



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, Community Development Director Sharon Williams, Assistant to the Director Emily Church, Office Assistant
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MEETING MINUTES
PLANNING & ZONING BOARD
MARCH 17, 2022
6:00PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Lead by Emily Church
- II. **ROLL CALL:** Carlisle Burch requested to be excused, all other Board Members were present; present also were staff (CDD Dwayne Williams, LPG Michael Rankin, and Office Assistant Emily Church). City Attorney requested to be excused.
- III. **MINUTES FROM PREVIOUS MEETING:** Meeting notes from February 17, 2022 included for review/comment. Motion by Board members Dicus and Second by Board member Collins. Approved 5-0.
- IV. **OLD BUSINESS:** None

NEW BUSINESS:

A. Countryside Baptist Church – Annexation (Alternate Key: 1287499)

Application submitted application on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. Owners are seeking to annex approximately 0.973 ± acres currently being utilized by the church for grass overflow parking; site also has an existing single-family residence. The subject site is generally located north of Register Road and east of US Hwy 27/441. The property is adjacent to the city limits and is therefore eligible for annexation.

As a condition of annexation, a “Utility Agreement” was executed to ensure Fruitland Park utility services will be provided to the parcel. An existing fire hydrant is located on private property and not readily accessible to protect the residential parcel. Therefore, it is necessary for the owner to install a fire hydrant as well as extend the city’s existing

water main to the easternmost boundary of the residential parcel and connect the church parcel and the residential parcel to the city's water utility system.

Staff recommends annexation approval.

LPG Rankin provided an overview of the development application and introduced Jim Richardson of ERA Grizzard Real Estate on behalf of Countryside Baptist Church, 1300 Citizens Boulevard, Leesburg, FL.

Board Member Birriel asked if they were purchasing a piece of the house lot. Mr. Richardson stated that the church already owns the parcel and the house is unoccupied. The church wants to sell the house and keep a portion of the land for their grass overflow parking; however, Lake County will not allow them to split the lot so they are seeking annexation into Fruitland Park to split the lot.

Board Member Dicus asked if the Church is to provide utilities before any of this happens. Mr. Richardson stated the Church provides utilities once the property has been sold. Mr. Williams stated that the Utility Agreement in place is that the church would provide the water line once the house has been sold or a tenant begins living there. Board Member Dicus asked if the next person on the property would be the one to put in the waterline. Mr. Richardson responded that the Church bears the obligation for putting in the waterline, it's just easier for the Church to do this with the proceeds of the sale of the house.

Board Member Dicus asked about the sewer for the property. Mr. Richardson explained that they are not connected, nor would they be required, to connect to the sewer as it was just the one house as the closest hookup was too far. The house will be using its existing septic. Mr. Williams explained that a hydrant is being put in place per the Utility Agreement as well. The water line is coming in to support the hydrant as the Fire Department had concerns as a hydrant wasn't in proximity to the property. Mr. Richardson stated that there was a hydrant on the Church property but that it was too far for the house.

Board Member Dicus stated the lot size would be smaller. Mr. Williams explained that a lot split would be happening administratively after it has been accepted at the Commissioner's hearing. To avoid a non-conforming lot the Church is asking for a variance on the lot size and setbacks. Board Member Dicus asked if there was room on the property to allow for a new septic if the current one should fail. Mr. Williams explained that there is a lot of room in the rear of the house for another septic should it be required in the future.

Board Member Goldberg thought Lake County wouldn't allow septic if it was in Fruitland Park. Mr. Williams explained that this is correct, however, the property is too far from a current sewer line. Mr. Goldberg asked if the septic is non-repairable if at that point they must connect to city sewer. Mr. Williams explained we are working with Lake County on this and offered to provide Mr. Goldberg clarification when it becomes available. Mr. Richardson asked how far away is too far from the sewer line. Mr. Hiott of Halff Engineering explained it's based on linear footage of 300 feet.

LPG Rankin recommended approval. Motion to Annex approval made by Board Member Birriel and seconded by Board Member Dicus. Approved 4-0.

B. Countryside Baptist Church – Small Scale Comprehensive Plan Amendment (Alternate Key: 1287499)

Application submitted on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. Application for the proposed SSCPA is to amend the property generally located at 2811 Register Road, north of Register Road and east of US Hwy 27/441 from the future land use designation of Lake County Urban Medium Density to Single Family Medium Density (approximately 0.287 ± acres of property, where the home is located); AND from Lake County Urban Medium to Institutional (approximately 0.686 ± acres of property, where grass overflow parking is located) on the Future Land Use Map of the City of Fruitland Park’s Comprehensive Plan. The amendment is considered a reduction in density and intensity and considered to have a de minimis effect on public facilities.

Staff recommends small-scale comprehensive plan amendment approval.

LPG Rankin provided an overview of the development application. Board Member Birriel makes a motion to approve the small-scale comprehensive plan amendment for Countryside Baptist Church and seconded by Board Member Collins. Approved 4-0. Mr. Williams asked if they could amend their motion to include the Lake County Urban Medium Density to Institutional for the Parking. Board Member Collins withdrew and Board Member Birriel made a motion to amend to include the future land use designation from Lake County Urban Medium Density to Single-Family Medium Density and Institutional on the City of Fruitland Park Comprehensive Plan. Seconded by Board Member Collins. Approved 4-0.

C. Countryside Baptist Church – Rezoning (Alternate Key: 1287499)

Application submitted on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. Application to rezone 0.973 ± total acres of property generally located at 2811 Register Road. A portion of the site (approximately 0.686 ± acres) currently used for grassed overflow parking associated with the church will be rezoned from R-7 to PFD - Public Facilities District. A second portion of the site (approximately 0.287 ± acres) where an existing single-family residence is located, will be rezoned from Lake County R-1 to R-2 (Single Family Low Density).

Staff recommends rezoning approval.

LPG Rankin provided an overview of the development application. Board Member Birriel made the motion to approve the rezoning as presented. Seconded by Board Member Collins. Approved 4-0.

D. Countryside Baptist Church – Variance (Alternate Key: 1287499)

Application submitted on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. The existing SF residence built in

1962 maintains a front setback of 15' from the property line; the City's LDRs require a front setback of 20'. Additionally, the R-2 zoning designation requires a minimum lot size of 20,000 sq. ft. and a minimum living area of 1,200 sq. ft.

The applicant is requesting a variance to allow for a 15' front setback for the house, a minimum lot size of 12,501.72 ± sq. ft. and a minimum living area of 944 sq. ft. The existing front setback within Lake County is considered a grandfathered non-conforming structure. A variance would be necessary in order to make the existing home conforming and allow for financing. Conditions of the variance may require that if the existing structure is demolished, any new structure would need to comply with the front setback of 20 feet.

Staff recommends approval of variance.

LPG Rankin provided an overview of the development application. Board Member Dicus made the motion to approve the variance with the condition that any new structure would need to comply with the front setback of 20 feet. Board Member Collins seconded the motion. Approved 4-0.

E. Park Square Homes (Arbor Park) – Preliminary Plan (Alternate Key: 1289866, 1289874, 1289904, 1430411, 1639808, 1699959, 1772435, 3540468, 3691334, 3900702)

Application submitted on behalf of Park Square Homes by Suresh Gupta and Hiott Engineering (Chuck Hiott). Applicant is requesting approval of Preliminary Plan to construct a total of 163 Single Family Homes on approximately 177.7± acres. The proposed development is expected to be constructed in phases. Phase 1 will encompass approximately 38.7% ± or 68.77 ± acres.

Staff recommends approval of preliminary plan.

LPG Rankin provided an overview of the development application and highlights the eagerness of the developer to begin construction by May 1st. Chuck Hiott of Half Engineering was present on behalf of Park Square Homes, 902 N Sinclair Ave, Tavares, FL. Discussions for Phase 2 of this project are expected not far in the future.

Board Chairman Goldberg asked how many homes would be in the first phase. Mr. Hiott explained that there would be 163 homes in the first phase. Mr. Goldberg asked how many homes it would have at complete build-out. Mr. Hiott stated that the present plans are 512 homes. Mr. Hiott stated that he believes it was originally approved for 725 and so they have downsized their project and allowed more green space and amenities. Board Chairman Goldberg is happy to see anything started there to clean up the area. Board Member Dicus asked when they begin their phasing on the eastern side of the parcel will the only point of access be on Martin Luther King Rd. Mr. Hiott responded yes, they plan to build the road out to 468 during phase two of the project which is a PUD Condition.

Board Member Collins asked if the platting would include all the acreage. Mr. Hiott explained that it would.

Board Member Birriel expressed concern about the sewer impact of 163 more homes. LPG Ranking explained that Fruitland Park has a loan to extend the force main and Board Member Birriel's concern was satisfied.

Board Member Birriel was concerned about the impact of water usage. LPG Ranking explained that there is a big domestic water main nearby so the water impact is not a concern.

Board Member Collins made a motion to approve the preliminary plan and was seconded by Board Member Birriel. Approved 4-0.

BOARD MEMBERS' COMMENTS: None

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 6:27 P.M.