



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, Assistant to the Director
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AGENDA MINUTES
PLANNING & ZONING BOARD
October 21, 2021
6:00PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Led by Sharon Williams, Assistant to the Director.
- II. **ROLL CALL:** All members were present.
- III. **MINUTES FROM PREVIOUS MEETING:** Approved regular Planning and Zoning Board meeting minutes from August 19, 2021 with one correction in paragraph 2: replace ‘vices’ with ‘verses.’
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**

A. 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 construction of the school.

LPG Michael Rankin gave overview of the conceptual layout. The vacant parcel has been owned by the School Board for approximately 40+ years (since the mid 70’s).

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. Civil, structural and utility engineers will be hired for the design after the architect. Questions regarding utilities, school entrance, transportation and traffic

cannot be addressed until the aforementioned staff, along with the construction manager, are hired.

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 were added to the concept plan.

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

Board Member Collins made a motion to accept the application to change the zoning designation from R-1 to PFD (alternate key: 1639743 in order to to allow construction of a new school. Second made by Board Member Birriel. Approved 4 (yea) - 1 (nay).

B. 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.
- 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.

LPG Rankin gave general overview of the property consisting of approximately 2.32 ± acres. CDD Dwayne Williams stated that Resolution addresses the outstanding issue which are contained therein. City Attorney expressed issues pertaining to fire protection are also addressed in the Resolution with option based upon whether the canopy is attached to the main structure (building).

Staff recommends approval with consideration of the aforementioned.

Motion made by Board Member Burch and Second made by Board Member Dicus to approve the major site plan development application with the aforementioned conditions/considerations. Approved 5 – 0.

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.

Kena Sheehan of 1008 Atlantic Ave had concerns regarding the type and height of the buffer between the school and the surrounding properties. Her primary concern was related to protecting neighboring homes from sound and any potential damage from physical education equipment and/or from the landscaping selected as the barrier. Kena also had concerns regarding the potential loss of privacy with a two-story school structure.

Tom Bradley of 405 Bidwell St expressed concerns regarding the current lack of sidewalks on Urick St for student safety; also had concerns about which direction buses would be coming from with the single stop sign at the intersection of Urick Street and Olive Avenue.

ADJOURNMENT: 6:35 M