



**506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731**

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<b>Board Members:</b> Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Roger Sines Walter Birriel	<b>Others:</b> Michael Rankin, LPG Sharon Williams, Administrative Manager Emily Church, Office Assistant
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**AGENDA**  
**PLANNING & ZONING BOARD**  
**June 15, 2023**  
**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 April 20, 2023 included for review/comment.
- IV. OLD BUSINESS:** NONE

**NEW BUSINESS:**

**A. Ralph Thiele – Conditional Use Permit Application (Alternate Key: 2562684 & 1699673)**

A conditional use permit approval is requested to develop a 24,000 square foot garage on the subject site. The revised conceptual site plan has addressed planning comments and meets the minimum technical standards of Chapter 155, Section 155.010(b)(1). Staff recommends the following conditions:

- 1) Storage shall be limited to personally owned vehicles.
- 2) Building Perimeter landscaping. A minimum three (3) foot wide landscape area, with an average of five (5) feet or more, around a minimum of forty (40) percent of the total building perimeter and within twenty-five (25) feet of the building walls. Minimum planting requirement. One (1) canopy tree or three (3) understory trees, and twenty-eight (28) shrubs shall be required for every three hundred and fifty (350) square feet of planting area in (a) above. Trees installed for any other requirement of this Section may be credited towards this requirement if in the required location.

Note that a modified legal description must be submitted reflecting the most accurate description of the property as the approved unity of title.

**B. Miller at Cutoff – Planned Development & Rezoning (Alternate Key: 3933635)**

An application for rezoning and planned development was submitted by Alex Stringfellow on behalf of the proposed development. The applicant is proposing to rezone 6.54 ± acres to a Planned Unit Development (from R-3) to accommodate 19 homes and 19 accessory dwellings, for a total of 38 dwelling units on 60' x 112' lots. The proposed density is 5.75 units/acre which is consistent with the Mixed Community land use. It is the applicant's intent to rent the single-family homes with long term leases, typically one year and to utilize the ADUs as conventional rentals (not short term or vacation rentals). Three home types are proposed: (1) 2,148 sf home with a 470 sf 2-car garage and a 705 sf ADU over the garage, (2) a 2,152 sf home with a 442 sf 2-car garage and a 939 sf ADU with a 281 sf 1-car garage and (3) a 1,500 sf home with a 470 sf 2-car garage and no ADU.

The surrounding zoning is R-7, R-3, R-1, and PUD. Surrounding land uses include Urban Medium, Multiple Family High Density, Single-Family Low Density, and Single-Family Medium Density.

Three (3) waivers are being sought to the following LDR regulations:

- (1) LDC Section 156.010(e), a waiver to exceed the maximum ADU size of 939 sf, as it is 44% whereas an accessory dwelling unit must not exceed 40% of the size of the principal dwelling unit.
- (2) LDR Section 154.030(11) to allow for a PUD that is less than 10 acres.
- (3) LDR Section 157.080(a)(1)(f) to allow for a cul-de-sac street longer than 600 feet.

**C. Park Square Fruitland Park – Annexation, Rezoning & Small Scale Comp Plan Amendment (SSCPA) - Alternate Keys: 1289691**

Application for Annexation, Rezoning and SSCPA submitted by applicant, Vishaal Gupta, on behalf of the owner Kimaya, LLC. The subject site is approximately 19.10 ± acres, located adjacent to the city limits along the northern and western property boundaries, and is within the city's utility service area. The property is eligible for voluntary annexation and would be considered infill development.

The property is currently zoned Agriculture in Lake County. The applicant is proposing a zoning designation to R-10, multi-family high density, along with a small-scale comprehensive plan amendment conducive to the proposed zoning. The proposed zoning is compatible with the adjacent lands. The property to the North is zoned R-15 and to the west the property is zoned MUPUD (6 units/acre). The property to the South is City of Leesburg (appears to be City of Leesburg right of way), and to the east the property is zoned C-3.

This project was initially heard before the P&Z Board on December 2022; however, the applicant has requested changes which significantly impacts the originally submitted concept plan. The number of

units to be developed is capped at 170. Applicant would also like the flexibility to relocate the dog park, construct a mixture of duplexes, townhomes, and single-family detached units, etc.; remove specific architectural details with the understanding that the development shall meet or exceed all applicable performance and design standards under the City's Land Development Code.

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**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:**