



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 Sharon Williams, Probationary Administrative Assistant
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MINUTES
PLANNING & ZONING BOARD
NOVEMBER 19, 2020
6:00PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Meeting called to order at 6:00PM. Administrative Assistant Turner led the invocation and Pledge of Allegiance.
- II. **ROLL CALL:** All Board members present. Also present: LPG Beliveau, CDD Kelley, Administrative Assistant Turner and Probationary Administrative Assistant Williams.
- III. **MINUTES FROM PREVIOUS MEETING:** Approve regular Planning and Zoning Board meeting minutes from October 15, 2020. Motion to approve by Vice Chair Dicus and Second by Board member Burch. Approved 5-0.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**
 - A. First Baptist Church Village Park Campus Preliminary and Final Plat (Alternate Keys 3911258 & 1287863)

Preliminary and Final plat applications submitted by Kaye Jameson, Clymer, Farner & Barley, Inc., on behalf of Art Ayris, First Baptist Church of Leesburg. Proposed subdivision of existing parcel will facilitate future commercial development. The proposed development will have four (4) commercial lots ranging in size from approximately sixty thousand (60,000) to one hundred thousand (100,000) square feet. Tract "A", as shown on the plat, will serve as the access easement for the three (3) lots located west of Village Park Drive. A separate access easement area is shown for lot four (4), located east of Village Park Drive. Individual site plan applications will be submitted for each commercial parcel at the time of development.

LPG Beliveau gave an introduction to the development application and recommended approval as submitted. A motion was made by Board member Burch to approve the Preliminary and Final Plat application. Second was made by Board member Birriel. Approved 5-0.

B. Walmart Variance (Alternate Key 1170605)

Variance application submitted by Mark Asplund, Senior Project Manager of Walmart East Stores LP, owner of subject parcel. Applicant has designated Engineer Leopoldo Ayala, CPH, Inc., as acting agent. The applicant is seeking a variance from the Design Standards, as found in Section 162.060 of the City of Fruitland Park Land Development Regulations. The requested variance, if approved, will allow for a reduction in the parking space size from 10' x 20' to 10' x 18'. Walmart has elected to modify the current site configuration for the addition of a stand-alone Walmart Liquor Store within the existing parking lot. Proposed parking space size would be consistent with existing parking spaces, as approved in the original construction plans.

LPG Beliveau presented the introduction and split jurisdiction overview. LPG Beliveau stated that the total number of existing parking spaces are “more than sufficient” to satisfy code with the proposed addition.

Chairman Goldberg presented the statistics of the Notice of Public Hearing (NOPH): 33 certified letters mailed, 2 undelivered, and 1 unopposed. Staff recommends approval. Motion made by Board member Collins to approve the variance. Second was made by Board Member Dicus. Approved 5-0.

BOARD MEMBERS' COMMENTS: None

PUBLIC COMMENTS:

City Attorney Anita Geraci-Carver reminded Board members to complete the Florida Code of Ethics, Public Records (Sunshine Law) training prior to December 31, 2020. Attorney Geraci-Carver further stated that the Financial Disclosure is due July 1st of each year for the preceding calendar year. A list of where the 4-hour course requirement can be completed will be sent out to Board members by staff.

CDD Kelley reminded Board members that city email addresses have expiration dates and it is important to routinely check city emails to ensure that passwords are updated (prior to expiration); i.e., when prompted by the system to do so. Compliance will ensure that city email addresses will remain accessible and important emails can be received and viewed.

ADJOURNMENT: The meeting was adjourned at 6:14 PM.