



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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<b>Board Members:</b> Connie Bame, Chairwoman Philip Purlee, Vice Chair Daniel Dicus Fred Collins Walter Birriel	<b>Others:</b> Greg Beliveau, LPG Tracy Kelley, CDD Kelly Turner, Administrative Assistant
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**MINUTES  
PLANNING & ZONING BOARD  
MARCH 27, 2019  
6:00PM**

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- I. **INVOCATION:** Meeting Called to order at 6:01PM. Board member Purlee led the invocation and Pledge of Allegiance.
- II. **ROLL CALL:** All members present. Present Greg Beliveau, LPG, Tracy Kelley, CDD and Kelly Turner, Administrative Assistant.
- III. **MINUTES FROM PREVIOUS MEETING:** Board member Purlee made motion to approve meeting minutes from November 15, 2018. Second by Board member Dicus. Approved 5-0.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**
- A. The Glen Final Plat Phases 11-13
- Springstead Engineering submitted a Final Plat Application on behalf of registered property owner. The application is for Final Plat approval for The Glen Phases 11-13.
- Greg Beliveau, LPG, gave introduction to Final Plat application. LPG approved the landscape plan. BESH recommended approval per March 5, 2019 plat review.
- Board Member Dicus made motion to approve the Final Plat for The Glen Phases 11-13. Second by Board Member Birriel. Approved 5-0.
- B. Mirror Lake PUD Amendment
- Eric Marks submitted a PUD Amendment Application on behalf of Avex Mirror Lake, LLC, and Fruitland Park, LLC. Applicant requests an amendment to the existing PUD known as Mirror Lake Village. Applicant requests the maximum impervious surface ratio be increased to 50% as well as the front setback be reduced to twenty (20) feet. Phase II to remain vacant until amended stormwater permit is approved through St. John's River Water Management District (SJRWMD) to allow construction of both Phases at the 50% impervious surface ratio (ISR).

Greg Beliveau, LPG, gave introduction to the PUD Amendment Application. LPG Beliveau gave a brief history of the project which was approved in 2004 and then remained dormant for years prior to commencement of construction. LPG Beliveau referred to a letter dated February 25, 2019, addressed to the City of Fruitland Park from Mary Demetree, Manager of Fruitland Park, LLC, and owner of Phase II of Mirror Lake Village. In the letter the owner of Phase II acknowledges construction cannot commence on Phase II until a modified stormwater permit is issued for Phase II from SJRWMD. LPG Beliveau stated a motion recommending approval must include the contingency that Phase II shall remain vacant until such time the stormwater permit is issued to allow for the 50% lot coverage.

Eric Marks, President of Avex Homes, LLC, introduced himself and Avex Homes, LLC, as the developer who has taken over the project in recent. The original pond system was intended to be designed to accommodate Phase I at ninety (90) lots and Phase II at seventy-six (76) lots. TRC review concluded the stormwater system has adequate capacity to serve Phase I at the 50% ISR. The permit for the pond does not show sufficient capacity for Phase II at the 50% ISR so Phase II will not be developed until either the stormwater permit is modified or another stormwater permit is issued for Phase II. The project engineer has certified the pond has sufficient capacity for Phase I. The lots are forty (40) feet and the application of the 30% coverage ratio almost makes the lots unbuildable. The impervious surface will be reduced by reducing the amount of driveway. There is now a thirty (30) foot setback and the PUD Amendment calls for a twenty-five (25) foot setback from the garage and twenty (20) feet from the house.

Board member Dicus stated he drove through the neighborhood and the proposed setback may take away the ability to park multiple vehicles resulting in street parking constricting the flow of traffic. Applicant Marks stated a five foot setback difference would not significantly contribute to this concern and the 30% building coverage ratio was really not possible with the size of the lots as the project was originally approved for duplexes. Chairwoman Bame questioned if any houses are being built now that meet the allotted ratio and applicant Marks responded there is only one house plan that meets the provisions of the code. Applicant Marks stated the City required the original developer of the PUD to build a large parking area for RVs, commercial vehicles, or any extra vehicles that may need parking so that road parking will not be an issue.

Board Member Purlee questioned whether the existing stormwater system was functioning. Applicant Marks stated the stormwater is functioning since resolving the connection blockage that was preventing the overflow of drainage. Keith Riddle, Project Engineer, and City Engineer BESH certified the system is functioning for Phase I. Board member Purlee asked if the developer was prepared to lose buildable lots in Phase II if the stormwater pond has to be enlarged. He also asked if underground water storage would be plausible. Applicant Marks stated underground storage may not be financially feasible. The preliminary calculations for Phase II seem to say by raising the stormwater structure the capacity would be increased in the large pond and should be able to accommodate both Phases as then only issue would be recharge. Board member Purlee viewed the secondary pond and it had standing water in it which may be groundwater. Board member Purlee questioned what steps the builder is prepared to take to ensure the project is in compliance?

Applicant Marks responded the pond is currently functioning for Phase I and is in the process of getting approval for Phase II from SJRWMD. All of the stormwater pond capacity from Phase II has been allocated to Phase I.

Applicant Marks acknowledged the risk that Phase II will never be developed. Chairwoman Bame stated if the City allows construction at the 50% impervious surface ratio with the 25' setback then the developer can follow through with what is ready to be developed in Phase I.

LPG Beliveau stated the developer has already gone before City Commission with a Letter of Agreement so construction may continue while the PUD Amendment is following approval process and City Engineer BESH recommended approval as the existing stormwater system is adequate to accommodate the additional impervious area in Phase I.

**BOARD MEMBERS' COMMENTS:**

Chairwoman Bame announced her upcoming resignation from the Planning & Zoning Board. Chairwoman Bame is relocating to be with family and will be unable to continue to serve after June or July of this year. Board members and staff congratulated Chairwoman Bame on this new endeavor and her valued time serving the Planning & Zoning Board.

**ADJOURNMENT:** Meeting adjourned at 6:58PM.