



**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 Anita Geraci-Carver, City Attorney Emily Church, Office Assistant Sharon Williams, Administrative Manager
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AGENDA
PLANNING & ZONING BOARD
August 17, 2023
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Invocation led by Sharon Williams, Fruitland Park Staff.
- II. **ROLL CALL:** All members present except Roger Sines & Walter Birriel.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from July 20, 2023 included for review/comment. Minutes were unanimously approved.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

- A. **The Village at Lake Geneva – Planned Unit Development (PUD) Amendment/Preliminary Plat (Alternate Keys: 1284490, 1284503, 1284511, 1284805, 1284821, 1771617, 1771625, 3883988)**

PUD Amendment

The applicant for the proposed project, Richard Wohlfarth, submitted a PUD amendment and Preliminary Plan applications on behalf of the owner, Lake Saunders Groves PUD. The applicant would like to amend Ordinance 2022-012 (first amended and restated Master Development) to include the following: (1) remove reference to a 12.82 acre lake, (2) reduce density from 3.11 to 2.96, (3) reduce units from 420 to 397, (4) increased phasing from two (2) to six (6); (5) add criteria for 40' lots X 120' lots to replace 50' X 120' lots, (6) delete reference to condominiums, (7) add sidewalks on both sides, deleting the 15' pedestrian path and (8) allow natural landscape buffers to be used in lieu of planted buffers.

Preliminary Plan

The applicant is requesting preliminary plat approval for The Village at Lake Geneva (FKA Lake Saunders Grove) for 397 units consisting of single family detached and single family attached (townhomes). The applicant is also seeking an amendment to the PUD, Ordinance 2022-12. New preliminary plan should reference the most recent plan vice the old Master Development Agreement still lists the old master plan.

Clarification may be required on which alternate key the applicant states should not be included as a part of the plat/plan. Per the applicant, approximately 14 acres will be excluded. City Attorney will need to review if there any implications for this situation and provide a review for the PUD Amendment.

Applicant states that the proposed development will have a master meter for water usage and set alternating days for lawn watering. If well water is used, the development does not plan to charge the residents; otherwise, the HOA will receive a bill for city water and residents would pay an equitable share.

Vice Chair Dicus inquired about the change in lot size. Richard Wohlfarth responded that they were planning for less townhomes and more single-family homes and it required a change in lot width with the townhomes being closer to US HWY 27/441. There will be 314 single-family units and 82 townhome units which reduced the density by 24 units overall.

Richard Wohlfarth further explained their project will be upsizing the water main from 8" to 12" and bringing up the 16" main from the south. The development will have dry lines installed for future reuse water from Lady Lake when an agreement is made between the municipalities.

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

B. Spring Lake Road – Planned Unit Development (Alternate Key: 1284368)

The applicant, Alex Stringfellow of Stringfellow Planning, on behalf of the owner, Southwinds Commercial, LTD. The proposed development, located at 2307 Spring Lake Road, consists of 14.10 + acres. A total of 2.10 +/- acres [of undevelopable] wetlands and the remaining 12 +/- acres to the south of the wetlands will be developed for multi-family residential uses. Current future land use allows up to 4 single family dwelling units per acre in the northern 1/3 of the property, and 15 dwelling units per acre in the southern 2/3 of the property.

There are 36 one-story villas and 56 dwellings in two-story apartments for a total of 92 units and an overall gross density of 7.67 units/acre. The proposed density within the MFHD land use is 10.08 units/acre. It should be noted that no structures are proposed within the SFMD land use as it will be utilized for stormwater and buffers. Access for the development would occur from Spring Lake Road via a proposed dual boulevard.

There are five (5) unit types being proposed. **Unit type 1** consists of 2-bedroom apartments, with a net living area of 1,031 square feet. Forty (40) of these units are proposed. **Unit type 2** consists of 2-bedroom

apartments with a net living area of 1,117 square feet, and eight (8) units of this type are proposed. **Unit type 3** consists of 3-bedroom apartments with a net living area of 1,209 square feet, and eight (8) units of this type are proposed. **Unit type 4** consists of 1-bedroom villas with a net living area of 777 square feet, of which twenty-four (24) units are proposed. **Unit type 5** consists of 2-bedroom villas with a net living area of 1,117 square feet, of which twelve (12) units are proposed. The maximum building height is 35'. No garages are proposed for the villa units. Parking is proposed in the adjacent parking lot or on street parking.

Alex Stringfellow stated that there will be a fence on the eastern and western perimeter of the property and that the project was exempt from Lake County for a traffic study because the estimated trips per hour during peak time was below the threshold required for a Traffic Impact Analysis.

Marc Gauthier stated the stairwells for the second floor will be enclosed and not visible from the street.

Ryan (Citizen of Fruitland Park) expressed concern over preserving the history of Spring Lake Road. Michael Rank of LPG responded that the City is in the process of updating the Comprehensive Plan with the goal of a roadmap to promote growth with preservation in mind.

Vice Chair Dicus asked about the purpose of the one bedroom/one bathroom models and Marc Gauthier responded that the market indicated there was a need for more of this type of housing.

Vice Chair Dicus asked about the plausibility of upgrading Spring Lake Road leading to their project and inquired whether the road was a city or county road. Michael Rankin responded that it is a county road and Lake County Public Works has reviewed this project and the applicant will be required to pay road impact fees.

The motion to approve was made by Board Member Burch and seconded by Vice Chair Dicus. 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: 6:44 PM