



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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Board Members: John Schaller, Chairman Colin Crews Connie Bame Daniel Dicus Philip Purlee	Others: Charlie Rector, Community Development Director Tracy Kelley, Administrative Assistant
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**MINUTES
PLANNING & ZONING BOARD
November 20, 2014
6:00PM**

- I. INVOCATION:** Chairman John Schaller called the meeting to order at 6:00P.M. Chairman Schaller gave the invocation and led the pledge of allegiance.
- II. ROLL CALL:** All Board members present with exception of Daniel Dicus, and present CDD Rector and Assistant Kelley.
- III. MINUTES FROM PREVIOUS MEETING:** Approve minutes from September 4, 2014. Motion to approve Meeting Minutes from September 4, 2014, by Philip Purlee/Second by Colin Crews. Approved.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**

A. Mirror Lake Village, ALT Key #1639794

Owned by Fruitland Park, LLC (property formally known as Fruitland Estates, aka Atlantic Development) Rezoning from R2 (single family medium density residential) to PUD (planned unit development); representing the developer Mr. Jim Bartoe, Project Engineer, on behalf of Eric Peisner, applicant.

CDD Rector reviewed the submitted application and explained the PUD request to the planning board. Previously approved for single family attached housing (duplex style) the requested PUD would allow single family homes.

The plat layout would remain the same as before with interior lots 40ft wide and corner lots 60ft wide. The current layout of installed utilities and roads are for this standard. The setbacks would be front 30ft / rear 20ft / sides 5ft. The corner lots would be setback 20ft on outside corner with front 30ft. The homes would be a minimum of 1050 sq ft living area and include a minimum of a one car enclosed garage.

The developer will install 6ft privacy fence (vinyl or solid wall and maintained by HOA) along west property line and along east property line as shown on plan. Fence will be installed as stages are built-out. Urick Road will keep the tree lined natural buffering.

CDD Rector also pointed out the developer has agreed to install secured fenced improved storage area for parking of boats and RV's. The developer will include in HOA documents that NO PARKING of any boats, trailers, or RV's will be allowed in front of houses. Developer also will construct a playground with a gazebo, and playground equipment along secured fencing. Both storage yard and playground will have lighting and landscaping.

Chairman Schaller questioned the number of fire hydrants as he only saw (3) and CDD Rector stated that was correct, but that additional hydrants would be installed in the next phase and all would be looped connected in the development. Chairman Schaller asked about the proximity of the playground to the storage yard and would separation be landscaped, CDD Rector said both RV / boat storage yard and playground would be landscaped and secured separately.

Chairman Schaller asked about sidewalks and CDD Rector stated sidewalks were not being required in this development. (Note: In-between the P&Z meeting and followed by the City Commission Meeting, CDD Rector checked on sidewalk issue and sidewalks will be required on one side of the streets. City Commission was advised by the CDD of this fact. CDD Rector asked that this notation be included in these minutes.)

Board member Crews questioned a small area at east side of the development not identified, and CDD Rector and Mr. Bartoe clarified that was a utility easement, Board member Crews also asked about only (2) entrances into the development and CDD Rector said that was LDR requirements.

Board member Purlee questioned at the side setbacks and would measurement be from wall or roofline? CDD Rector said it was from wall which would put minimum of 10ft separation from homes which is in keeping with the City ISO rating.

CDD Rector recommended approval of rezoning from R2 to PUD and approval of the Master Development Agreement.

No further questions. Motion to approve Rezoning from R2 to PUD and approval of the Master Development Agreement for Mirror Lake Village by Connie Bame / second by Philip Purlee. Approved (4-0 with board member Daniel Dicus absent).

BOARD MEMBERS' COMMENTS: No additional comments

CITIZENS' COMMENTS: None

ADJOURNMENT: 6:18P.M.