



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 Roger Sines Walter Birriel	Others: Michael Rankin, LPG Sharon Williams, Administrative Manager Emily Church, Office Assistant
---	--

AGENDA
PLANNING & ZONING BOARD
JANUARY 19, 2023
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Board Chairman Goldberg requested that all participate in the pledge of allegiance; Michael Rankin was asked to lead the invocation.
- II. **ROLL CALL:** All members present.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from November 3, 2022 included for review/comment. Vice Chair Dicus made the motion to approve the last meeting's minutes and was seconded by Board Member Birriel. Passed Unanimously.
- 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.

Michael Rankin of LPG introduced the project and Suresh Gupta the property owner and Chuck Hiott the engineer. Hiott reminds the board that phase one of this planned development will be under construction soon and this is the next phase of that approved development.

Chairman Goldberg opened for public comment, seeing none, brought it back to the board.

Board Member Burch had concerns about traffic on Martin Luther King Rd, Hiott responded that it is part of the Phase 2 and 3 construction plans. Vice Chair Dicus asked about the primary means of ingress/egress during construction of Phase 1. Hiott responded it will be on Wilder St.

Board Member Birriel made the motion to approve and it was seconded by Board Member Burch. Passed unanimously.

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.

Michael Rankin of LPG introduced the project and Suresh Gupta the property owner and Chuck Hiott the engineer.

Chuck Hiott stated they originally came in planning for a density of fifteen dwelling units per acre to match surrounding areas but adjusted their application to ten which would be a reduction from what could be placed there by Lake County.

Chairman Goldberg opened for public comment, seeing none, and brought it back to the board.

Vice Chair Dicus asked what the intended use of the property was and what is the intended building height. Hiott responded it will be multi-family upscale luxury apartments and the building height is limited to three stories. Vice Chair Dicus asked why not two story townhomes, Hiott responded they are looking at that for land to the north. If this is annexed, it will be part of a 37-acre parcel.

Board Member Birriel made the motion to approve and it was seconded by Vice Chair Dicus. Passed unanimously.

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.

Michael Rankin of LPG introduced the project and advised us Angel Rivera was absent. Rankin stated that part of the property was a tree farm so they are currently harvesting wood from that area.

Sharon Yutzy (1825 Myrtle Lake Ave) shares a property line with the subject property. She remains concerned about traffic and the permanent damage that may be done to Crystal Lake. Yutzy is

concerned about the lot and home sizes that increase the density and the negative environmental impact and property values that come with it.

Kay Wright (808 Clearbrook Ct) expressed concern about the loss of the semi-rural environment and is only just receiving notification about this development that has been approved for some time. Wright stated that adding those 65 homes in that location will not add value to the residents – it will increase crime and lower property values. Wright expressed concerns over displaced wildlife and the burden on emergency services and city infrastructure.

Dale Zies (1825 Myrtle Lake) lives on the 9 acres by the project and the back five acres flood during rain. Zies is concerned about water runoff. Zies is concerned about the tree harvesting, the pines were removed without care for the gopher tortoises on the property.

Board Member Sines asked about the finished first-floor elevation, Rankin of LP responded they cannot build in the 100-year flood plain. Vice Chair Dicus asked about the traffic on Myrtle Lake to 468, Rankin responded they will have to build to county standards.

Vice Chair Dicus asked if they can make a recommendation for a lower density, Rankin said yes as an advisory board you can but defers to City Attorney, City Attorney said their density was permissible with their zoning designation.

Vice Chair Dicus made the motion to approve with strong concerns about traffic and it was seconded by Board Member Birriel. Passed unanimously.

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: