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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**

**October 21, 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 August 19, 2021.
4. **OLD BUSINESS:** None
5. **NEW BUSINESS:**
6. **School Board of Lake County Rezoning (Alternate Keys: 1639743)**

Application submitted by the School Board of Lake County (Diane S. Kornegay, Lake County Schools Superintendent) to re-zone approximately 19 acres from R-1, Single Family Low Density Residential to PFD, Public Facilities District. The School Board is seeking to construct and replace an elementary school and accessory uses on areas located on the northeast corner of the intersection of Urick Street and Olive Avenue. The rezoning to PFD is required in order to allow

Kelly Randall, Supervisor of Growth Planning for the School Board was present to discuss the new elementary school construction project. To date, an architect has not been selected (anticipated in the Spring); thereafter, civil, structural and utility engineers will be hired for the design process. Questions regarding utilities, school entrance, transportation, traffic cannot be addressed until the aforementioned along with the construction manager are hired.

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Construction is anticipated to commence early 2023 with school opening in the Fall (August) of 2024. Maximum ISR of 70%, 15’ landscape buffers and parking spaces to meet LDR requirements added to plan.

Various design aspects/accessibility were discussed for consideration. School Board anticipating presenting detailed site plan for courtesy review in 2022.

1. **7-Eleven Major Site Plan (Alternate Key: 2748770):**

A Major Site Plan application submitted by William “Bill” Lloyd (441 Lake Ella, LLC) on behalf of Fruitland Lake Ella, LLC. Parcel currently zoned General Commercial (C-2). Applicant proposing development of a 4,650 sf 7-Eleven gas station and convenience store at the intersection of Eagle’s Nest Road and US HWY 27. Applicant also proposing a 996 sf car wash on property.

Conditions/Considerations for approval:

* Engineering recommends conditional approval provided the applicant coordinate with Lake County Fire to provide needed fire protection prior to beginning construction.
* Lake County Fire - water supply approval conditions and suggestions:
  + Since the current hydrants do not provide enough water, a sprinkler system for the building would allow for a 75% reduction in the needed fire flow.
  + It would also be in the applicant’s interest not to connect the canopy to the store. If they do connect it, they would have to sprinkle the canopy as well.
* Prior to the issuance of a building permit, the Applicant shall resolve, to the satisfaction of the City Manager or designee, the following matters:
  + Applicant must obtain a driveway permit from FDOT for connection of the Property to US Hwy 27/441.
  + Applicant must dedicate and convey by right-of-way deed to Lake County right-of-way for Lake Ella Road. Applicant must prepare and provide to Lake County the legal description and sketch of description of the right-of-way as determined by Lake County, along with a copy of the Property boundary survey and title report.
  + Applicant must cooperate with FDOT and Lake County for the traffic signal modification at the intersection of US Hwy 27/441 and Lake Ella Road, and execute any required agreements relating to same.

P&Z Agenda Continued

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* Site plan approval shall terminate and become null and void automatically without notice if construction has not commenced within twelve (12) months from the date of this conditioned approval.

Staff recommends approval in consideration of the aforementioned.

**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:**