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Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Fred Collins Walter Birriel	Others: Michael Rankin, LPG Sharon Williams, Administrative Manager Emily Church, Office Assistant
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AGENDA
PLANNING & ZONING BOARD
JULY 21, 2022
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from April 21, 2022 included for review/comment.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. Timbertop Lane (aka Miller Park) Planned Development & Large Scale Comp Plan Amendment (Alternate Key: 1287715)

A Planned Development and Large Scale Comp Plan Amendment application was submitted by Tara Tedrow of Lowndes Law on behalf of the owner, Stephanie Bailey Bouis and Patricia Bouis Thompson. The proposed development consists of approximately 24.52 ± acres of commercial uses and 44.03 ± acres consisting of a total of 486 units: 288 garden apartments and 198 townhomes. The proposed maximum height is 4 stories (approximately 45').

The *existing PUD*, known as Live Oak Center, allowed for 120 units (townhomes/apartments – 10 acres), 300,000 (30 acres) SF of commercial, and 200,000 (20 acres) SF of office with a maximum building height of 45 feet. The current future land use designation is Mixed Community (6 units/acre; Max 4/ac without sewer); development proposing future land use designation of General Mixed Use (12 units/acre; Max 4/ac without sewer). Additionally, the applicant is seeking to further amend the phasing of the proposed development as open ended.

The *proposed development* consists of 18.88 acres (27.5%) of commercial/office uses of 168,000 square feet; 6.88 acres (10.1%) of institutional uses of 209,784 square feet; and 42.79 acres (62.4%) of residential uses consisting of 25 townhomes (2-story) with 198 units and 7 apartments (3 story and 4

story) consisting of 288 units. The proposed townhome minimum net living area is 1,480 SF and the proposed apartment minimum net living area is 1,200 SF. The gross density is 11.43 units per acre.

The concept plan meets the minimum technical requirements of Chapter 154. Staff recommends approval of the PUD amendment and concept plan subject to the City Commission's concurrence with the applicant that the proposed open space meets the common open requirements of Chapter 154.

B. Reserve at Spring Lake Cove – PUD Amendment & Rezoning (Alternate Keys: 1287251, 1287600, 1504333, 1504341, 1504350, 1504368, 2669306, 3038550, 3801592, 3823815, 3823816, 3839947)

The subject site consists of 35.99 +/- acres and a portion of the site borders Zephyr Lake. The subject site's existing future land use is Multi-Family High Density (maximum of 15 units/acre). The applicant is seeking rezoning from R-2 (Single Family Low Density), R-15 (Multi-Family High Density Residential), Industrial and PUD (Planned Unit Development) to PUD for a 128 unit apartment complex. The apartment layout consists of 30 buildings some of which are 2-story with units ranging from 2 units to 7 units per building. It should be noted that the subject site is an extension of the existing Spring Lake Cove Apartments located to the east. The recreation amenities provided include a dog park, trails, 20' x 20' pavilion with 4 picnic tables and 2 grills, and lake overlook sitting area with 2 grills. It is the applicant's intent to also utilize the recreational amenities at Spring Lake Cove apartments which includes playground equipment. In addition, the applicant is seeking Preliminary Plan approval for the rezoning process. The applicant is also requesting a variable buffer width adjacent to the cul-de-sac located within the southwestern property boundary from 25' to 10' and to allow a 10' buffer adjacent to a small portion of the stormwater pond.

A PUD MDA amendment was concurrently submitted to city attorney for review/comments and subsequent submittal for city approval. The applicant is requesting both multi-family and single family use options. The multi-family option is part of the request for 128 apartments; the single family residence option is requested to be added to the MDA amendment to allow for 95 single family homes (with typical 65' lots). The maximum building height proposed is 35' with no phasing. Although a major site plan for 128 apartments has been submitted and is currently being reviewed, the applicant would like to have the option to withdraw this request and submit a new development application for a proposed 95 single family residences subdivision. Applicant proposes using city water service, fire protection and privately maintained stormwater management. Due to shifts in the housing market, the owner/applicant wishes to amend the language in the Master Development Agreement to allow greater flexibility with permitted uses.

Staff recommends approval for the PUD amendment & Rezoning.

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: