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 **506 WEST BERCKMAN STREET PHONE: 352 360-6727**

 **FRUITLAND PARK, FL 34731 FAX: 352 360-6652**

 **Board Members: Others:**

 Al Goldberg, Chairman Michael Rankin, LPG & Interim CDD

 Daniel Dicus, Vice Chair Anita Geraci-Carver, City Attorney

 Carlisle Burch Sharon Williams, Administrative Manager

 Shayna Grunewald Emily Church, Office Assistant

Walter Birriel Kelli Fielder, Certified Permit Tech

**MINUTES**

**PLANNING & ZONING BOARD**

**October 19, 2023**

**6:00 PM**

1. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Sharon Williams, City of Fruitland Park staff led the invocation and pledge of allegiance.
2. **ROLL CALL:** All board members were present, except Shayna Grunewald.
3. **MEETING NOTES FROM PREVIOUS MEETING:** The meeting notes from August 17, 2023, which were included for review/comment, were unanimously approved.
4. **OLD BUSINESS:** NONE

 **NEW BUSINESS:**

1. **Recommend and elect Chair and Vice Chair of P&Z to serve 2023/2024**

Chairman Al Goldberg and Vice-President Daniel Dicus were nominated and unanimously reappointed to serve in the position of Chairman and Vice-Chairman, respectively, for the term ending 9/30/2026.

1. **Lakeside Storage II – Variance/Major Site Plan/Unity of Title (Alternate Keys:** **2919469, 2919507, 2919523, 2919531)**

**Variance**

The applicant is requesting the following two (2) variances for development of the proposed project: (1) requesting the city to waive parking lot landscaping requirements for the RV/boat parking spaces and (2) requesting the city to allow installation of an 8” water main as the city does not have a 10” water main in this area.

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Variance #1 - Staff recommends approval of the variance and approval of the condition that the front building perimeter be planted with 3 understory trees, 28 shrubs, and groundcover for every 350 square feet of planting area. The planting area would be a 3’ strip. This would be considered comparable.

Variance #2 - planning staff defers to the City Engineer and Lake County Fire Department. The city engineer does not object to a variance for a fire hydrant 10” main. The city does not have a 10” main within the area.

Keith Riddle, Engineer of Record for the project, stated the purpose for the parking landscaping variance is that the rear parking landscape would not be visible from the street and plans an enhanced landscape buffer at the front of the property. The purpose of the water main line variance is lack of availability for a 10” main.

Chairman Goldberg asked if Lake County Fire responded with comments to the project and Mr. Rankin responded that there were no objections. The City Attorney stated that Public Works does not have plans to upsize the water main in the area.

**Major Site Plan**

The subject property is 7.07 acres and consists of four parcels, a northern parcel (Alt Key 2919531), a southern parcel (Alt Key 2919469), and two parcels in between (Alt Key 2919523 and Alt Key 2919507). A single story 781 square foot manufactured office exists on the southern parcel (Alt Key 2919469). The proposed major site plan is to construct a 93,205 SF storage facility including an office for a total of 93,986 square feet on the northern portion of the site, along with associated loading, parking, and stormwater management areas. The building sizes proposed to be built are 76,795 square feet, 6,150 square feet, 6,160 square feet, and 4,100 square feet, along with an office and forty-one (41) RV/boat storage spaces.

Mr. Riddle provided an overview of the project and explained that the Brown’s Mulch business will be remaining in place on the southernmost parcel and will be using the existing driveway off Highway 27/441. Per Mr. Riddle, the building will be single story, similar to their first storage facility in Leesburg, as their demographic prefers it.

Chairman Birriel asked if air-conditioned drive-in units were available. Mr. Riddle responded ‘yes’, though it is not typical for a storage unit to be used for cars.

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

**Unity of Title**

The subject properties proposed for unification are alternate keys 2919531, 2919523, and 2919507. Alternate key 2919469 will remain separate for potential future development. There will be shared maintenance for a retention pond between the parcels.

**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:**