



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Fred Collins Walter Birriel	Others: Greg Beliveau, LPG Tracy Kelley, CDD Kelly Turner, Administrative Assistant
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MINUTES
PLANNING & ZONING BOARD
SEPTEMBER 17, 2020
6:00PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Meeting called to order at 6:01PM. Administrative Assistant Turner led the invocation and Pledge of Allegiance.
- II. **ROLL CALL:** Board members present with the exception of Board member Burch and Vice Chair Dicus. Present LPG Beliveau, CDD Kelley and Administrative Assistant Turner.
- III. **MINUTES FROM PREVIOUS MEETING:** Approve regular Planning and Zoning Board meeting minutes from August 20, 2020. Motion to approve by Board member Birriel. Second by Board member Collins. Approved 3-0.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**
 - A. Ross Triplex Rezoning (Alt Key 3619218)

Rezoning application submitted by Terry Ross for a parcel identified by alternate key number 3619218. Applicant proposes rezoning from Single Family Medium Density Residential (R-2) to Residential Professional (RP) to allow for future development of a triplex. Multi-family dwelling units are permitted within the Residential Professional (RP) zoning district. Zoning of adjacent parcels support proposed rezoning.

CDD Kelley gave introduction to the rezoning application; applicant proposes rezoning from Single Family Medium Density Residential (R-2) to Residential Professional (RP). Chair Goldberg inquired whether other parcels in the area are zoned Residential Professional. CDD Kelley responded there is a mixture of residential and

residential professional zoned properties in the area. LPG Beliveau stated subject property is adjacent to other residential professional zoned property therefore LPG recommends approval. LPG Beliveau stated seventy-six (76) notices to surrounding property owners were sent out via certified mail; five (5) were returned opposed, one (1) was returned not opposed and six (6) were undeliverable. Chair Goldberg asked if any opposing property owners were in attendance, to which there were none present.

Board member Collins made motion to accept the rezoning request as presented. Second by Board member Birriel. Approved 3-0.

B. Ross Triplex Unity of Title (Alt Keys 1431638 & 3619218)

Declaration of Unity of Title application submitted by Terry Ross for two parcels identified by alternate key numbers 1431638 and 3619218. Applicant proposes unification of parcels for future development of a triplex. The area of combined parcels is approximately 20,634.71 sf. Parcels have road frontage on both Sunset Way and Forest Street.

CDD Kelley gave introduction to the Unity of Title application; applicant proposes to unify identified parcels for future development of a triplex. LPG Beliveau stated of the two parcels identified, one parcel is already zoned Residential Professional (RP) and a rezoning request has been submitted for the other parcel, as outlined in above item A.

Board member Birriel made motion to accept the unity of title request. Second by Board member Collins. Approved 3-0.

C. Eustis Roofing Minor Site Plan (Alt Key 2802227)

Minor Site Plan application submitted by Jason Reisman on behalf of Eustis Roofing Company, Inc and registered property owner Driven Investors, LLC. Applicant proposes utilizing existing commercial building at 2191 US HWY 441 for operation of roofing business. The existing 43,248 sf lot fronts US Highway 27/441. The property is zoned General Commercial (C-2) in which "maintenance contractors" are listed as a permitted use. The building was previously used as a gym under the business name Section 8 Crossfit. The Future Land Use designation is Commercial - High Intensity.

CDD Kelley gave introduction to Minor Site Plan application; applicant proposes to use existing building for a roofing business. Chair Goldberg inquired whether proposed improvements are non-bearing, to which LPG Beliveau affirmed. Chair Goldberg inquired if building is 43,248 sf to which CDD Kelley clarified this figure is for the lot size, not building size. Correction made to item description.

Board member Collins made motion to accept the Minor Site Plan request. Second by Board member Birriel. Approved 3-0.

BOARD MEMBERS' COMMENTS: No comments. Chair Goldberg thanked Board members for their attendance.

PUBLIC COMMENTS: No comments.

ADJOURNMENT: Meeting adjourned at 6:12PM.