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**Board Members: Others:**

Al Goldberg, Chairman Dwayne Williams, Community Development Daniel Dicus, Vice Chair Director

Carlisle Burch Sharon Williams, Assistant to the Director  
Fred Collins Emily Church, Office Assistant

Walter Birriel

**MEETING MINUTES**

**PLANNING & ZONING BOARD**

**FEBRUARY 17, 2022**

**6:00PM**

1. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Lead by Sharon Williams
2. **ROLL CALL**: All Board Members were present; present also were staff (CDD Dwayne Williams, LPG Michael Rankin and Assistant to the Director Sharon Williams). City Attorney requested to be excused.
3. **MINUTES FROM PREVIOUS MEETING:** Approve regular Planning and Zoning Board meeting minutes from December 16, 2021. Motion by Board members Collins and Second by Board member Dicus. Approved 5-0.
4. **OLD BUSINESS:** None
5. **NEW BUSINESS:**

**A. 7-Eleven Site Plan & Minor Lot Split (Alternate Key: 2748770 & 1282896)**

Major Site Plan and minor lot split applications were submitted by William “Bill” Lloyd of 441 Lake Ella, LLC on behalf of Fruitland Lake Ella, LLC. Parcel is currently zoned General Commercial (C-2) and is located west of US Highway 27/441 & Eagle Nest Road. Subject property is part of a larger tract of land (+5.49 acres). A lot split will be processed simultaneously with the site plan as only a portion of the property will be purchased for development. Due to changes in the original site plan submission (previously approved with conditions; see Resolution 2021-045), a new site plan was necessary. The **new** site plan submission includes: (1) drainage changes, (2) retention pond changes, (3) changes to property boundaries sold for development, as well as (4) ingress/egress changes. The proposed plan is to construct a 4,650 SF convenience store (including gas pumps) with associated 980 SF car wash. Permits are anticipated for

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FDOT traffic signalization and Lake Ella extension permit, permit for right turn lane from driveway (notice of intent) and drainage permit.

LPG Rankin provided an overview of the development application and introduced, on behalf of the development, Jeremy Anderson, Civil Engineer of Common Oak Engineering, 1209 Edgewater Drive, Orlando, FL.

Mr. Anderson stated the development was back before the P&Z Board due to changes to the [improved] site plan, a lot split and modification to traffic and pedestrian signalizations. As a matter of note, he stated the pedestrian crossing will be stripped for the entire four crossings at the intersection. Public improvements includes force main utility extension and shared access to the adjoining property.

Mr. Anderson further stated the property is located in a closed basin which means they have to hold a greater amount of stormwater. Initially, underground stormwater chambers (as there was insufficient space to add above-ground retention) were planned. The cost of construction, however, was found to be cost prohibitive. Consequently, the developer went back to the seller to expand the property to be purchased. The negotiated expansion of the property allowed an increase to accommodate an above ground stormwater retention pond (the underground stormwater chambers will be removed).

The property is currently under contract and expected to closed in early March. Once approved by Commission, a portion of the property will be deeded to Lake County for right-of-way for the Lake Ella extension.

LPG Rankin recommended approval. Motion to Major site plan and lot split approval made by Board Member Burch and second by Board Member Collins. Approved 5-0.

1. **BOARD MEMBERS’ COMMENTS**: LPG Rankin thanked the P&Z Board for approval of the LDRs, adopted by Commission on 2/10/22; stated clean copies are forthcoming. He further noted the LPG presentation made at the 2/10/22 Commission meeting involving a potential overlay district for the city. Workshops will determine what is envisioned by City Commission, staff and citizens of the community.

**PUBLIC COMMENTS:** None

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 adjourned at 6:18 P.M.