



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 Dev. Director Sharon Williams, Assistant to the Director Emily Church, Office Assistant
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AGENDA
PLANNING & ZONING BOARD
MARCH 17, 2022
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from February 1, 2022 included for review/comment.
- 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.

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.

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.

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.

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.

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: