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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

**MINUTES**

**PLANNING & ZONING BOARD**

**November 16, 2023**

**6:01 PM**

1. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
2. **ROLL CALL:** All board members were present.
3. **MEETING NOTES FROM PREVIOUS MEETING:** Th meeting notes from October 19, 2023 which were included for review/comment were unanimously approved.
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.

Steve Sloan of Sloan Engineering was present in addition to Chris DiMillo from Summer Park Homes. Mr. Sloan stated that they had agreed at TRC to do a 10’ buffer around the entire property and not just the frontage, but they will be within the easement to maintain minimum lot size.

The City Attorney stated that the Master Development Agreement is not finalized and revisions will be complete prior to City Commission.

Chairman Goldberg asked if they planned to address the outstanding comments from Lake County Public Works – Mr. Sloan responded that they would address those after the annexation was complete.

Vice Chair Dicus asked if they would be using city water/utilities and Mr. Sloan responded ‘yes.’

Heather McDaniel (unincorporated Lake County on Register Road) asked if a traffic study would be done for Register Road. CDD Rankin responded that as more projects are brought into the City it will generate a clearer picture of the future traffic patterns. McDaniel goes on to ask if they will be required to connect to city utilities when this project is built. City Attorney responded that if their septic system fails and they are within a specific distance of a sewer connection then at that point they may be required to connect. For potable water, they could remain on well if they wanted but they’d have the opportunity to connect to city water, but it would not be a requirement.

The motion to approve was made by Board Member Burch, seconded by Board Member Birriel. Passed unanimously.

**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.

The motion to approve was made by Board Member Birriel, seconded by Board Member Grunewald. Passed unanimously.

**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.

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

Mr. Sloan asked for anticipated City Commission dates, the next two meetings are December 14, 2023 & January 11, 2024.

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.

Chairman Goldberg had some concerns about the lot that has 37% and the overall average of the lots. The board had questions as to what classifies as ISR (Impervious Surface Ratio) and City Staff responded it’s your building coverage such as your home, driveway, patio and the like.

A motion was made for the agenda item to be tabled to the December 21, 2023 meeting due to the applicant’s absence. Motion was made by Board Member Grunewald and Seconded by Board Member Burch. Unanimously approved to table the agenda item.

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%.

Vice Chair Dicus asked if the layout would be similar as presented by The Hawthorn’s. CDD Rankin stated that they will be subject to residential standards. Chairman Goldberg asked if they will have stairs and elevators. The applicant responded that it would be stairs, but there would be ADA compliant buildings on site. Vice Chair Dicus asked if they would have on-site management and the applicant responded ‘yes.’ The footprint for this project does not exceed what was previously approved. Board Member Grunewald asked if these would be income-based and the applicant responded market rate and they would be the median rate.

Board Member Birriel asked what other similar projects they have completed. The applicant responded that they designed The Mark at Wildwood on 301.

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

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 was no objection- provided that post inspection services are provided by the pipe manufacturer.

Vice Chair Dicus explained that this new type of a pipe is more affordable but is comparable to what the code requires. CDD Rankin states that it is readily available to expedite construction upon approval.

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

1. **Land Development Regulations (LDRs) Restricting Building Heights**

City Attorney stated that in the spring, City Commission indicated a desire to restrict building heights to three stories, a max height of 35 feet, for all future land use designations.

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

1. **Comprehensive Plan Future Land Use Element Amendment - Restricting Building Heights**

The motion to approve was made by Board Member Birriel, seconded by Board Member Burch. Passed unanimously.

1. **New State Legislation - Live Local Act Resolutions**

City Attorney provided a brief overview of the State Legislation passage of the Live Local Act. This resolution is putting the public on notice that the City is working on their Land Development Regulations and Comprehensive Plan to put guidelines in place for the Live Local Act.

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

**BOARD MEMBERS’ COMMENTS:** Vice Chair Dicus will be absent for the December 21st Meeting.

**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**: 6:56 PM