



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

PHONE: 352 360-6727  
FAX: 352 360-6652

<b>Board Members:</b> Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Shayna Grunewald Walter Birriel	<b>Others:</b> Michael Rankin, LPG, Interim Director Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Office Assistant
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**AGENDA**  
**PLANNING & ZONING BOARD**  
**February 15, 2024**  
**6:00 PM**

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- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from December 21, 2023 included for review/comment.
- IV. **OLD BUSINESS:** NONE

**NEW BUSINESS:**

**A. Thiele Micro Racetrack Rd Garage Major Site Plan**

A site plan submittal for a 24,000 square foot private garage allowed per Special Exception Use (Ordinance 2023-007). Conditions of the SEU include no outside storage, garage to be used solely for purpose of storage of property owner's personally owned vehicles, 40% building perimeter landscaping (3' minimum, average 5' with 1 canopy tree or 3 understory trees and 28 shrubs for every 350 SF of planting area), and connect to City sewer within 180 days after notice from the City. The maximum ISR is .70, maximum FAR is .50 f and a maximum building height of thirty-five (35) feet for the C-2 zoning district.

**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:**



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FRUITLAND PARK, FL 34731**

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FAX: 352 360-6652**

<b>Board Members:</b> Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Shayna Grunewald Walter Birriel	<b>Others:</b> Michael Rankin, LPG, Interim Director Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Office Assistant
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**MINUTES**  
**PLANNING & ZONING BOARD**  
**December 21, 2023**  
**6:00 PM**

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- I. INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. ROLL CALL:** All board members were present, except Vice Chair Daniel Dicus.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from November 21, 2023 included for review/comment were unanimously approved.
- IV. OLD BUSINESS:** NONE

**NEW BUSINESS:**

**A. 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.

Neil Klaproth was present on behalf of the applicant. Mr. Klaproth stated that the ISR will remain an average of 50% - just not on a per lot basis and they do not intend to build to max out the ISR on each lot to allow for improvements by the homeowner.

Chairman Goldberg asked for language to be included to disclose to the buyer their ISR ratio.

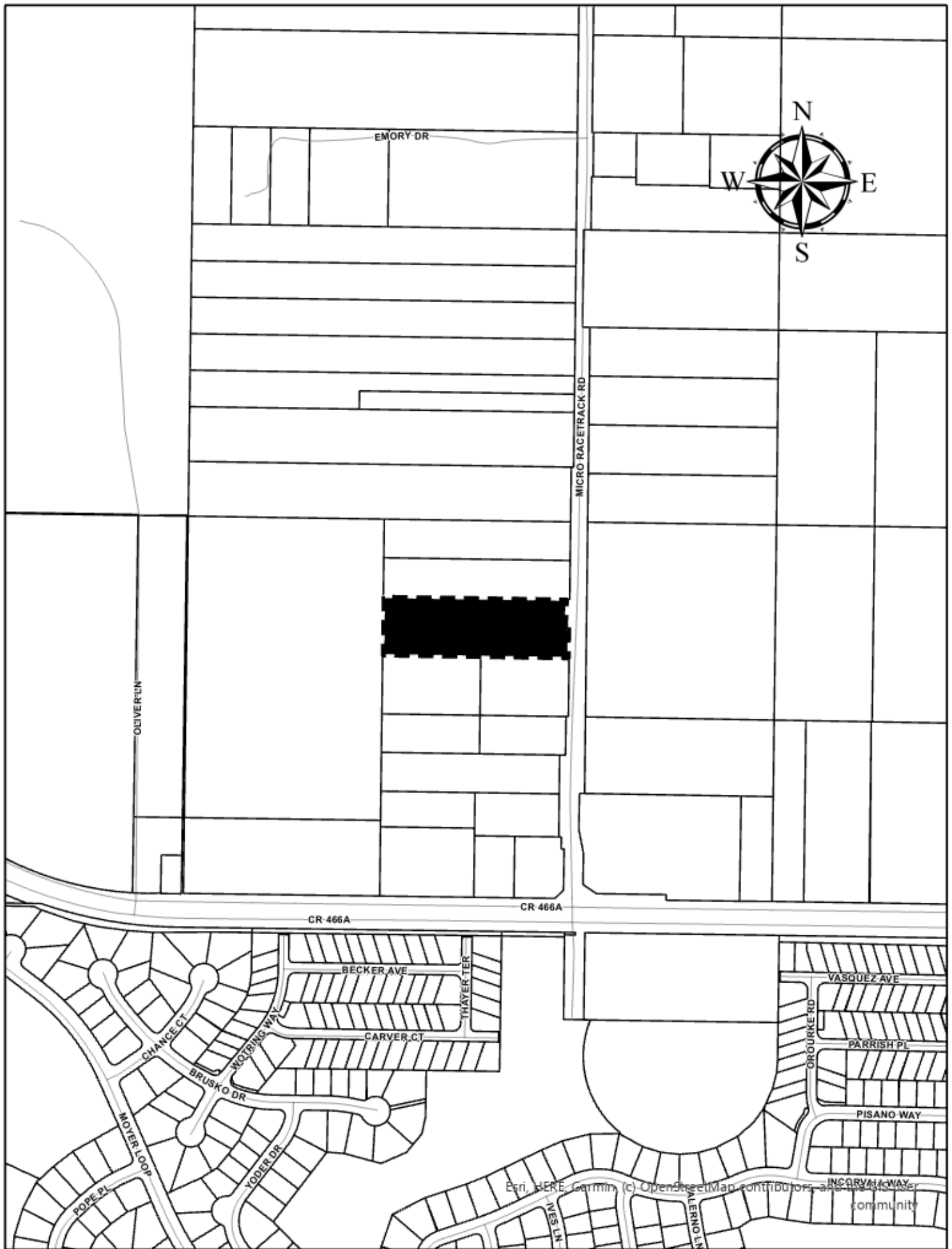
Motion made by Board Member Burch, seconded by Board Member Grunewald, passed with an amendment to include language requiring disclosure of the ISR ratio at the time of sale.

**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: 6:18 PM**



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW FOR CONSTRUCTION OF A 24,000 SQUARE FOOT PRIVATE GARAGE INCLUSIVE OF AN OFFICE AND RESTROOMS, ASSOCIATED PARKING AND STORMWATER; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

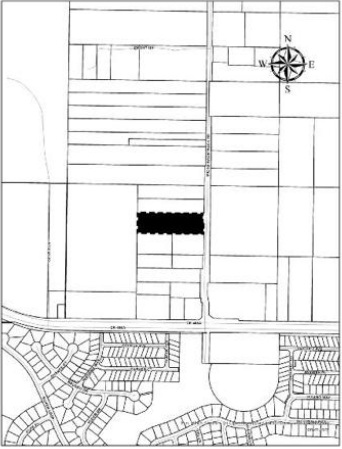
The proposed Resolution will be considered at the following public meetings:

Planning & Zoning Board  
Thursday, February 15, 2024  
@ 6:00 p.m.

City Commission Hearing  
Thursday, March 14, 2024  
@ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Resolution and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Resolution.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Esther Coulson, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



**CITY OF FRUITLAND PARK  
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.**

**SITE PLAN**

**Owner:** Ralph W Thiele

**Applicant:** Christopher Thompson and/or Julie Farr

**General Location:** 35421 Micro Racetrack Road

**Number of Acres:** 2.93 ± acres

**Existing Zoning:** C-2

**Existing Land Use:** COMM (Commercial)

**Date:** December 18, 2023

**Description of Project**

A site plan submittal for a 24,000 square foot private garage allowed per Special Exception Use (Ordinance 2023-007). Conditions of the SEU include no outside storage, garage to be used solely for purpose of storage of property owner's personally owned vehicles, 40% building perimeter landscaping (3' minimum, average 5' with 1 canopy tree or 3 understory trees and 28 shrubs for every 350 SF of planting area), and connect to City sewer within 180 days after notice from the City. The maximum ISR is .70, maximum FAR is .50 and a maximum building height of thirty-five (35) feet for the C-2 district.

	Surrounding Zoning	Surrounding Land Use
North	C-2	Commercial
South	CPUD & C-2	Commercial
East	Ag	Rural
West	Ag	Rural

**Assessment**

Sheet L1 was revised to show the appropriate buffers; however, neither Sheet L1 or L2 show the plant list necessary to meet code requirements. The plant list provided on Sheet L2 only addresses the plantings required for the building perimeter and does not include the required landscaping material for the buffers. Please revise accordingly pursuant to Chapter 164, Section 164.110(J).

## Recommendation

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Please revise the site plan as indicated above.

## **RESOLUTION 2024-007**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW FOR CONSTRUCTION OF A 24,000 SQUARE FOOT PRIVATE GARAGE INCLUSIVE OF AN OFFICE AND RESTROOMS, ASSOCIATED PARKING AND STORMWATER; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Christopher Thompson and/or Julie Farr as applicants on behalf of the Ralph W. Thiele 2021 Revocable Trust dated 12/16/21, Owner, filed an application for Major Site Plan Approval to allow for construction of a private garage on real property located 35421 Micro Racetrack Road, Fruitland Park, Florida (the “Property”); and

**WHEREAS**, the Planning and Zoning Board of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations; and

**WHEREAS**, the City Commission of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations, subject to conditions;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AS FOLLOWS:**

### **Section 1. Granting of Major Site Plan Approval.**

The application filed by Christopher Thompson and/or Julie Farr (hereafter referred to as “Applicant”), to allow for construction of a 24,000 square foot private garage, inclusive of an office and restrooms, associated parking, and stormwater on real property having an address of 35421 Micro Racetrack Road, Fruitland Park, Florida is hereby GRANTED, with conditions, for the following described properties:

Alt. Key Number: 2562684

06-19-24-0003-000-04100

(The Property)

**LEGAL DESCRIPTION: See attached Exhibit A.**



**Section 2. Conditions of Approval.**

- (1) The Applicant shall resolve, to the satisfaction of the City Manager or designee, the following matters:
  - (a) Prior to the issuance of a building permit, execute and delivery of a right of way deed for Micro Racetrac Road in favor of Lake County, Florida in the form provided by Lake County.
  - (b) Prior to construction provide exemption from USFWS for a formal cover board survey, or follow requirements of USFWS relating to sand skink study and mitigation.
  - (c) Prior to construction follow FWC requirements relating to gopher tortoises on site.
- (2) Site plan approval shall terminate and become null and void automatically without notice if construction has not commenced within twelve (12) months from the date of this conditioned approval.
- (3) The Site Plan is attached hereto and incorporated herein.
- (4) The City Manager is authorized to issue and record a Notice of Site Plan Approval in the public records of Lake County, Florida, **once conditions have been met.**

**Section 3. Effective Date.**

This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Commission of the City of Fruitland Park, Lake County, Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

SEAL

CITY COMMISSION OF THE CITY OF  
FRUITLAND PARK, FLORIDA

\_\_\_\_\_  
CHRIS CHESHIRE, MAYOR

ATTEST:

\_\_\_\_\_  
ESTHER COULSON, CITY CLERK

Mayor Cheshire \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Vice Mayor DeGrave \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Commissioner Gunter \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Commissioner Mobilian \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Commissioner Bell \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)

Approved as to form:

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Anita Geraci-Carver, City Attorney

## **EXHIBIT A**

Parcel 1: The South 101.45 feet of the North 365.45 feet of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 6, Township 19 South, Range 24 East, Lake County, Florida, Less Road on East as described in Official Records Book 356, Page 493 and Official Records Book 1305, Page 446, Public Records of Lake County, Florida.

**together with**

Parcel 2: The South 101.44 Feet of the North 466.89 Feet of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 6, Township 19 South, Range 24 East, Less Public Road Right-of-Way as set forth in Deed Book 344, Page 11 and Official Records Book 356, Page 495, Public Records of Lake County, Florida. Less and Except that Part Lying in the South 198.00 Feet of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 6 Township 19 South, Range 24 East, Lake County, Florida.

Record and Return to:  
City of Fruitland Park  
506 W. Berckman St  
Fruitland Park, FL 34731

## NOTICE OF SITE PLAN APPROVAL

TO: Ralph W Theile, Trustee  
Ralph W Thiele 2021 Revocable Trust dated 12/16/21  
17300 SW 90 Ave.  
Palmetto Bay, FL 33157

You are hereby notified that as set forth in Resolution 2024-007 site plan approval is GRANTED for construction of a 24,000 square foot private garage, inclusive of an office and restrooms, associated parking, and stormwater on real property having an address of 35421 Micro Racetrack Road, Fruitland Park, Florida, more particularly described herein which lies wholly within the city limits of the City of Fruitland Park. All conditions of approval have been met.

### LEGAL DESCRIPTION:

Alt. Key Number: 2562684 (The Property)

Parcel ID No. 06-19-24-0003-000-04100

See attached **Exhibit A** attached hereto. (the “Property”)

A copy of the approved site plan is on file with the City Clerk of the City of Fruitland Park.

Entered this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Gary La Venia, City Manager  
City of Fruitland Park

Attest:

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Esther B. Coulson, City Clerk  
City of Fruitland Park

Approved as to form:

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Anita Geraci-Carver, City Attorney  
City of Fruitland Park

## **EXHIBIT A**

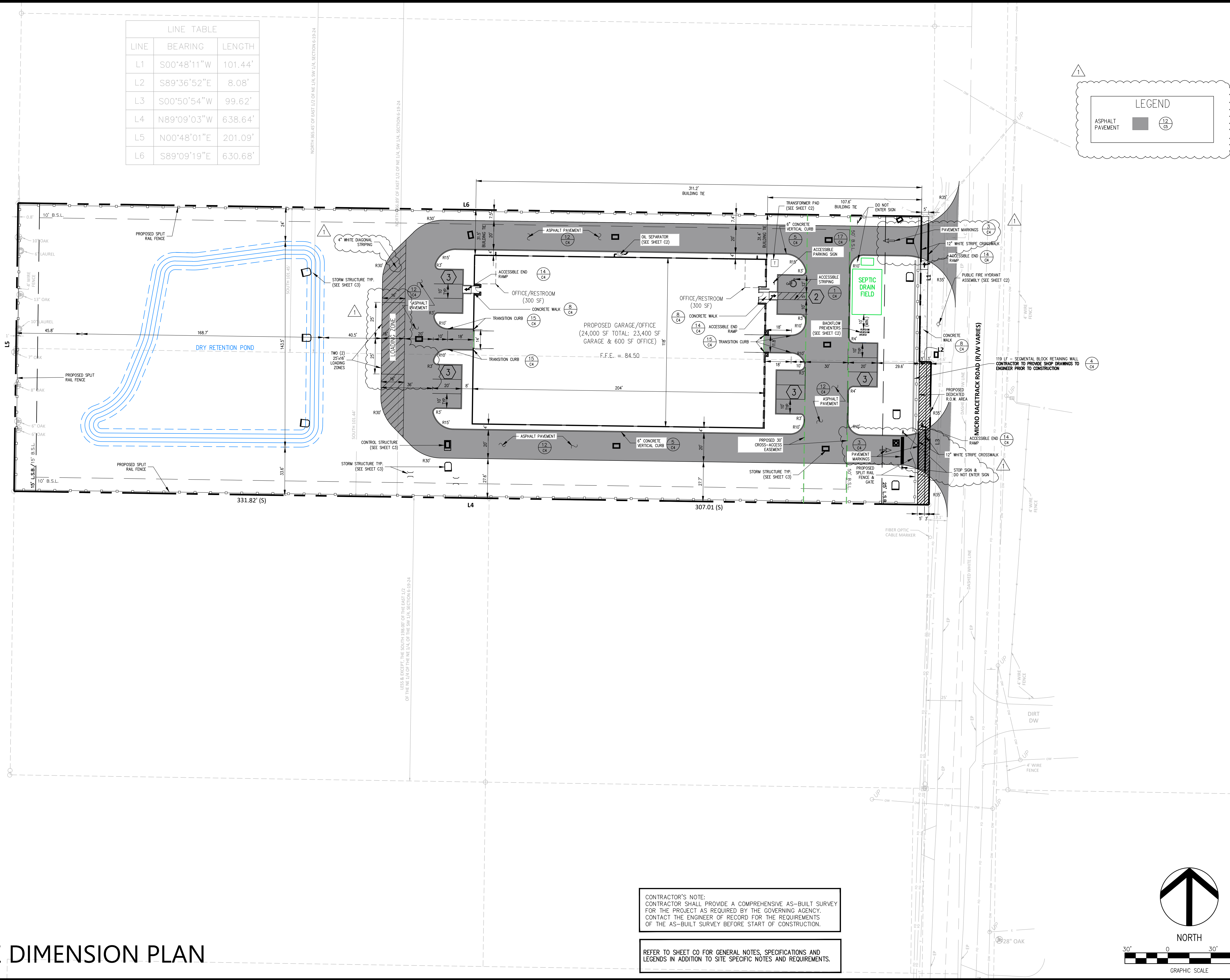
### **LEGAL DESCRIPTION OF THE PROPERTY**


Parcel 1: The South 101.45 feet of the North 365.45 feet of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 6, Township 19 South, Range 24 East, Lake County, Florida, Less Road on East as described in Official Records Book 356, Page 493 and Official Records Book 1305, Page 446, Public Records of Lake County, Florida.

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SITE DIMENSION PLAN



**Z DEVELOPMENT**  
s e r v i c e s  
CA 29354

1201 E. ROBINSON ST.  
ORLANDO, FL 32801  
PH: (407) 271-8910

REVISION	DATE	REVISION	DATE
1	11-09-23		

THIELE FAMILY PRIVATE GARAGE  
35421 MICRO RACETRACK RD  
FRUITLAND PARK, FLORIDA

DATE: 07-27-23  
DRAWN: BT  
CHECKED: CT

**C1**  
SITE DIMENSION PLAN  
PROJECT NO: 2022.233

CHRISTOPHER THOMPSON, P.E.  
FL REG. # 83165