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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
September 15, 2022
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from August 2, 2022 included for review/comment.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

Rolling Acres – Lake Ella Road (Alternate Keys: 1284082 & 1384015), Planned Development

A Planned Development application was submitted by ResiBuilt Homes, LLC on behalf of the owner, Daryl M. Carter, Trustee of Lake Ella Road Land Trust. The proposed development consists of 158 ± acres consisting of 413 single family units (50' x 120' - 6,000 SF and 60' x 120' – 7,200 SF) and 190 townhomes (24' x 120' – 2,880 SF) for a total unit count of 603 dwelling units at a density of 3.78 units/acre. The minimum net living area is 1432 SF. The proposed plan designates 48.69 acres of open space (30%) consisting of 10.5 acres of recreation parcels and community park; 20.22 acres in buffers and other open space; 17.97 acres of stormwater ponds (the ponds are proposed to be improved with walking trails and benches) and a varied landscape buffer with a 25' minimum width. The properties are located at 1132 and 1342 Lake Ella Road

The existing approved PUD consisted of 210 single family units (50' x 120', 75' x 135', 80' x 150') and 426 townhomes for a total unit count of 636 units and 4.26 acres of neighborhood commercial uses. The previous plan also provided 46% open space with the majority of the buffers being 50' in width to mitigate the adjacent agriculturally zoned properties and low-density development. The proposed development is a reduction of 33 units.

Although the concept plan meets the minimum technical requirements of the LDRs, the City cannot approve the development as the Traffic Impact Analysis reveals that portions of Rolling Acres Road has insufficient capacity and operates below the adopted level of service (LOS) to accommodate the impacts of the development. Future conditions in 2025 indicate that Micro Racetrack Road will also operate below the adopted LOS standards. Please refer to the LPG staff report, dated 8/24/2022 for recommendations.

As per staff report, planning staff defers to city legal counsel as it appears staff cannot recommend approval unless proportionate fair share mitigation pursuant to Chapter 153, Sec 153.050(B) is offered for portions of Rolling Acres Road and Micro Racetrack Road.

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: