



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352 360-6727
FAX: 352 360-6652

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Shayna Grunewald Walter Birriel	Others: Michael Rankin, LPG Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Office Assistant
--	--

AGENDA
PLANNING & ZONING (P&Z) BOARD
October 16, 2025
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from August 21, 2025 included for review/comment.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. **Summit Self Storage Comprehensive Plan Text Amendment – Alternate Keys 1432391, 1170443, 1383251, 1740312**

The owners are seeking rezoning of the subject site to PUD to allow a 4-story self-storage facility (45') with a proposed FAR of 1.02 which exceeds the maximum FAR of the Commercial land use district of .50 (FLU Policy 1-1.2 and Table 1.1). Based on the site acreage the maximum FAR is 45,629 and they are requesting a maximum of 1.02 which is 93,858 SF. A text amendment which is classified as a large-scale comprehensive plan amendment is required. A text amendment to FLU Policy 1-1.2, Table 1.1 is being sought; however, since application was made the city amended this policy to limit heights to 35 feet

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be

heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT:



**506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731**

**PHONE: 352 360-6727
FAX: 352 360-6652**

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Shayna Grunewald Walter Birriel	Others: Sherie Lindh, LPG Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Office Assistant
--	--

MINUTES
PLANNING & ZONING (P&Z) BOARD
AUGUST 21, 2025
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Led by Sharon Williams.
- II. **ROLL CALL:** All present except Mr. Birriel & Ms. Grunewald.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from June 19, 2025 included for review/comment. No corrections or deletions.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. Coates Dixie ROW Vacate – Alternate Keys 1431859, 3922972 and 3936893

The applicant is requesting the road vacation of Dixie Blvd. adjacent to Lots 9, 10, 11, 12, and 13, Block D of First Addition to Dream Lake Subdivision. The road vacation request is approximately 600' lying south of Milow irrigation to where it intersects with South Dixie Ave. A boundary survey and sketch of description was provided.

The road is part of an existing plat known as First Addition Dream Lake (PB 3, Page 13). Review of available data indicates that the roadway has never been open/improved. The existing right of way is adjacent to existing vacant commercial property to the east, to the west is vacant commercial property and the abandoned CSX railroad right of way, Dixie Ave. right of way to the north has been previously vacated by the city (Resolution 2024-031), and to the south is undeveloped property owned by Trinity Assembly of God.

Mr. Burch inquired if this right of way vacate would completely vacate Dixie Blvd and the applicant, Mr. Coates, confirmed there would still be two portions of unvacated land after his request.

Motion to Approve was made by Mr. Dicus and seconded by Mr. Burch, and was approved

unanimously.

B. Griffin Preserve PUD Amendment – 1287146 & 1287201

The applicant is requesting an amendment to the Master Development Agreement to allow a maximum building coverage from 30% to 50% and a maximum Impervious Surface Ratio (ISR) of 55%. Section 5 (h) of the MDA states that “Any zoning standard not specifically listed in this Agreement shall be in compliance with the R-4 zoning district standards and other applicable sections of the Land Development Code.” The R-4 zoning district standards (Chapter 154, Section 154.030(4)(d)(2)(E)(v) state that the maximum building coverage is 30%. The existing MDA allows development of a 67-unit single family subdivision located off of Register Road currently known as Griffin Preserve.

Pursuant to Chapter 151, Definitions, building coverage is that portion of the lot which is occupied by principal and accessory structures. The applicant is also requesting a 55% maximum impervious surface ratio.

Mr. DiMillo noted that the PUD Amendment is to establish the impervious surface ratio that was left out of the prior Master Development Agreement. Mr. Dicus inquired who the builder will be and Mr. DiMillo confirmed it would be SummerPark Homes.

Motion to approve was made by Mr. Burch and seconded by Dicus, and was approved unanimously.

BOARD MEMBERS’ COMMENTS:

Mr. Dicus and Mr. Goldberg announced they would be unavailable to attend the November P&Z Meeting.

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park’s Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT: 6:21 pm



State of Florida, Maxar, Microsoft



25 0 25 50 75 100 130 Feet

Scale: 1:1,250

Summit Self Storage

Fruitland Park, Florida
Aerial Map

Project: 398/23/15
File: Aerial
Name: Summit Self Storage
PM: S. Lindh
Date: Sept 16, 2025
Created By: T. Kalebaugh



LAND PLANNING GROUP
— DEVELOPMENT • PLANNING • CONSULTING —
URBAN AND REGIONAL PLANNERS

To: City of Fruitland Park Planning and Zoning Department
506 W. Berckman Street
Fruitland Park, FL 34741

RE: Comprehensive Plan Justification Letter for 611 N. Dixie AVE Fruitland Park, FL.

To whom it may concern,

October 25, 2024

We respectfully submit this request for the proposed four-story storage facility located at 611 N. Dixie AVE within the City of Fruitland Park's General Commercial (C-2) zoning district, with a request to increase the floor area ratio (FAR) from 0.5 to 1.02 and building height from 35 feet to 45 feet. This proposal is carefully aligned with the goals and policies outlined in the City of Fruitland Park's comprehensive plan, considering both the unique challenges of the site and the opportunity to enhance the city's commercial landscape.

Alignment with Comprehensive Plan Goals

This facility's design aligns with the City's comprehensive plan objectives to support economic vitality, increase accessibility to needed services, and create aesthetically pleasing, high-quality developments that enrich the community landscape:

- Goal 1, Policy 1-2.1 promotes compact and orderly growth that reduces urban sprawl and allows for development in areas with existing infrastructure. This proposed site will make use of infrastructure currently available and serve community and commercial needs in a strategic manner.
- Policy 1-3.2 encourages developments that are visually appealing and compatible with surrounding architecture. The proposed facility will feature an enhanced design that complements the surrounding area and a mural on the side of the building, offering an inviting, artistic entryway to the city.

Enhancing the City Gateway

As one of the first structures visible when entering Fruitland Park, this facility will serve as an important visual landmark. Its unique architectural design and mural will create a welcoming first impression for residents and visitors, adding character and a sense of identity to the city's gateway. By enhancing this high-visibility location, the project aligns with the comprehensive plan's goals of supporting a sense of place and community pride.

Enhanced Landscaping and Community Aesthetics

We are also committed to further elevating the site's appearance through enhanced landscaping features. In alignment with Policy 1-2.2, which supports integrating natural landscape features with development, the landscaping plan will include native plants and trees to complement the facility, creating a lush, green buffer around the site. This landscaping will add visual appeal, mitigate the impact of the grade changes, and provide a pleasant environment that enriches the cityscape.

SUMMIT SELF STORAGE, LLC
611 N. DIXIE AVE, FRUITLAND PARK, FL
COMPREHENSIVE PLAN JUSTIFICATION LETTER
Addressing Site-Specific Challenges

The site's extreme grade changes and challenging development parameters have informed the structure's design, ensuring alignment with the surrounding topography. This approach aligns with Policy 1-3.3, which promotes conservation-based design principles that respect and adapt to natural site conditions.

Conclusion

Our proposed facility aligns with the City's comprehensive plan by enhancing the entrance to Fruitland Park with a visually appealing, well-integrated structure, and providing a community-oriented design that contributes to the city's character. We look forward to working with the City to bring this valuable project to completion.

Thank you for considering our request. We look forward to further discussions on this project.

Sincerely,

William DePetris

Project Engineer

700 22nd Place, Suite 2C
Vero Beach, Florida 32960
772.226.7282

**CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC**

LSCPA, PUD ZONING REQUEST AND SITE PLAN

Owner: Summit Self Storage, LLC

Engineer: Mills, Short & Associates, LLC

General Location: West of US 27/441 and east of Dixie Ave.

Number of Acres: 2.095 ± acres

Existing Zoning: Commercial (C-2)

Proposed Zoning: PUD

Existing Land Use: Commercial High Intensity

Date: August 11, 2025

Description of Project

The owners are seeking rezoning of the subject site to PUD to allow a 4-story self-storage facility (45') with a proposed FAR of 1.02 which exceeds the maximum FAR of the Commercial land use district of .50 (FLU Policy 1-1.2 and Table 1.1). Based on the site acreage the maximum FAR is 45,629 and they are requesting a maximum of 1.02 which is 93,858 SF. A text amendment which is classified as a large-scale comprehensive plan amendment is required. A text amendment to FLU Policy 1-1.2, Table 1.1 is being sought; however, since application was made the city amended this policy to limit heights to 35 feet

	Surrounding Zoning	Surrounding Land Use
North	C-2	Commercial High Intensity
South	C-2	Commercial High Intensity
East	PUD	Commercial High Intensity
West	PFD	Institutional

Assessment

The applicant is proposing a text amendment to existing FLU Policy 1-1.2 and Table 1-1 regarding the Commercial – High Intensity land use category.

Policy 1-1.2: **Density and Intensity Standards.** The Future Land Use Map Series shall designate areas for the uses listed in Table 1-1 and shall not exceed the maximum density and intensity contained in the Table.

Table 1.1

Commercial – High Intensity		Buildings are limited to 3-story maximum and maximum height of 35-ft. The building height may be increased through a Planned Unit Development.	Higher intensity commercial uses and wholesale commercial uses. Max ISR 70%, Max FAR 0.2-0.5. The FAR may be increased through a Planned Unit Development.
-----------------------------	--	--	--

The current maximum FAR is 0.50 which equates to 45,629 SF per the Comprehensive Plan, Future Land Use (FLU) Policy 1-1.2, Table 1.1. The applicant is requesting a FAR of 1.02 which equates to 93,858 SF. The maximum FAR allowed within the city is within the Central Business District Mixed Use is 1.0. The Central Business District Mixed Use category is located along Berkman Street. The FLU Policy 1-1.8 indicates that the Central Business District is established to encourage economic activity, living quarters and local employment opportunities within the central area of Fruitland Park. This category permits the highest commercial floor area ratios in the city and is intended to provide flexibility and to enable uses that meet the retail and service needs of a traditional city center and its vicinity. The subject property is located along US Highway 27/441 and CR 25A. Properties along US Highway 27/441 within Lake County have a maximum FAR ranging from .70 to 2.0 and maximum height of 50'. Adjacent municipalities range from 2.0 FAR (City of Leesburg with a maximum height of 40'), Lady Lake 0.60 FAR with a maximum height of 35' unless adequate fire protection measures are provided, and Sumter County 0.70 FAR and maximum height of 50'.

Chapter 152, Section 152.040(e) list criteria for review of comprehensive plan and rezoning amendments as follows:

1) Consistency with the Comprehensive Plan, or in the case of a Plan amendment, consistency with the remainder of the Plan and its goal, objectives and policies.

The applicant indicates that the proposed text amendment is consistent with the Comprehensive Plan Goals as follows:

The facility design aligns with the City's comprehensive plan objectives to support economic vitality, increase accessibility to needed services, and create aesthetically pleasing, high-quality developments that enrich the community landscape.

Goal 1, Policy 1-2.1 promotes compact and orderly growth that reduces urban sprawl and allows for development in areas with existing infrastructure. This proposed site will make use of infrastructure currently available and serve community needs in a strategic manner.

Policy 1-3.2 encourages developments that are visually appealing and compatible with surrounding architecture. The proposed facility will feature an enhanced design that complements the surrounding area and a mural on the side of the building, offering an inviting, artistic entryway to the city.

Enhancing the City Gateway – As one of the first structures visible when entering Fruitland Park, this facility will serve as an important visual landmark. Its unique architectural design and mural will create a welcoming first impression for residents and visitors, adding character and a sense of identity to the city's gateway. By enhancing this high-visibility location, the project aligns with the comprehensive plans goals of supporting a sense of place and community pride.

Enhanced Landscaping and Community Aesthetics – We are committed to further elevating the site's appearance through enhanced landscaping features. In alignment with Policy 1-2.2, which supports integrating natural landscape features with development, the landscaping plan will include native plants and trees to compliment the facility, creating a lush, green buffer around the site. This landscaping will add visual appeal, mitigate the impact of the grade changes, and provide a pleasant environment that enriches the cityscape. The site's extreme grade changes and challenging development parameters have informed the structures design, ensuring alignment with the surrounding topography. This approach aligns with Policy 1-3.3, which promotes conservation-based design principles that respect and adapt to natural site conditions.

2) Consistency with applicable sections of the Land Development Code.

Chapter 154, Section 154.030(11) indicates that a conceptual plan is required for the rezoning which the applicant has submitted.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

Due to the proposed increases in the floor area ratio (FAR) and height increase would require a rezoning to PUD.

B) Whether adequate sites already exist for the proposed district uses.

A PUD zoning allows for specific development criteria allowing for development which cannot be achieved by a straight zoning category. The proposed development requires a PUD zoning which the applicant has applied for.

C) Whether specific requirements of the Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan.

Any proposed development must comply with the land development regulations including landscape buffers which assist in buffering adjacent uses.

It should be noted that the applicant is providing 10' buffers along the northern and southern boundary which is not required by the LDRs and the applicant is offering enhanced landscaping.

Conclusions

The proposed increase in the FAR would be consistent with adjacent municipalities and Lake County and similar to the FAR allowed within the City's Central Business District. The applicant indicates that the proposed increase is consistent with the comprehensive plan as indicated above.

Enhanced landscaping is being offered along the property boundaries and along the building.

The proposed building height of 4 stories (45') is being sought. It should be noted that Lake County Fire has an aerial fire truck which would serve the subject site. Properties along US Highway 27/441 within Lake County allow maximum building heights of 50'.

ORDINANCE 2025-004

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO INCLUDE A SITE SPECIFIC TEXT AMENDMENT FOR REAL PROPERTY CURRENTLY DESIGNED AS COMMERCIAL HIGH INTENSITY TO ALLOW DEVELOPMENT OF THE PROPERTY WITH A FLOOR AREA RATIO UP TO 1.02 FOR PROPERTY LOCATED AT 611 N. DIXIE AVENUE, FRUITLAND PARK, LAKE COUNTY, FLORIDA; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Mills, Short & Associates LLC as applicant, on behalf of Summit Self Storage, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a text amendment for its property having a land use designation of "Commercial High Intensity" under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed large scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Commission of the City of Fruitland Park and the Local Planning Agency for the City of Fruitland Park have reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Commission of the City of Fruitland Park.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF FRUITLAND PARK, FLORIDA, AS FOLLOWS:

Section 1: The following described property consisting of approximately 2.095 ± acres generally located north of Miller Blvd., south of Shiloh St., west of U.S. Highway 27/441, and east of N. Dixie Ave., having an address of 611 N. Dixie Ave., Fruitland Park, FL as described and depicted as set forth on **Exhibit "A"** shall retain its assigned future land use designation of Commercial – High Intensity under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as **Exhibit "B"** and incorporated herein by reference. The land use plan amendment also includes a text amendment to the Future Land Use Goals, Objectives, and Policies as follows:

Policy 1-10.2: Summit Self Storage, LLC. The City of Fruitland Park will enforce development standards on the Summit Self Storage, LLC property which shall meet the applicable goals, objectives and policies of the Comprehensive Plan to include providing a visually appealing development with enhanced design that complements the

surrounding area, and with enhanced landscaping features; however, the grade changes of the property make it such that the maximum FAR should be increased to complement the property:

- The maximum FAR (floor area ratio) shall not exceed 1.02.

Section 2: A copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Fruitland Park as a matter of permanent record of the City, matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3: Transmittal.

After the first public hearing, a copy hereof shall be transmitted to the Department of Commerce and the East Central Florida Regional Planning Council, the water management district, the Department of Environmental Protection, the Department of State, the Department of Transportation, Lake County, and any other unit of local government or governmental agency in the State of Florida that has filed a written request with the Clerk of the City of Fruitland Park, Florida.

Section 4: Directions.

The City Manager or designee, upon the effective date of this Ordinance after final adoption, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Fruitland Park.

Section 5: Severability.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 6: Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7: Scrivener's Errors.

Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 8: Effective Date. This Ordinance shall become effective 31 days after its adoption by the City Commission. If this Ordinance is challenged within 30 days after its adoption, it may not become effective until the state land planning agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is in compliance. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2025.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Johns, City Clerk

Anita Geraci-Carver, City Attorney

Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice-Mayor DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Cosenza	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Raysin	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Williams	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____

Passed Second Reading _____

(SEAL)

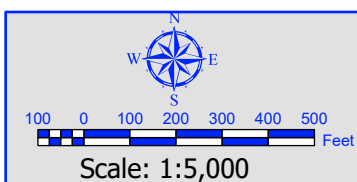
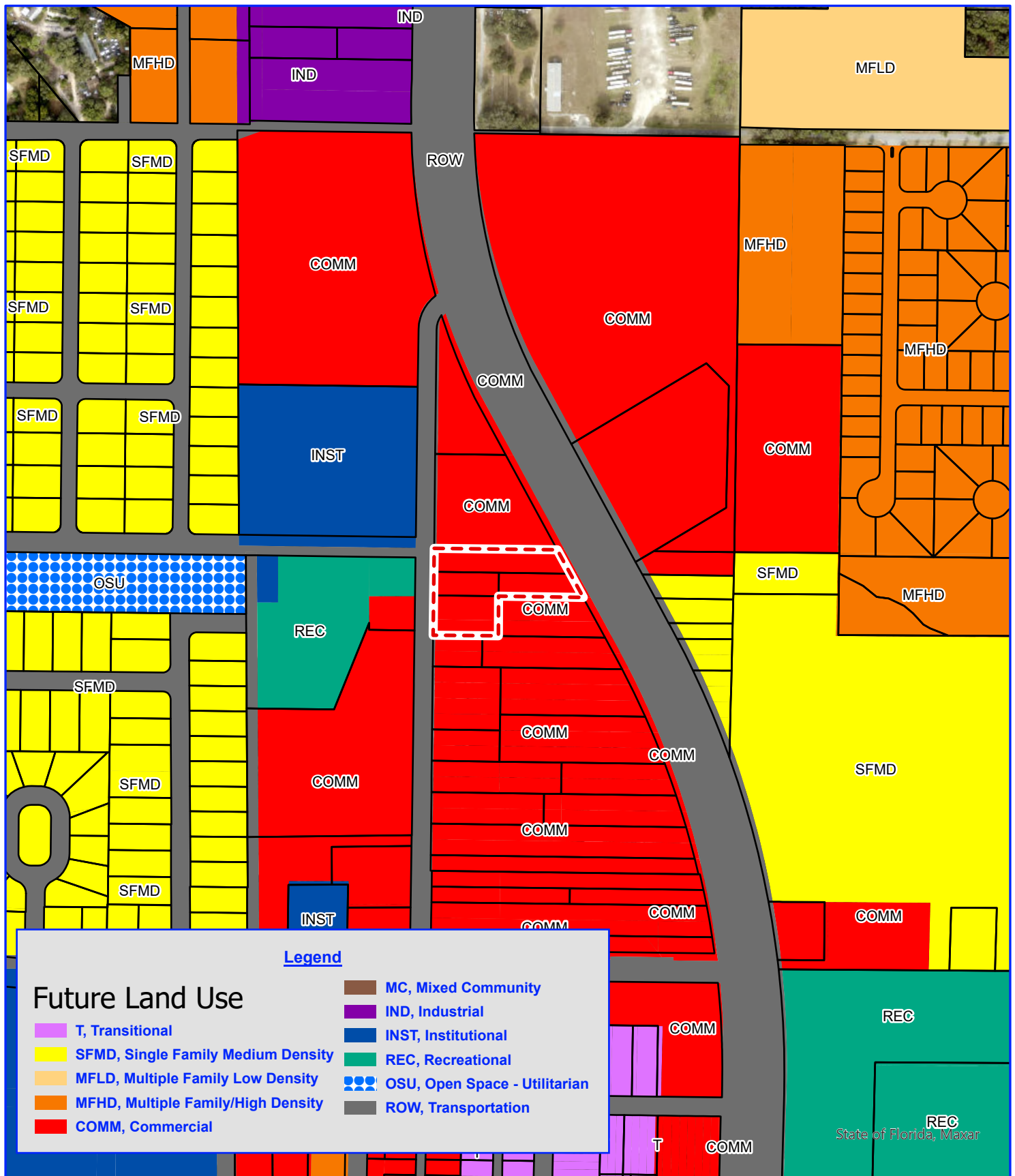
EXHIBIT A

Parcel Id No. 04-19-24-0600-000-02202

Alt. Key 1432391

A part of Lot 23 in lake County Land Owner's Association Subdivision of the South 1177 feet of the East $\frac{3}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, in LAKE County, Florida, according to the plat thereof recorded in Plat Book 2, Page 36, Public Records of Lake County, Florida, bounded and described as follows: Begin at the Northwest corner of the said Lot 23, run thence East along the North line of the said Lot 23, a distance of 200 feet; thence Southerly along a line that is parallel with the West line of the said Lot to the South line of the said Lot 23; thence West along the South line of the said Lot to the Southwest corner of the said Lot; thence Northerly along the Westerly line of the said Lot a distance of 79.5 feet to the point of beginning. ALSO: The North 50 feet of the West 200 feet of Lot 22 of said Subdivision.

EXHIBIT B



Summit Self Storage

Fruitland Park, Florida
Future Land Use

Project: 398/23/15
File: Future Land Use
Name: Summit Self Storage
PM: S. Lindh
Date: October 7, 2025
Created By: T. Ramdass

