



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352 360-6727
FAX: 352 360-6652

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Fred Collins Walter Birriel	Others: Michael Rankin, LPG Sharon Williams, Assistant to the Director Emily Church, Office Assistant
--	---

AGENDA MEETING NOTES
PLANNING & ZONING BOARD
APRIL 21, 2022
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** The meeting was called to order at 6:00 p.m. Sharon Williams led the invocation and pledge of allegiance.
- II. **ROLL CALL:** All P&Z Board members were present; LPG Rankin; Attorney Anita Geraci-Carver; Kelli Fielder and Sharon Williams of the City of Fruitland Park; Angel Rivera of A&B Engineering Consultants on behalf of Lake Myrtle Breezes; and; Tara Tedrow, Chuck Hiott, Rick Thometz, Jimmy Crawford, and Jim Kazaros on behalf of Crystal Lake Vista.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Motion made and approved to accept meeting notes of March 17, 2022 with no comments, additions or deletions. Unanimously approved.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

Mr. Goldberg read a statement concerning public meeting decorum and speaking order. Comments will be limited to 3 minutes which may not be able to be yielded to another speaker. The order of agenda was followed as outlined.

A. Lake Myrtle Breezes Amendment to Annexation Agreement (Alternate Key: 3845274)

Annexation Agreement Amendment submitted by Angel Rivera of A&B Engineering Consultants, PA on behalf of the owner, Eric Coe (Developer). The annexation agreement was approved on June 10, 2004. The annexation amendment is requested to remove the sidewalk requirements both within the Lake Myrtle Breezes subdivision and along Myrtle Lake Road from the subdivision entrance to the corner of County Road 468. The amendment would require a sidewalk to be constructed along the subdivision frontage within Tract A (identified by the above referenced alternate key). Tract A is approximately 658.7 linear feet and has been dedicated to the City of Fruitland park for right-of-way purposes. This subdivision does not contain recreational facilities and no pedestrian connectivity areas are located nearby. Interconnectivity requirements between adjacent subdivisions and vacant parcels was not adopted until 9/13/2007 (Ordinance 2007-028). Since this subdivision was approved prior to the aforementioned, interconnectivity does not apply.

Staff recommends approval of the Amendment to Annexation Agreement to allow the construction of a sidewalk along the subdivision frontage within Tract A. The aforementioned would be allowed in lieu of sidewalk construction within the interior ROW of the subdivision.

A motion and second was made to approve tabling this agenda item to a date certain of July 21, 2022. VOTE: 5 (approved) – 0 (opposed).

B. Crystal Lake Vista - Annexation, Comp Plan Amendment & PUD Application (Alternate Key: 1288606)

Members of the P&Z Board were greeted and introduction of the application was made by Michael Rankin of LPG. Annexation, Large Scale Comprehensive Plan Amendment (LSCPA) and Planned Unit Development applications submitted by Angel Rivera of A&B Engineering Consultants, PA on behalf of the owner, Crystal Lake Land Holdings, LLC. The applicant is requesting annexation to receive city services and develop a proposed single family residential subdivision. The proposed future land use (7 du/acres) is a decrease in and the proposed rezoning to PUD is consistent with the city's LDRs and Comprehensive Plan.

The subject property is currently zoned R-3 (Urban Medium Density) in Lake County and the proposed city zoning is PUD (Minimum lot size of 8,000 sf with central water and central sewer). The proposed zoning is compatible with the adjacent lands provided that the concept plan is amended to include a 25' landscaping buffer along the project boundary. A skink study or exemption letter will be needed prior to development. Additionally a 24' minimum road width (vice a proposed 20' width) will be required; The proposed development will consist of approximately 69 lots/, a 6ft fence along the eastern property line (next to the Glen), and will comprise approximately 24.04+, project shall , a proposed PUD zoning, shall connect to the city's water/sewer system..

264 certified letters to surrounding property owners mailed; 32 letters of opposition and 5 phone calls of opposition received to date; also, 9 letters returned undeliverable. Mr. Rankin reported that staff recommends approval of the annexation, small scale comprehensive plan amendment and planned unit development with the aforementioned requirements.

Chairman Goldberg requested that Mr. Angel Rivera come forward to discuss the project. Mr. River stated that the proposed development, a single family residential subdivision, is planning to develop 69 lots on the property; which is below the 30% reduction in the current allowed density in Lake County. Development standards of the city of Fruitland Park will be met. Per Mr. Rivera, they are not pursuing development with the wetlands, wetland buffers or flood zones. They are proposing connection to city sewer, meeting city standards of the city's LDRs.

Board member Dicus asked about traffic impact down CR 468. Mr. Rivera stated that there was no negative reported level of service impact response from Lake County. After questions answered by the board, the meeting was opened up for public comment. Chairman Goldberg stated that he would listen to public comment first before taking a vote on the matter.

Chuck Padgett, unincorporated Lake County, expressed his concern regarding traffic and traffic impact. Reported issues with potholes in 468 and whether road could handle additional density without upgrading the road. Although not opposed to development, he stated that the city should hold the developer responsible for any road impact.

Sharon Yutzy, unincorporated Lake County, stated her concern about environmental issues, wildlife and traffic. She stated that roads cannot handle the vehicular and pedestrian traffic. Concerned about stormwater travelling towards the lake and impacting the spring fed lake.

Lester Bott, unincorporated Lake County, expressed concerned about traffic issues and speeding.

Dillard McMahan, Fruitland Park, Presented photograph of property to share with P&Z Board Members. Concern with environment, floodplain.

Darryl Gill, Fruitland Park, discussed traffic concerns and being in unison with his neighbors; expressed concern against the development. He stated that the wanted to vote “no” on behalf of both he and his wife (in absentia).

Shannon Young, of Fruitland Park, owns 500 ft of lake front property and expressed concern over danger of the road.

Frederick Kinsey, of unincorporated Lake County, stated concern about danger of the road/traffic issues.

Greg Yoder, of unincorporated Lake County, expressed concern about traffic/road impact and leeching of fertilizer into the spring-fed lake.

There being no further comment from the public, Chairman Goldberg closed the public hearing and called for a roll call vote on the following:

ANNEXATION: Vote was unanimously approved with no opposition.

SSCPA: Vote was unanimously approved with no opposition.

PUD: Vote was 3 Approved (Board members: Birriel, Collins and Burch) and 2 Opposed (Board member Dicus and Chairman Goldberg); Majority approved.

C. Lake Saunders Groves PUD Amendment (Alternate Keys: 1284490, 1284503, 1284511, 1284805, 1284821, 1771617, 1771625, and 3883988)

PUD amendment request submitted by Jimmy Crawford, Esq on behalf of Lake Saunders Groves Land, LLP. The applicant is requesting an amendment to the existing PUD (Ordinance 2006-013) and associated Development Agreement to reduce the density from 542 units to 420 units; eliminate the potential for multi-family apartments; allow 50’ and 60’ lots; allow 20’ to 22’ townhome lots; reduce phasing from five (5) to two (2); remove language regarding potential road connection to US 441; allow for a pioneer agreement for utility extensions, and allow temporary irrigation wells until City reuse is available.

The project at buildout is anticipated to generate a population of 1,016 residents. The previously approved minimum lots were 60’ with a minimum lot size of 8,500 SF. The applicant is proposing a minimum lot size of 6,000 SF (50’ X 120’). The applicant is also requesting that in lieu of a 40% maximum building coverage for the single-family lots than an impervious surface ratio of 65% apply. The plan proposes 112 – 50’ lots; 118 – 60’ lots and 190 townhomes.

Staff recommends approval of the PUD amendment and recommends continued coordination with the city and Lake County Public Works regarding proposed roadways.

Vote: Unanimously approved with no opposition.

BOARD MEMBERS’ COMMENTS:

PUBLIC COMMENTS:

Chuck Padgett readdressed P&Z Board members requesting coordinated meeting be conducted with Lake County to address traffic issues and county involvement for the anticipated development of Crystal Lake. Other comments included posting solar sign for speeders.

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: The meeting was adjourned at 7:25 p.m.