



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:

Tracy Kelley, CDD
Sharon Williams, Administrative Assistant

MEETING MINUTES
PLANNING & ZONING BOARD
May 20, 2021
6:00PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Administrative Assistant Sharon Williams led the invocation and allegiance.
- II. **ROLL CALL:** All members present except excused Board Member Fred Collins. Also present LPG Michael Rankin.
- III. **MINUTES FROM PREVIOUS MEETING:** Meeting minutes of April 15, 2021 approved. Approved 4-0.
- IV. **OLD BUSINESS:** Chairman Goldberg amended the order of the agenda to proceed with new business first and old business to be addressed thereafter.

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 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.

LPG Rankin presented overview of New Life Presbyterian Church rezoning applications for properties located at 115 S. Villa Avenue and 212 E. LaVista Street (alternate keys 1639492 and 1248744, respectively).

Board Member Birriel requested an explanation on tabling the application from the previous P&Z meeting. Chairman Goldberg and Board Member Dicus explained that the Small Scale Comprehensive Plan Amendment (SSCPA) application had to be submitted first before consideration for rezoning. The SSCPA application had not been presented to the Board at that time, thus the rezoning applications had to be tabled to a date certain.

Board Member Birriel made a motion regarding rezoning applications for 115 S. Villa Avenue approval for RP; 212 E. LaVista Street approval to PFD and land use map amendment to Institutional. Second by Board Member Dicus. Approved 4-0.

V. NEW BUSINESS:

A. 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). 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.

LPG Rankin introduced application and presented the Staff Report applicable to the property located at 115 S. Villa Avenue. The application was amended, as required, to request land use of transitional so that the amendment request would be consistent with the applicable Future Land Use (FLU) Designation and policies.

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.

LPG Rankin introduced application and Staff Report applicable to the property located at 212 E. LaVista Street. The application was amended, as required, to request the most appropriate land use of Institutional . The amendment request would be consistent with the City's applicable Future Land Use (FLU) Designation and policies.

Upon review of Small Scale Comprehensive Plan Amendment applications for both properties, located at 115 S. Villa Avenue and 212 E. LaVista Street, staff recommended approval.

Board Member Dicus made a motion to approve the Small Scale Comprehensive Plan Amendment for 115 S. Villa Avenue to a FLU designation of 'Transitional' and 212 E. LaVista Street to a FLU designation of 'Institutional.' Second by Board member Burch. Approved 4-0.

B. 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 linear feet 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. 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.

LPG Rankin introduced application and presented the Staff Report applicable to the requested sign variance for three (3) monument signs. Board Member Dicus inquired whether three (3) businesses were located on the property.

Present was Justin Richey, 1007 Ridgewind Court, President on behalf of New Life Presbyterian Church (applicant) who addressed the question. Mr. Richey explained there is currently another church that is renting their large sanctuary and they have transitioned to the smaller original sanctuary. Additionally, they are seeking a tenant to occupy the middle building located on the property.

Concerned was expressed whether allowance of the variance would satisfy the city's Land Development Regulations (LDRs). CDD Kelley stated consideration was given to the applicant's request and that satisfaction of the current LDRs would be met with staff recommendation and conditions.

Board Member Birriel made a motion to approve the Sign Variance for New Life Presbyterian Church for two (2) additional signs, a total of three (3) signs to be located on the property, with staff recommended conditions. Second made by Board Member Burch. Approved 4-0.

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 and FLU.

LPG Michael Rankin provided overview of the proposed amendment. Clarification was provided that 10 dwelling units per acre is what was originally allowed under the agreement; however, 15 dwelling units per acre is now allowable and the applicant is now requesting entitlement to same. With no further questions or discussion, a motion was entertained.

Board Member Burch made a motion to approve amending the annexation agreement for alternate key 1520690, allowing for current entitlement up to 15 dwelling units per acre, if centralized sanitary sewer is available and the property is connected to sewer, for the zoning and future land use multi-family high density land designation. Second by Board Member Birriel. Approved 4-0.

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.

LPG Michael Rankin introduced overview of project requesting an amendment to the PUD to allow an emergency vet clinic.

Board Member Dicus made a motion to approve the First Baptist Church property to allow the PUD amendment, alternate key 3924369, to allow an emergency veterinary clinic. Second by Board Member Burch. Approved 4-0.

BOARD MEMBERS' COMMENTS: Board Member Dicus requested an excused absence from the July 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: Meeting was adjourned at 6:25 p.m.