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**Board Members: Others:**

Al Goldberg, Chairman Michael Rankin, LPG, Interim Director

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

Carlisle Burch Sharon Williams, Administrative Manager

Shayna Grunewald Emily Church, Office Assistant

Walter Birriel

**AGENDA**

**PLANNING & ZONING BOARD**

**November 16, 2023**

**6:00 PM**

1. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
2. **ROLL CALL:**
3. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from October 19, 2023 included for review/comment.
4. **OLD BUSINESS:** NONE

**NEW BUSINESS:**

1. **Griffin Preserve – Annexation, Small Scale Comprehensive Plan Amendment, Rezoning, Planned Unit Development (Alternate Keys: 1287201 & 1287146)**

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop a proposed 67-unit single family subdivision. Based on the proposed density limitation of 4 units/acre the maximum allowable development is 67 units.

**Annexation**  
The subject site is adjacent to the City limits along the northeastern and eastern property boundaries and is eligible for voluntary annexation. The proposed annexation would be considered infill development. The subject site is also within the City’s Utility Service Area.

**Small Scale Comprehensive Amendment**  
The proposed small scale comprehensive plan amendment consists of 16.755 + acres and is located east of US Highway 27/441 and east of Register Road. The subject property is currently zoned Lake County Zoned Regional Office and the proposed City Zoning is Single-Family Medium Density.

**Rezoning/Planned Unit Development**  
The subject property is currently zoned Agriculture and Light Manufacturing (LM) in Lake County and the proposed City zoning is Planned Unit Development (PUD) for the development of a 67-unit subdivision.

1. **Mirror Lake Village Phase II -ISR PUD Amendment**

The previously approved PUD Ordinance (2019-001) allows a maximum impervious surface ratio of 50%. The ISR was in lieu of a maximum building coverage which applies to a per lot basis. The applicant is requesting a variance to allow a 50% ISR to be applied to the Phase 2 overall subdivision instead of on a per lot basis. The PUD has been modified by the applicant for approval consideration.

1. **Evolve at Grove Park Major Site Plan**

The subject property is 19.56 acres and consists of two parcels, Alt Key 1699649 and 3884325; however, a resolution was passed authorizing a unity of title for these two parcels (Resolution 2022-062). There are two existing vacant residential dwellings and one vacant restaurant on the subject site which are to be demolished for development of the site. Development of the site is subject to the Master Development Agreement (Ordinance 2022-024) which was formerly known as “The Hawthorne’s”. The proposed development is for 222 MF dwelling units, associated parking, stormwater and recreational amenities along with the creation of two (2) commercial parcels fronting on CR 466-A.

The max ISR is 70%, maximum FAR is .50 for the commercial area, and maximum density allowed per MDA is 224 MF dwellings. The minimum apartment size per code is 600 SF. The proposed minimum apartment size is 738 SF for 1-bedroom units, 1063 SF for 2-bedroom units, and 1205 SF for 3-bedroom units. Required minimum open space is 25%.

1. **The Enclave at Lake Geneva (formerly the Village at Lake Geneva) Variance**

The proposed development is seeking a variance to Section 157.080(a)(4)(C) (iii) of the city’s Land Development Regulations pertaining to roadway and street construction – construction standards for storm sewers. The development is proposing to use Corrugated Polyethylene Pipe (HP) vice concrete under the roads. After review by the city’s engineer, there is no objection- provided that post inspection services are provided by the pipe manufacturer.

1. **Land Development Regulations (LDRs) Restricting Building Heights**
2. **Comprehensive Plan Future Land Use Element Amendment - Restricting Building Heights**
3. **New State Legislation - Live Local Act Resolutions**

**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:**