



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Roger Sines Walter Birriel	Others: Michael Rankin, LPG Sharon Williams, Administrative Manager Emily Church, Office Assistant
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AGENDA
PLANNING & ZONING BOARD
JANUARY 19, 2023
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from November 3, 2022 included for review/comment.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. Arbor Park Phase 2 & 3 – Preliminary Plan/Plat (Alternate Keys: 1289874, 1289904, 1430411, 1639808, 3540468, 3691334, 3900702)

A preliminary plat for Phase II and Phase III of Arbor Park, formerly known as Leesburg Fruit Company, Inc. Planned Unit Development, a 177 ± acre mixed use planned unit development located south of Urick Street and east of C.R. 468. Phase II & Phase III includes approval for 347 single family detached units on 106.95 ± acres. Lot widths range from 50' to 70', The average lot size is listed as 7,000 square feet and the minimum lot size is listed as 6,250 square feet.

Ordinance 2019-003 requires 80% of the lots be 50' wide, 10 percent of the lots to be 60' wide, and the remaining 10 percent to be 70' wide when the community is fully built out. Phase II and Phase III provide lot widths consistent with the intent of the approved PUD.

Staff recommends approval of the preliminary plat.

B. Park Square Fruitland Park – Annexation, Rezoning & Small Scale Comp Plan Amendment (SSCPA) - Alternate Keys: 1289691

Application for Annexation, Rezoning and SSCPA submitted by applicant, Vishaal Gupta, on behalf of the owner Kimaya, LLC. The subject site is approximately 19.10 ± acres, located adjacent to the city

limits along the northern and western property boundaries, and is within the city's utility service area. The property is eligible for voluntary annexation and would be considered infill development.

The property is currently zoned Agriculture in Lake County. The applicant is proposing a zoning designation to R-10, multi-family medium density, along with a small-scale comprehensive plan amendment conducive to the proposed zoning. The proposed zoning is compatible with the adjacent lands. The property to the North is zoned R-15 and to the west the property is zoned MUPUD (6 units/acre). The property to the South is City of Leesburg (appears to be City of Leesburg right of way), and to the east the property is zoned C-3.

Staff recommends approval of the annexation, small scale comp plan, and rezoning of this property.

C. Crystal Lake Vista – Preliminary Plan/Plat (Alternate Key: 1288606)

An application for a preliminary plat was submitted by A&B Engineering Consultants, PA (Angel Rivera) on behalf of the owner, Crystal Lake Land Holdings, LLC. The proposed development will consist of 65 single family lots with a minimum living area of 1,200 square feet, sanitary sewer and central water. The proposed density is 2.71 dwelling units per acre. The site is approximately 24.83 +/- acres and is currently zoned PUD (Planned Unit Development).

Staff recommends approval of the preliminary plat.

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: