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**506 WEST BERCKMAN STREET PHONE: 352 360-6727**

**FRUITLAND PARK, FL 34731 FAX: 352 360-6652**

**Board Members: Others:**

Al Goldberg, Chairman Tracy Kelley, CDD

Daniel Dicus, Vice Chair Sharon Williams, Administrative Assistant

Carlisle Burch

Fred Collins

Walter Birriel

**AGENDA**

**PLANNING & ZONING BOARD**

**May 20, 2021**

**6:00PM**

1. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
2. **ROLL CALL**:
3. **MINUTES FROM PREVIOUS MEETING:** Approve regular Planning and Zoning Board meeting minutes from April 15, 2021.
4. **OLD BUSINESS:**

**A. New Life Presbyterian Church (****Alternate Keys: 1639492 & 1248744)**

Re-zoning applications submitted by Justin Richey, President, on behalf of New Life Presbyterian Church:

**115 S. Villa Avenue**, Fruitland Park, currently zoned PFD (Public Facilities District); New Life Presbyterian Church is seeking rezoning to RP (Residential Professional). Property is under contract to sell as a single-family residential home.

Staff recommends approval of the rezoning to RP.

**212 E. LaVista Street**, Fruitland Park, is currently zoned RP (Residential Professional); New Life Presbyterian Church is seeking rezoning to PFD (Public Facilities District). During rezoning pre-application meeting for 115 S. Villa Avenue New Life Presbyterian Church became aware the property is not consistent with PFD or same zoning classification as other church properties. The property is presently used for storage and parking with no proposed change in use. Applicant is requesting

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rezoning to be consistent with other properties owned by New Life Presbyterian Church.

Staff recommends approval of the rezoning to PFD and land use map amendment to Institutional.

1. **NEW BUSINESS:**
2. **Small Scale Comprehensive Plan Amendment (SSCPA) applications submitted by Justin Richey, President, on behalf of New Life Presbyterian Church:**

**115 S. Villa** **Avenue**: The intent of the rezoning application was to allow for the existing one-story, single-family residential home to continue same use. The application also indicates an existing FLU of Institutional and proposed FLU of Central Business District Mixed Use (CBDMU). Fact, the majority of the area is designated one-story, single-family; however, in order to avoid a conflict, an amendment to Transitional (4 units/acre) may be better suited. The transitional land use category is compatible with the CBDMU.

Staff recommends approval of the SSCPA to Transitional land use for 115 S. Villa Avenue.

**212 E. LaVista Street:** The intent of the rezoning application from RP to PFD was to allow the continued use for storage and parking associated with the church. The requested land use designation in the application stated CBDMU; however, the land use most appropriate is Institutional.

Staff recommends approval of the SSCPA to Institutional; the subject site is adjacent to PFD zoning on the south and east; therefore, the proposed PFD zoning is compatible and consistent with the area.

1. **Variance application submitted by Justin Richey, President, on behalf of New Life Presbyterian Church (Alternate Key: 1248752):**

New Life Presbyterian Church currently has three (3) buildings located on the subject property; the property has approximately 615 sf of frontage along US Highway 27/441.

Currently there is one (1) existing free-standing sign. The applicant desires two additional signs; one sign for each building for a total of three (3) free-standing signs.

Staff recommends approval of the variance with the following conditions:

The distance between the signs located at 201 E. LaVista and 197 E. LaVista shall be a minimum of 125 feet.

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The distance between the signs at 197 E. LaVista and 193 E. LaVista shall be a minimum of 220 feet.

All signs shall be monument signs and shall not exceed a sign area of 50 sf each.

**C. XXXX Urick Street 1st Amendment Annexation Agreement (Alternate Key:**

**1520690)**

Letter of Justification submitted by Beryl N. Stokes, Jr., seeking Amendment to Annexation Agreement to have entitlements now allowed under the zoning and future land use relating to a change in the multi-family high density land designation ‘from’ up to ten (10) dwelling units per acre, if sewer is available and the property is connected to sewer ‘to’ up to fifteen (15) dwelling units per acre, if centralized sanitary sewer is available and the property is connected to sewer.

Staff recommends approval to amend the Annexation Agreement allowing the owner to have the entitlements now allowed under zoning/FLU.

**D. FBCL Properties Inc., Planned Unit Development (PUD) Amendment (Alternate**

**Key# 3924369)**

PUD Amendment application submitted by owners for the Village Park Commercial Subdivision:

The owners are seeking an amendment to the PUD commercial uses to allow an emergency vet clinic on Lot 4 (1.69 acres) of the Village Park Commercial Sub- division. The proposed emergency veterinary facility is an after-hours emergency and veterinary clinic; no boarding of any animals.

Existing Master Development Agreement Section 4 list the permitted commercial uses as all C-1 uses; convenience store with fuel operations, restaurants, banks, and athletic/sports facilities. A veterinary office is listed as a special exception use in the C-1 zoning district.

Staff recommends approval of the amendment to add the emergency veterinary clinic as a permitted commercial use.

**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:**