indicated in presenting the changes to the
36 Board. The changes are minor. He said there may be some enhancement from
37 the prior plan, but either plan meets the Code and just would like to ask the
38 Board for its approval of the changes.
39

40 Chairman Hawkins asked Mr. Sebaali if he was in agreement with the two
41 conditions.
42

43 Mr. Sebaali answered affirmatively.

1
2 Chairman Hawkins opened the hearing to public comment. Hearing none, he
3 closed that portion and entertained board discussion and/or a motion.
4

5 **MOTION:**
6

7 **Vice Chairman Loe moved to approve the request by Leisure Bay**
8 **Industries, Inc., for a site plan for Leisure Bay Commerce Center, located**
9 **2452 Lake Emma Road, Lake Mary, Florida, consistent with staff's Finding of**
10 **Fact listed in the Staff Report and subject to the following two conditions.**
11 **Member Miller seconded the motion, which carried unanimously.**
12

13 **CONDITIONS:**
14

- 15 1. **Prior to the issuance of a site construction permit, document that the**
16 **subject property complies with all relevant regulations regarding irrigation**
17 **for all landscaping.**
18 2. **Prior to the issuance of a demolition permit, the applicant shall coordinate**
19 **with the City's Life Safety staff to ensure that the proposed demolition**
20 **complies with all relevant requirements.**
21

22 B. 2005-FP-10: Recommendation to the Mayor and City Commission for a Final
23 Plat for Fountain Parke, located 333 Rinehart Road, Lake Mary, Florida;
24 Applicant: Vanasse Hangen Brustlin/B. Hefner
25

26 Gary Schindler, City Planner, presented Item B. and the related Staff Report. The
27 Location Map was on the overhead projector. A copy of an e-mail from Maggie
28 Ketcham was given to each board member (see attached).
29

30 Mr. Schindler stated that this project involves a mixed use PUD. It has 500
31 townhomes, 19.2 acres of retail, 16 single-family residences and 2.2 acres of office.
32 He said construction of the entrance road from Rinehart Road and the infrastructure
33 to support the 500 townhomes is underway. The City is working quite closely with
34 them. The City Engineer and Acting Engineering Inspector are on the site daily.
35

36 Mr. Schindler stated that the next step is the final plat. The City Attorney has
37 reviewed the proposed final plat and the City's survey consultant has as well.
38

39 Mr. Schindler concluded, saying that with the eight conditions staff has listed in the
40 Staff Report, staff finds that the proposed final plat complies with the regulations
41 with one additional condition, as follows: Prior to this item going to the City
42 Commission on August 11, 2005, the Applicant will choose the appropriate names

1 from the list in the e-mail sent by Maggie Ketcham and will make the revisions to
2 the final plat.

3 Chairman Hawkins requested the Applicant to come forward and address the
4 Board.

5
6 Joseph Ayers, 210 S. Summerlin Avenue, Orlando, Florida, addressed the Board in
7 favor of the proposed final plat. He works for D.R. Horton. He expressed his
8 disappointment with the eighth condition, but did not have a problem with the
9 remaining conditions.

10
11 Steve Smith, Technician with Vanasse Hangen Brustlin, Inc., 135 W. Central
12 Parkway, S. 800, Orlando, FL 32801, was present for Brian Hefner and
13 addressed the Board in favor of the proposed final plat. He said that they set all
14 the Permanent Referenced Monuments (PRMs) on the outer boundary of the
15 whole plat at this time. It is in progress. It's not all done, but it is going to be in
16 progress soon.

17
18 Vice Chairman Loe asked Mr. Smith if he was saying that there are no PRMs on
19 the interior of the development.

20
21 Mr. Smith answered, not on the interior. No. Just the boundary gets PRMs. All
22 of the individual lot corners will be set with iron rods. All of the streets will have
23 PCPs in them, nail and disk at the intersection and all the PCs and PTs, so that
24 will be the control if you ever had to go put any lot corners back in.

25
26 Mr. Schindler reminded the Board that the lots are co-terminus with the buildings.
27 There will be no private yards. All yards are common area. He stated that even
28 though a yard may be in front of your property, you do not own your yard. That is
29 why staff is less concerned about the iron rods. He said once vertical
30 construction goes up, you know where your lot is.

31
32 Chairman Hawkins commented that the iron rods are probably going to be
33 removed when they dig the foundation(s).

34
35 Mr. Schindler concurred.

36
37 Chairman Hawkins opened the hearing to public comment. Hearing none, he
38 closed that portion and entertained board discussion and/or a motion.

39
40 **MOTION:**

41
42 **Member Lucarelli moved to recommend approval to the Mayor and City**
43 **Commission the request by Vanasse Hangen Brustlin/B. Hefner for a final**

1 plat for Fountain Parke, located 333 Rinehart Road, Lake Mary, Florida,
2 consistent with staff's Findings of Fact listed in the Staff Report and subject
3 to the following nine conditions. Vice Chairman Loe seconded the motion.
4

5 Member Miller expressed his concern regarding the density and traffic flow (one
6 way in and one way out) of this development in this area.
7

8 Member Rogers and Alternate Taylor echoed Member Miller's concern.
9

10 Chairman Hawkins requested a roll-call vote on the motion, and was taken as
11 follows:
12

13 Member Lucarelli - Yes

14 Member Miller - No

15 Vice Chairman Loe - Yes

16 Member Rogers - No

17 Chairman Hawkins - Yes
18

19 The motion carried 3-2.
20

21 **CONDITIONS:**
22

- 23 1. Prior to the issuance of the certificate of occupancy for the first dwelling
24 in each residential phase, the developer shall document that the
25 stabilized turf section(s) have been designed and constructed so as to
26 support the weight of the heaviest emergency vehicle owned by the City
27 of Lake Mary and/or Seminole County.
- 28 2. Revise the spelling of the word "Manderly" to read "Manderley".
- 29 3. Whoever signs the plat for Fountain Parke Developers, LLC must
30 document that they are authorized to do so.
- 31 4. The title opinion shows two mortgages in favor of R-G Crown Bank &
32 DR Horton, Inc. These mortgagees need to execute joinder & consents
33 to the dedication which are normally included on the front page of the
34 plat.
- 35 5. Submit a revised legal description that contains the entire total legal
36 description.
- 37 6. Notes 3 – 7 & 9 – 16 state that those tracts are to be maintained by the
38 HOA, please document that the CCR so provides.
- 39 7. Revise Note 8 to read that those tracts are to be maintained by the
40 developer.
- 41 8. Until such time as the Permanent Referenced Monuments shown on the
42 plat are set, the City's Surveying Consultant will not sign off on the plat.
43 In light of this, even if the improvements are bonded, the plat cannot be

1 recorded. Technical comments in letter dated July 21, 2005 shall also be
2 addressed.

- 3 9. Prior to this item going to the City Commission on August 11, 2005, the
4 Applicant will choose the appropriate names from the list in the e-mail
5 sent by Maggie Ketcham and will make the revisions to the final plat.
6

7 Mr. Omana announced that this item will move forward to the City Commission
8 on August 11, 2005.
9

- 10 C. 2005-SP-07: Request for a site plan for an addition to the Cingular Wireless
11 site, located 500 & 510 Technology Park, Lake Mary, Florida; Applicant: Teng
12 and Associates, Inc., for Cingular Wireless
13

14 Gary Schindler, City Planner, presented the request and the related Staff Report.
15 The diagram attached to the Staff Report behind the Location Map was on the
16 overhead projector. He stated that the Applicant is requesting site plan approval
17 for a second building on the subject property. The proposed building has 9,563
18 square feet of floor area. He said whereas the existing building is largely office,
19 this building is going to be mostly mechanical, housing mechanical and electrical
20 equipment. It will have 12 employees.
21

22 Mr. Schindler stated that staff has reviewed the proposed site plan from the
23 perspective of impervious coverage, transportation, parking, landscaping and
24 tree protection, signage, utilities and outdoor lighting.
25

26 Mr. Schindler concluded, saying that the proposed site plan meets or exceeds
27 the minimum regulations subject to the 13 conditions listed in the Staff Report.
28

29 Discussion ensued as to why there are so many conditions. Juan (John) A.
30 Omana, Jr., Community Development Director, said that the site permit will not
31 be issued until these conditions are met. He stated that he will not sign it. He
32 said that way the City puts the developer on notice that he has got to comply.
33

34 Chairman Hawkins requested the Applicant to come forward and address the
35 Board.
36

37 John Hood with the firm of Teng and Associates, Inc., 205 N. Michigan, Chicago,
38 Illinois 60601, addressed the Board in favor of the proposed site plan. He said
39 that the Applicant wishes to build this additional building, which is purely a
40 telephone switch building that will house approximately four full-time employees
41 in a control room that will monitor the switch. It will operate 24/7. He stated that
42 they will comply with all the 13 conditions.
43

1 Member Rogers questioned if this is approved, would this give him more bars.

2
3 Mr. Hood answered affirmatively.

4
5 Vice Chairman Loe asked if the Applicant was proposing to put a cell tower in
6 here.

7
8 Mr. Hood responded, stating that there is an existing tower currently on the
9 property and there is no plan to add anymore towers. He said this is part of their
10 overbuild growth in the area to expand and add another switch to increase the
11 capacity of the current switch that is there and handle more traffic, basically.

12
13 Vice chairman Loe commented that it is like an additional switchboard.

14
15 Mr. Hood agreed. He added that it is a single switch that goes in there that is
16 high mechanical/electrical. He stated that basically it is combined with some of
17 the cell growth that is going on in the whole state and a lot of that traffic gets
18 routed to this switch. He said this will handle more traffic.

19
20 Chairman Hawkins questioned if this was just for Cingular.

21
22 Mr. Hood answered affirmatively.

23
24 Chairman Hawkins asked if there were any other carriers on the tower.

25
26 Mr. Hood replied, saying that he did not know what they have on their existing
27 tower.

28
29 Chairman Hawkins opened the hearing to public comment. Hearing none, he
30 closed that portion and opened it to board discussion and/or a motion.

31
32 **Vice Chairman Loe moved to approve the request by Teng and Associates,**
33 **Inc., for Cingular Wireless for a site plan for an addition to the Cingular**
34 **Wireless site, located 500 & 510 Technology Park, Lake Mary, Florida,**
35 **consistent with staff's Finding of Fact listed in the Staff Report and subject to**
36 **the following 13 conditions. Member Rogers seconded the motion, which**
37 **carried unanimously.**

38
39 **CONDITIONS:**

- 40
41 **1. For purpose of site plan approval, the information on FP 2.1 (Fire**
42 **Protection Floor Plan), PFP 7.1 (Plumbing, Fire Protect. Schedules and**
43 **Details), E 1.2 (Electrical Site Plan), E 1.3 (Vehicle Entrance Power Plan) &**

- 1 **SEC 1.2 (Security Vehicle Entrance Plan) are for information purposes**
2 **only. Approval of the site plan does not constitute approval of any portion**
3 **of the fire protection plan and such plans must be submitted separate**
4 **from the site construction plans.**
- 5 **2. Sheet E 1.4 (Lighting Plan) is valid only for the location of outdoor lights.**
6 **All other proposed lighting details must be permitted through the City of**
7 **Lake Mary Building Department and shall comply with all relevant Code**
8 **requirements. All proposed outdoor lighting shall comply with the**
9 **provisions of Section 154.22 of the City's Code of Ordinances.**
- 10 **3. Representation on the site plan of Future Expansion is for information**
11 **purposes only and does not vest such development. At such time as**
12 **additional development is proposed, it shall comply with all relevant**
13 **development standards and Codes applicable at that time.**
- 14 **4. Prior to the issuance of a site construction plan, revise the Landscape**
15 **Legend to delete any reference to size of plant containers.**
- 16 **5. If the landscape plan is to use East Palatka Holly, it must be recognized as**
17 **a canopy tree, rather than an understory tree. As such, it must be show to**
18 **have a minimum size of 15' and a minimum caliper of 3.5". As an**
19 **alternative, the Landscape Legend may be revised to replace East Palatka**
20 **Holly with an undestory tree.**
- 21 **6. Revise the List of Utility Providers on the Cover Page. Add Sanitary**
22 **Sewer service (City of Lake Mary), Cable Television (Brighthouse**
23 **Network), Solid Waste (Waste Management) and Telephone.**
- 24 **7. If the site is served by natural gas and/or propane, it is likely that the**
25 **supplier is Florida Public Utilities, not TECO. Please make this revision.**
- 26 **8. Revise the Fine Sign Detail for handicap parking stall by adding the**
27 **wording, "Fine is \$100 per City Code Chapter 70".**
- 28 **9. On sheets C1.3Sheets C 1.3 and C 1.3A, the plans show a 2-inch water**
29 **line that connects to the 4 inch FDC on both sheets. Please revise the**
30 **plan by removing this connection and revise the fire and domestic water**
31 **pipe layout accordingly.**
- 32 **10. A separate permit is required for the gate. Prior to the issuance of a**
33 **permit for the gate, contact Wendy Niles of the City's Life Safety staff to**
34 **discuss the tie-in of the gate to the fire alarm panel.**
- 35 **11. A separate permit is required for the underground from the POS forward**
36 **and FDC's. Per Florida Statute 633, only certain contractors can install**
37 **fire mains and a separate permit for this work is required.**
- 38 **12. Just FYI - the parking space is not being required by the Fire Department**
39 **to be marked as a Fire Lane.**
- 40 **13. The backflow preventor is required to be electronically monitored by the**
41 **fire alarm panel. In addition to the note on the electrical drawings that**
42 **refer to the detail on the civil drawings, also show the note on the detail.**
43

1 VIII. Community Development Director's Report

2 Juan (John) A. Omana, Jr., Community Development Director, reported on actions
3 taken by the City Commission at their July 21, 2005, meeting.

4 IX. Reports of Other Members

5 Vice Chairman Loe gave a report on the activities of the committee that is looking at
6 replacing/improving the Community Services Building. He elaborated on how
7 parking is going to be a possible future issue. Vice Chairman Loe welcomed any
8 suggestions the Board might have.

9 Chairman Hawkins suggested having a trolley bus eventually as one solution.

10 Member Miller suggested perhaps the future commuter rail train station in Lake
11 Mary at the railroad tracks on the north side of Lake Mary Boulevard that will have
12 approximately 375 parking spaces could possibly be integrated.

13 Vice Chairman Loe wondered if there would be parking near the recreation
14 area/ball fields to trolley to and fro. He further commented that he would like to see
15 the pristine area to the rear of the Community Services Building to remain and not
16 necessarily see that area turn into a parking lot.

17 Juan (John) A. Omana, Jr., Community Development Director, said that Bill Carrico,
18 Parks and Recreation Director, would need to be consulted regarding parking near
19 the ball fields.

20 Discussion ensued about the function of the building and a place to hold a wedding
21 reception was mentioned.

22 Chairman Hawkins asked if the Community Services Building was zoned
23 Downtown Centre.

24 Mr. Omana answered negatively.

25 Member Miller suggested dredging the lake some and build the land up towards the
26 lake to have more property.

27 Member Rogers suggested demolishing the existing building and starting over from
28 scratch and build a double-decker parking garage that could also service the
29 Downtown.

1 Chairman Hawkins suggested building a building similar to Longwood's, perhaps
2 bigger, to where it looks like a large home and put it down near the lake with a large
3 grassed in flat area to accommodate overflow parking and turn the streets on each
4 side of the building going down to the lake into angled parking with some kind of a
5 turnaround.

6 Member Rogers suggested the pizza place near the TV repair shop for parking
7 because that is up for sale.

8 Gary Schindler, City Planner, expressed that that property would be very, very
9 expensive.

10 Discussed ensued regarding how the issue of parking in the Downtown was going
11 to need to be looked at.

12 Member Miller wondered if the citizens of Longwood get a discount for using their
13 community center.

14 Member Lucarelli replied that she checked into that at one time and, yes, they do.

15 X. Other Business

16 Member Miller commented that right before the meeting started tonight he heard
17 the representative from Leisure Bay state that they have had a robbery in their
18 parking lot. He suggested to Mr. Omana that Mr. Litton have the Chief of Police
19 pay them a visit since they are big in the City and help integrate them into Lake
20 Mary.

21
22 Juan (John) A. Omana, Jr., Community Development Director, said he will certainly
23 pass that along.

24
25 XI. Adjournment

26
27 The meeting was adjourned at 7:12 p.m.
28
29
30
31

32 _____
33 Dr. Robert Hawkins, Chairman

Diana T. Adams, Administrative
Secretary