



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
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MINUTES
PLANNING & ZONING BOARD
APRIL 20, 2023
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Led by staff member Sharon Williams.
- II. **ROLL CALL:** All presence except Board Member Water Birriel with an excused absence.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from January 19, 2023 included for review/comment. Board Member Burch made the motion to approve the last meeting's minutes and was seconded by Vice Chair Dicus. Passed Unanimously.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. Veterinary Emergency Clinic – Major Site Plan (Alternate Key: 3924369)

The owner is seeking site plan approval for construction of Veterinary Emergency Clinic of 9,850 SF within the Village Park Commercial Subdivision. The proposed veterinary emergency clinic is a permitted use pursuant to Ordinance 2021-002. Development of the subject site must conform with PUD Ordinance 2018-002. Surrounding zoning is PUD and C-2. Ordinance 2018-002 requires a 50' setback and 25' Type "C" landscape buffer.

Michael Rankin of LPG introduced the agenda item. William R. Hockensmith of Florida Engineering Group at 5127 South Orange Avenue, Suite 200, Orlando, FL 32809 was present on behalf of the application and stated this is an emergency-only veterinary clinic with hours of operation from 6:00 pm to 7:30 am and weekends. The clinic will not take appointments for check-ups and do not handle routine veterinary services.

Staff recommends approval of Resolution 2023-028.

The motion to approve was made by Vice Chair Dicus and was seconded by Board Member Burch. Passed unanimously.

B. Rolling Acres/Lake Ella Rd, Resubuilt - Preliminary Plan (Alternate Keys: 1284082 & 1284015)

The applicant is seeking preliminary plan approval of the proposed subdivision consisting of 603 dwelling units of single family and attached single family [413 single family units and 190 townhomes] at a density of 3.78 units/acre. Surrounding zoning is PUD and Lake County Agriculture, R-1 and R-3. Proposed single family minimum lot widths are 50' and 60' with corner lots to be 15' wider than the minimum lot widths.

The city will require a copy of the ingress/egress agreement with Lake County. Also, trees are depicted in the right-of-way on the landscape plans which may be in conflict with water/sewer and reclaim water connection locations, as well as communications lines. Both conditions are addressed in Resolution 2023-027.

Michael Rankin of LPG introduced the agenda item. Chad Moorehead of Madden, Moorehead, and Stokes was present on behalf of the development. Vice Chair Dicus expressed concern over traffic. A Traffic Mobility Consultant was in attendance and stated that the improvements were being planned with Lake County. Per the applicant's consultant, there are traffic improvements planned with Lake County that involve Lake Ella Road/Rolling Acres Road; and structural improvements along with signalization modifications discussions that are ongoing with Lake County.

Staff recommends approval with the condition that an executed/signed PUD/Master Development Agreement be submitted to the city and that every possible expedited plan for traffic improvements and flow in that area be addressed.

The motion to approve was made by Board Member Burch and Seconded by Board Member Sines. Passed unanimously.

Per Heath Rivers, the city should have the signed PUD/MDA within the next couple of weeks.

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: