



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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| Board Members: Al Goldberg, Chairman Daniel Dicus Fred Collins Philip Purlee, Vice Chair Walter Birriel | Others: Greg Beliveau, LPG Tracy Kelley, CDD Kelly Turner, Administrative Assistant |
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**MINUTES
PLANNING & ZONING BOARD
AUGUST 15, 2019
6:00PM**

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:** Meeting called to order at 6:00PM. Board member Dicus led the invocation and Pledge of Allegiance.
- II. ROLL CALL:** All Board members present. Board member Birriel absent during roll call; arrived thereafter. Present CDD Tracy Kelley, LPG Greg Beliveau, and Administrative Assistant Kelly Turner.
- III. MINUTES FROM PREVIOUS MEETING:** Board member Purlee made motion to approve meeting minutes from July 18, 2019. Second by Board member Collins. Approved 5-0.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**
- A. Leesburg Fruit Company, Inc./Holloway Properties Inc.

Wicks Engineering Services, Inc. submitted a rezoning application on behalf of registered property owner. The property is currently zoned Commercial Planned Unit Development (CPUD) with a current allowed use of a plant nursery. The applicant is requesting rezoning to allow for a Mixed Use Planned Unit Development (MUPUD) as shown on the conceptual plan. The proposed Zoning and Land Use Designation is intended to facilitate the development of a residential community with a commercial and institutional component.

LPG Beliveau gave introduction to Planned Unit Development rezoning application. The pre-existing Commercial Planned Unit Development (CPUD) was approved for a solar energy farm, which is listed as one of the approved uses under the new Mixed Use Planned Unit Development. The Future Land Use (FLU) will remain consistent with the FLU map. LPG Beliveau gave a brief description of the property jurisdictional boundaries of the 177 acre site. The property has northern access off of Urick Street, western access off of County Road

468, and will be connected to Martin Luther King, Jr. Boulevard for eastern access. Traffic studies have been completed to show no degradation to the current levels of service. Environmental studies have been completed by Environmental Services, LLC. After staff and applicant discussion and revisions, the Master Development Agreement has been completed and the conceptual plan has been amended to meet all Comprehensive Plan requirements for multiple lot sizes. Commercial uses are proposed as Neighborhood Commercial (C-1) zoning. Based on all changes to date, and proposed agreements, staff recommends approval.

Notice of public hearing requirements have been met, with sixty-five (65) letters sent out via certified mail. Of these sixty-five (65) mailings, one (1) letter came back undeliverable, and there were no notices returned, either opposed or unopposed.

Rick Hartenstein, Wicks Engineering Services, present to represent applicant. Mr. Hartenstein stated all residential development is single family, two-story at the most. Mr. Hartenstein introduced Dan Tatro, the realtor involved with the project.

Board member Purlee questioned whether a builder has been selected for the development. Realtor Tatro responded entitlements are key to establishing a builder for the project. The proposed residential lots are 50' x 125', 60' x 125', and 70' x 25' with a 60% Impervious Surface Ratio (ISR) and a 1,300 minimum square footage requirement. The developer has not maximized on the available density and has left an abundance of open space throughout the project. Mr. Hartenstein added the residential density is 3.97 units per acre.

Realtor Tatro raised question about section 9 (d) and (e) of the Master Development Agreement pertaining to road maintenance. In his opinion, subsections (d) and (e) contradict each other and the applicant would like clarification on this section.

Following Board members' and public comments, Board member Dicus made motion to recommend approval of the rezoning request from Commercial Planned Unit Development (CPUD) to allow for a Mixed Use Planned Unit Development for the Leesburg Fruit Company, Inc./Holloway Properties, Inc. proposed development. Second by Board member Purlee. Approved 5-0.

BOARD MEMBERS' COMMENTS: Board member Purlee referenced the school capacity letter from the Lake County School Board and questioned whether the capacity is up to date. LPG Beliveau stated the letter is based on impact to capacity from the development as well as current school capacity. The calculations are completed by the school board and not by the city. The applicant is required to resubmit school concurrency prior to each phase of development.

Board member Collins asked when phase three (3) is anticipated to be completed. LPG Beliveau responded this question would need to be answered by the applicant. Realtor Tatro responded the timeline depends on contracts which will not be signed until entitlements are completed.

Board member Dicus questioned whether all residential development would consist of single family homes or if duplexes or multi-family units are proposed. LPG Beliveau responded proposed residential development consists exclusively of single family homes. Board member Dicus inquired whether all municipal services have been involved in this project to which LPG Beliveau answered yes. The Site will be served by municipal central water and sewer and the police and fire departments have been involved as well.

PUBLIC COMMENTS: Eric Jagers, owner of 33936 County Road 468, Leesburg, approached the Board to question what the impact of this development would have on him as a property owner. Mr. Jagers is not opposed to the zoning change, but would like to know the buffer width requirement details as he bought the adjacent property for the quiet, rural location and is concerned with additional traffic and noise. LPG Beliveau responded there are twenty-five foot (25') and thirty foot (30') buffer requirements and the property owner may request a copy of the buffer specifics from the Community Development Department during business hours.

Nelson Roman, owner of 1012 Atlantic Ave, Fruitland Park, approached the Board and stated his subdivision is located across from the northern entrance to the proposed development. Mr. Nelson is concerned with how construction traffic will affect his subdivision entrance during Phase I of the proposed development. LPG Beliveau stated the traffic analysis was completed for the entire proposed development, which takes into account development entrances and how they affect existing roads. The developer will have to resubmit a traffic study upon the start of each phase of the proposed development and specific phases will be addressed at that time.

Chuck Padgett, owner of 1740 Myrtle Lake Ave, Fruitland Park, and pastor of Trinity Assembly of God, located at 200 Urick Street, Fruitland Park, approached the Board. Mr. Padgett stated he is in favor of the project but has concerns regarding traffic. He stated there is a dangerous intersection at County Road 468 and Myrtle Lake Ave and the proposed development would cause extra traffic. Mr. Padgett would like to petition for a traffic signal along County Road 468 at the aforementioned intersection to alleviate concerns as traffic intensity increases. LPG Beliveau recommended Mr. Padgett attend the following Commission meeting to request Commissioners to make a formal request from Lake County for a traffic signal warrant study.

Board member Dicus questioned how the city could motivate Lake County to conduct the warrant study.

Board Chair Goldberg responded in the past, Commissioner's have petitioned Lake County for warrant studies on roads located within the city and Lake County makes final determination on whether traffic lights are warranted or not based on data from several sources.

ADJOURNMENT: Regular meeting adjourned at 6:43PM. **(Planning and Zoning Workshop to Follow)**