



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:**

Dwayne Williams, CDD  
Sharon Williams, Administrative Assistant

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**REVISED AGENDA**  
**PLANNING & ZONING BOARD**  
**August 19, 2021**  
**6:00PM**

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- I. INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. ROLL CALL:**
- III. MINUTES FROM PREVIOUS MEETING:** Approve regular Planning and Zoning Board meeting minutes from May 20, 2021.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**

**A. Mirror Lake Phase II – Preliminary Subdivision Plan (Alternate Key: 3897102)**

Preliminary Subdivision Plan submitted by GSL Holdings on behalf of Fruitland Park LLC. Property is currently zoned PUD. The preliminary plan is for development of Phase II of Mirror Lake. Phase II consists of 76 units with an average lot size of 43' x 145' (6,235 SF). The total number of units after construction of Phase II will be 166 units which is consistent with the PUD Ordinance (2014-024). Outstanding issues pertaining to the stormwater pond will need to be rectified before actual construction of homes in Phase II.

Staff recommends approval of the preliminary subdivision plan for Mirror Lake Phase II.

**B. Property Rights Element**

Effective July 1, 2021, the Florida state legislature enacted into law, House Bill 59, to protect personal property rights of homeowners. Each municipality is required to adopt a Property Rights Element and incorporate into its comprehensive plan. The Property

Rights Element presented has been approved by City Attorney and is presented for P&Z approval for recommended adoption by City Commission.

Staff recommends approval of the Property Rights Element for adoption into the City of Fruitland Park's 2035 Comprehensive Plan.

**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:**