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**Board Members: Others:**

Al Goldberg, Chairman Michael Rankin, LPG

Daniel Dicus, Vice Chair Anita Geraci-Carver, City Attorney

Carlisle Burch Emily Church, Office Assistant

Roger Sines Sharon Williams, Administrative Manager

Walter Birriel

**AGENDA**

**PLANNING & ZONING BOARD**

**September 21, 2023**

**6:00 PM**

1. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
2. **ROLL CALL:**
3. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from August 17, 2023 included for review/comment.
4. **OLD BUSINESS:** NONE

**NEW BUSINESS:**

1. **Recommend and elect Chair and Vice Chair of P&Z to serve 2023/2024**
2. **Lakeside Storage II – Variance/Major Site Plan/Unity of Title (Alternate Keys:** **2919469, 2919507, 2919523, 2919531)**

**Variance**

The applicant is requesting the following two (2) variances for development of the proposed project: (1) requesting the city to waive parking lot landscaping requirements for the RV/boat parking spaces and (2) requesting the city to allow installation of an 8” water main as the city does not have a 10” water main in this area.

Variance #1 - Staff recommends approval of the variance and approval of the condition that the front building perimeter be planted with 3 understory trees, 28 shrubs, and groundcover for every 350 square feet of planting area. The planting area would be a 3’ strip. This would be considered comparable. Variance #2 - planning staff defers to the City Engineer and Lake County Fire Department. The city engineer does not object to a variance for a fire hydrant 10” main. The city does not have a 10” main within the area.

**Major Site Plan**

The subject property is 7.07 acres and consists of four parcels, a northern parcel (Alt Key 2919531), a southern parcel (Alt Key 2919469), and two parcels in between (Alt Key 2919523 and Alt Key 2919507). A single story 781 square foot manufactured office exists on the southern parcel (Alt Key 2919469). The proposed major site plan is to construct a 93,205 SF storage facility including an office for a total of 93,986 square feet on the northern portion of the site, along with associated loading, parking, and stormwater management areas. The building sizes proposed to be built are 76,795 square feet, 6,150 square feet, 6,160 square feet, and 4,100 square feet, along with an office and forty-one (41) RV/boat storage spaces.

**Unity of Title**

The subject properties proposed for unification are alternate keys 2919531, 2919523, and 2919507. Alternate key 2919469 will remain separate for potential future development. There will be shared maintenance for a retention pond between the parcels.

**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:**