



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352 360-6727
FAX: 352 360-6652

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Shayna Grunewald Walter Birriel	Others: Michael Rankin, LPG, Interim Director Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Office Assistant
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AGENDA
PLANNING & ZONING BOARD
December 21, 2023
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from November 21, 2023 included for review/comment.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. Mirror Lake Village Phase II -ISR PUD Amendment

The previously approved PUD Ordinance (2019-001) allows a maximum impervious surface ratio of 50%. The ISR was in lieu of a maximum building coverage which applies to a per lot basis. The applicant is requesting a variance to allow a 50% ISR to be applied to the Phase 2 overall subdivision instead of on a per lot basis. The PUD has been modified by the applicant for approval consideration.

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:



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

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Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Shayna Grunewald Walter Birriel	Others: Michael Rankin, LPG, Interim Director Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Office Assistant
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MINUTES
PLANNING & ZONING BOARD
November 16, 2023
6:01 PM

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. ROLL CALL:** All board members were present.
- III. MEETING NOTES FROM PREVIOUS MEETING:** The meeting notes from October 19, 2023 which were included for review/comment were unanimously approved.
- IV. OLD BUSINESS:** NONE

NEW BUSINESS:

A. Griffin Preserve – Annexation, Small Scale Comprehensive Plan Amendment, Rezoning, Planned Unit Development (Alternate Keys: 1287201 & 1287146)

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop a proposed 67-unit single family subdivision. Based on the proposed density limitation of 4 units/acre the maximum allowable development is 67 units.

Annexation

The subject site is adjacent to the City limits along the northeastern and eastern property boundaries and is eligible for voluntary annexation. The proposed annexation would be considered infill development. The subject site is also within the City's Utility Service Area.

Steve Sloan of Sloan Engineering was present in addition to Chris DiMillo from Summer Park Homes. Mr. Sloan stated that they had agreed at TRC to do a 10' buffer around the entire property and not just the frontage, but they will be within the easement to maintain minimum lot size.

The City Attorney stated that the Master Development Agreement is not finalized and revisions will be complete prior to City Commission.

Chairman Goldberg asked if they planned to address the outstanding comments from Lake County Public Works – Mr. Sloan responded that they would address those after the annexation was complete.

Vice Chair Dicus asked if they would be using city water/utilities and Mr. Sloan responded ‘yes.’

Heather McDaniel (unincorporated Lake County on Register Road) asked if a traffic study would be done for Register Road. CDD Rankin responded that as more projects are brought into the City it will generate a clearer picture of the future traffic patterns. McDaniel goes on to ask if they will be required to connect to city utilities when this project is built. City Attorney responded that if their septic system fails and they are within a specific distance of a sewer connection then at that point they may be required to connect. For potable water, they could remain on well if they wanted but they’d have the opportunity to connect to city water, but it would not be a requirement.

The motion to approve was made by Board Member Burch, seconded by Board Member Birriel. Passed unanimously.

Small Scale Comprehensive Amendment

The proposed small scale comprehensive plan amendment consists of 16.755 + acres and is located east of US Highway 27/441 and east of Register Road. The subject property is currently zoned Lake County Zoned Regional Office and the proposed City Zoning is Single-Family Medium Density.

The motion to approve was made by Board Member Birriel, seconded by Board Member Grunewald. Passed unanimously.

Rezoning/Planned Unit Development

The subject property is currently zoned Agriculture and Light Manufacturing (LM) in Lake County and the proposed City zoning is Planned Unit Development (PUD) for the development of a 67-unit subdivision.

The motion to approve was made by Vice Chair Dicus, seconded by Board Member Burch. Passed unanimously.

Mr. Sloan asked for anticipated City Commission dates, the next two meetings are December 14, 2023 & January 11, 2024.

B. Mirror Lake Village Phase II -ISR PUD Amendment

The previously approved PUD Ordinance (2019-001) allows a maximum impervious surface ratio of 50%. The ISR was in lieu of a maximum building coverage which applies to a per lot basis. The applicant is requesting a variance to allow a 50% ISR to be applied to the Phase 2 overall subdivision instead of on a per lot basis. The PUD has been modified by the applicant for approval consideration.

Chairman Goldberg had some concerns about the lot that has 37% and the overall average of the lots. The board had questions as to what classifies as ISR (Impervious Surface Ratio) and City Staff responded it’s your building coverage such as your home, driveway, patio and the like.

A motion was made for the agenda item to be tabled to the December 21, 2023 meeting due to the applicant’s absence. Motion was made by Board Member Grunewald and Seconded by Board Member Burch. Unanimously approved to table the agenda item.

C. Evolve at Grove Park Major Site Plan

The subject property is 19.56 acres and consists of two parcels, Alt Key 1699649 and 3884325; however, a resolution was passed authorizing a unity of title for these two parcels (Resolution 2022-062). There are two existing vacant residential dwellings and one vacant restaurant on the subject

site which are to be demolished for development of the site. Development of the site is subject to the Master Development Agreement (Ordinance 2022-024) which was formerly known as “The Hawthorne’s”. The proposed development is for 222 MF dwelling units, associated parking, stormwater and recreational amenities along with the creation of two (2) commercial parcels fronting on CR 466-A.

The max ISR is 70%, maximum FAR is .50 for the commercial area, and maximum density allowed per MDA is 224 MF dwellings. The minimum apartment size per code is 600 SF. The proposed minimum apartment size is 738 SF for 1-bedroom units, 1063 SF for 2-bedroom units, and 1205 SF for 3-bedroom units. Required minimum open space is 25%.

Vice Chair Dicus asked if the layout would be similar as presented by The Hawthorn’s. CDD Rankin stated that they will be subject to residential standards. Chairman Goldberg asked if they will have stairs and elevators. The applicant responded that it would be stairs, but there would be ADA compliant buildings on site. Vice Chair Dicus asked if they would have on-site management and the applicant responded ‘yes.’ The footprint for this project does not exceed what was previously approved. Board Member Grunewald asked if these would be income-based and the applicant responded market rate and they would be the median rate.

Board Member Birriel asked what other similar projects they have completed. The applicant responded that they designed The Mark at Wildwood on 301.

The motion to approve was made by Vice Chair Dicus, and seconded by Board Member Burch. Passed unanimously.

D. The Enclave at Lake Geneva (formerly the Village at Lake Geneva) Variance

The proposed development is seeking a variance to Section 157.080(a)(4)(C) (iii) of the city’s Land Development Regulations pertaining to roadway and street construction – construction standards for storm sewers. The development is proposing to use Corrugated Polyethylene Pipe (HP) vice concrete under the roads. After review by the city’s engineer, there was no objection- provided that post inspection services are provided by the pipe manufacturer.

Vice Chair Dicus explained that this new type of a pipe is more affordable but is comparable to what the code requires. CDD Rankin states that it is readily available to expedite construction upon approval.

The motion to approve was made by Vice Chair Dicus, seconded by Board Member Burch. Passed unanimously.

E. Land Development Regulations (LDRs) Restricting Building Heights

City Attorney stated that in the spring, City Commission indicated a desire to restrict building heights to three stories, a max height of 35 feet, for all future land use designations.

The motion to approve was made by Board Member Grunewald, seconded by Vice Chair Dicus. Passed unanimously.

F. Comprehensive Plan Future Land Use Element Amendment - Restricting Building Heights

The motion to approve was made by Board Member Birriel, seconded by Board Member Burch. Passed unanimously.

G. New State Legislation - Live Local Act Resolutions

City Attorney provided a brief overview of the State Legislation passage of the Live Local Act. This resolution is putting the public on notice that the City is working on their Land Development Regulations and Comprehensive Plan to put guidelines in place for the Live Local Act.

The motion to approve was made by Vice Chair Dicus, seconded by Board Member Birriel. Passed unanimously.

BOARD MEMBERS' COMMENTS: Vice Chair Dicus will be absent for the December 21st Meeting.

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: 6:56 PM

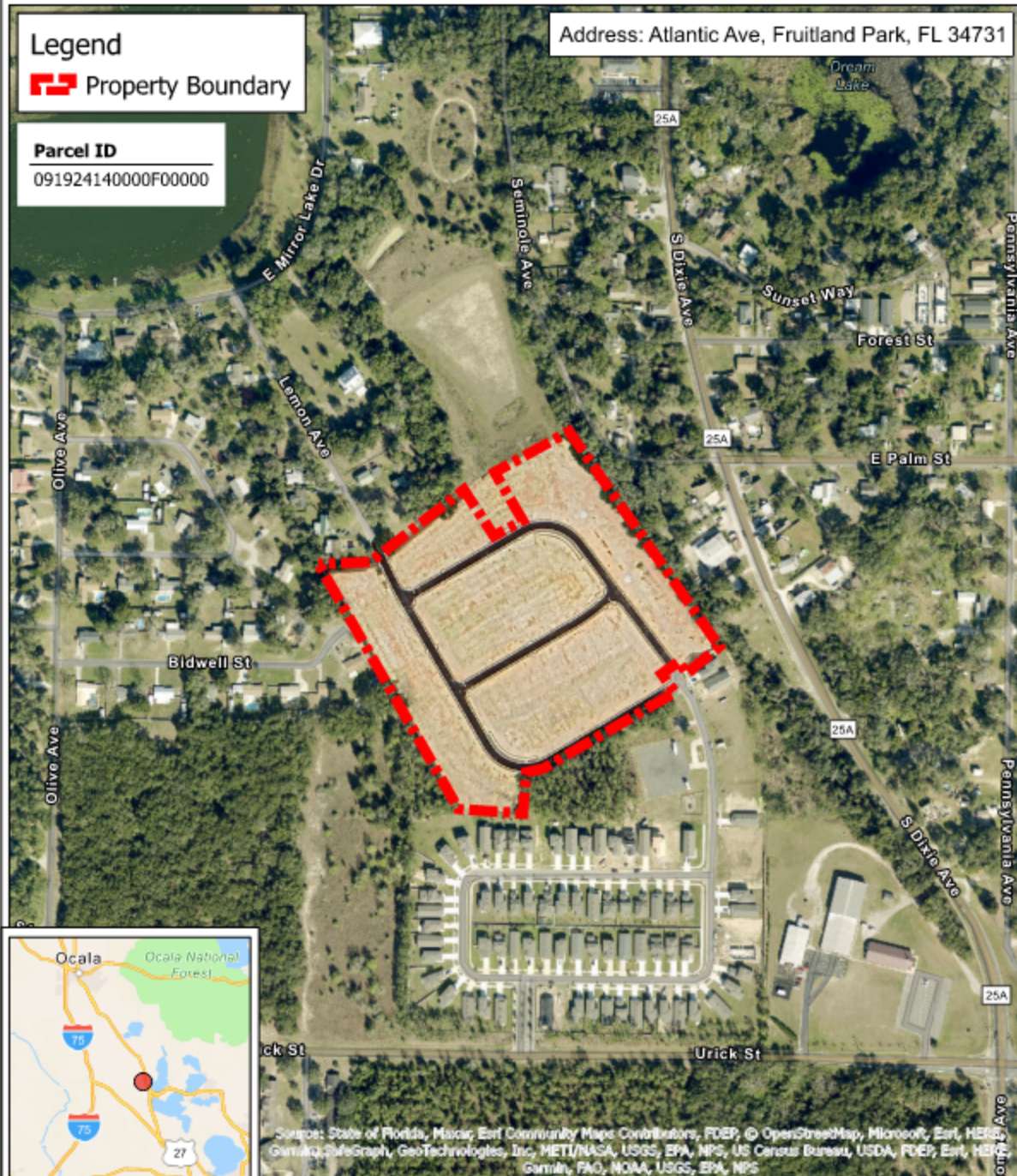
Legend

 Property Boundary

Parcel ID

091924140000F00000

Address: Atlantic Ave, Fruitland Park, FL 34731



6300 Hazeltine National Drive, Suite 118
Orlando, Florida 32822
Office (407) 410-8624 | www.kpmfranklin.com

Fruitland Park Development Lake County, Florida 2020 Aerial Map

FIGURE - A2 | Sep 29, 2023



10/30/23

Att: Sharon Williams
Administrative Manager
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

RE: Variance Withdrawal / MDA Amendment Application

Dear Mrs. Williams,

Please accept this letter as a formal withdrawal of the previously submitted variance application for Mirror Lake Village. In accordance with staff guidance, we intend to replace the variance application with an amendment to the Mirror Lake Village Master Development Agreement (MDA). This amendment aims to modify the 50% maximum lot Impervious Surface Ratio (ISR) in a manner consistent with the original variance application's intent.

This modification will involve permitting specific lots to exceed the 50% maximum ISR while simultaneously imposing restrictions on others to maintain a lesser percentage. The goal is to ensure that the total impervious area across the entire Phase II development does not exceed what would be permitted if every lot were constructed to the maximum 50% ISR.

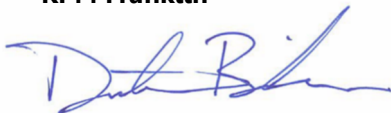
Per the latest MDA modification by ordinance 2019-001, the language "Maximum Impervious Surface Ratio (ISR) - Fifty Percent (50%)" is requested to be replaced with the following: ***"Maximum Fifty Percent (50%) Impervious Surface Ratio (ISR) shall be implemented on a cumulative site basis within the Phase II development, allowing specific lots to exceed the 50% ISR while simultaneously placing restrictions on others to maintain a lesser percentage. This shall be in compliance with the attached Exhibit A, which will serve as the master ISR key for all subject lots located within the Mirror Lake Phase II development."***

It is firmly believed that this MDA Amendment, if granted, will help us strike a balance between property development and environmental conservation, ultimately contributing to the sustainability and harmony of the Mirror Lake community. We have attached the subject "Exhibit A" that outlines our approach and provides a visual representation and calculation of the cumulative ISR concept. We are committed to providing any additional information or documentation that may be required to support the request effectively.

We appreciate your time and consideration of our amendment request and are eager to work collaboratively to ensure that the Mirror Lake Phase 2 development aligns with the city's regulations and vision for responsible growth.

Thank you for your attention to this matter, and we look forward to your response.

Sincerely,
KPM Franklin



Dustin Brinkman, P.E.
Project Manager
Ph: 407-994-4456
E: dbrinkman@kpmfranklin.com



Attachments:

PD Amendment Application

Proposed Impervious Area Summary

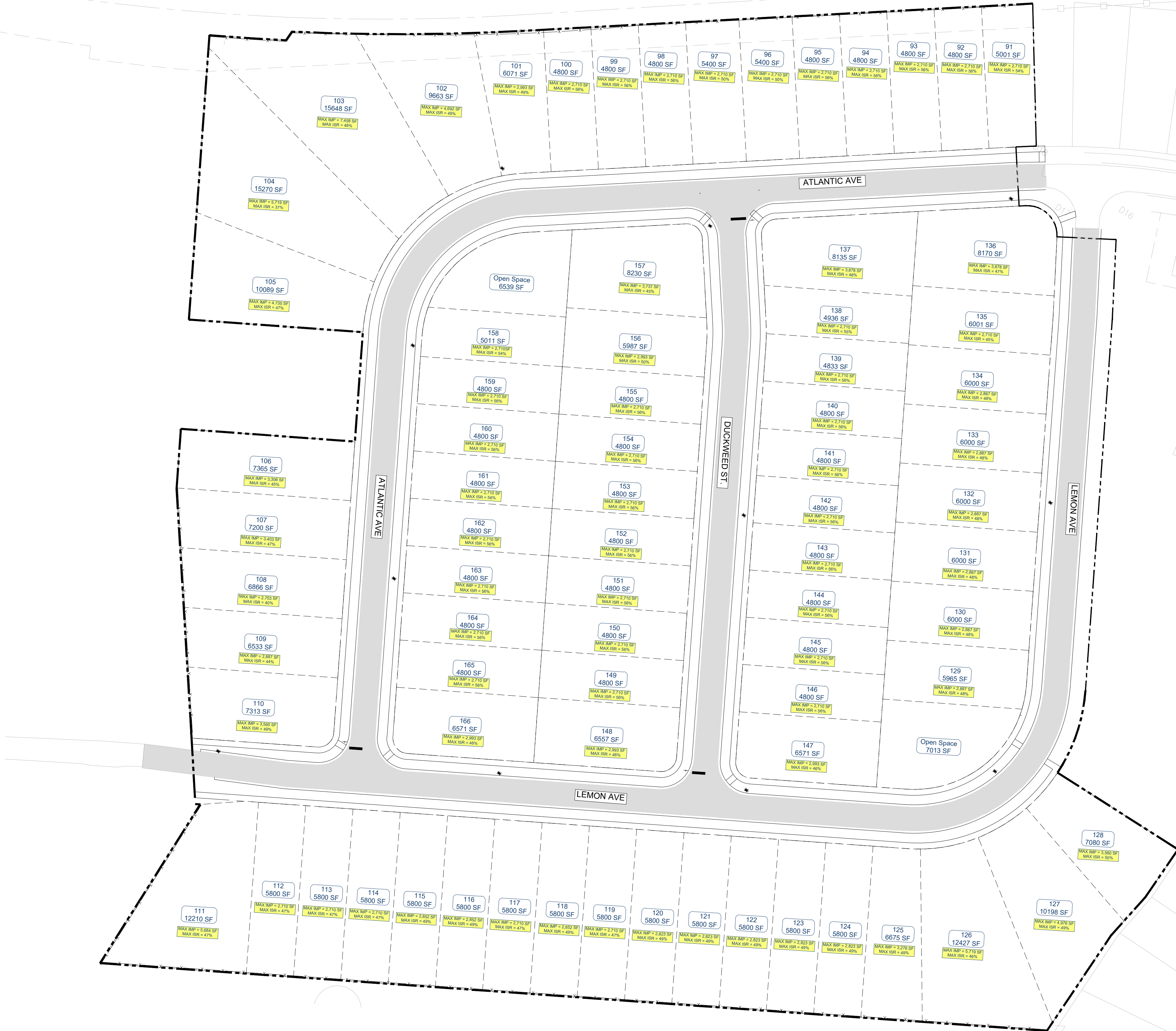
Lot Impervious Area Plan

MIRROR LAKE - PHASE 2

FRUITLAND PARK, FLORIDA 34731

LOT IMPERVIOUS AREA PLAN

LOT ISR SUMMARY				
LOT No.	AREA (SF)	TOTAL IMP (SF)	TOTAL OPEN SPACE (SF)	LOT ISR
91	5,000.00	2,710	2,290	54%
92	4,800.00	2,710	2,090	56%
93	4,800.00	2,710	2,090	56%
94	4,800.00	2,710	2,090	56%
95	4,800.00	2,710	2,090	56%
96	5,400.00	2,710	2,690	50%
97	5,400.00	2,710	2,690	50%
98	4,800.00	2,710	2,090	56%
99	4,800.00	2,710	2,090	56%
100	4,800.00	2,710	2,090	56%
101	6,071.00	2,993	3,078	49%
102	9,663.00	4,692	4,971	49%
103	15,648.00	7,458	8,190	48%
104	15,270.00	5,719	9,551	37%
105	10,081.00	4,735	5,346	47%
106	7,365.00	3,306	4,059	45%
107	7,200.00	3,403	3,797	47%
108	6,866.00	2,753	4,113	40%
109	6,533.00	2,887	3,646	44%
110	7,313.00	3,560	3,753	49%
111	12,210.00	5,684	6,526	47%
112	5,800.00	2,710	3,090	47%
113	5,800.00	2,710	3,090	47%
114	5,800.00	2,710	3,090	47%
115	5,800.00	2,852	2,948	49%
116	5,800.00	2,852	2,948	49%
117	5,800.00	2,710	3,090	47%
118	5,800.00	2,852	2,948	49%
119	5,800.00	2,710	3,090	47%
120	5,800.00	2,823	2,977	49%
121	5,800.00	2,823	2,977	49%
122	5,800.00	2,823	2,977	49%
123	5,800.00	2,823	2,977	49%
124	5,800.00	2,823	2,977	49%
125	6,674.00	3,276	3,398	49%
126	12,427.00	5,719	6,708	46%
127	10,198.00	4,976	5,222	49%
128	7,080.00	3,560	3,520	50%
129	5,965.00	2,887	3,078	48%
130	6,000.00	2,887	3,113	48%
131	6,000.00	2,887	3,113	48%
132	6,000.00	2,887	3,113	48%
133	6,000.00	2,887	3,113	48%
134	6,000.00	2,887	3,113	48%
135	6,000.00	2,710	3,290	45%
136	8,169.00	3,878	4,291	47%
137	8,135.00	3,878	4,257	48%
138	4,936.00	2,710	2,226	55%
139	4,833.00	2,710	2,123	56%
140	4,800.00	2,710	2,090	56%
141	4,800.00	2,710	2,090	56%
142	4,800.00	2,710	2,090	56%
143	4,800.00	2,710	2,090	56%
144	4,800.00	2,710	2,090	56%
145	4,800.00	2,710	2,090	56%
146	4,800.00	2,710	2,090	56%
147	6,570.00	2,993	3,577	46%
148	6,556.00	2,993	3,563	46%
149	4,800.00	2,710	2,090	56%
150	4,800.00	2,710	2,090	56%
151	4,800.00	2,710	2,090	56%
152	4,800.00	2,710	2,090	56%
153	4,800.00	2,710	2,090	56%
154	4,800.00	2,710	2,090	56%
155	5,986.00	2,993	2,993	50%
156	8,229.00	3,737	4,492	45%
157	5,011.00	2,710	2,301	54%
158	4,800.00	2,710	2,090	56%
159	4,800.00	2,710	2,090	56%
160	4,800.00	2,710	2,090	56%
161	4,800.00	2,710	2,090	56%
162	4,800.00	2,710	2,090	56%
163	4,800.00	2,710	2,090	56%
164	4,800.00	2,710	2,090	56%
165	4,800.00	2,710	2,090	56%
166	6,570.00	2,993	3,577	46%
TOTALS	473,159.00	236,580	236,579	
50% MAX ISR ALLOWABLE PER LOT BY ORD. 2019-001		236,580	Note: The adjustment of Lot Maximum ISR has been executed to ensure that the cumulative maximum ISR remains within compliance across the entirety of the site, as opposed to being assessed on a per-lot basis	



P:\Grassdale\Fruitland Park\Design\Exhibits\ISR Variance\ISR Plan_Variance.dwg

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142	4,800.00	2,710	2,090	56%
143	4,800.00	2,710	2,090	56%
144	4,800.00	2,710	2,090	56%
145	4,800.00	2,710	2,090	56%
146	4,800.00	2,710	2,090	56%
147	6,570.00	2,993	3,577	46%
148	6,556.00	2,993	3,563	46%
149	4,800.00	2,710	2,090	56%
150	4,800.00	2,710	2,090	56%
151	4,800.00	2,710	2,090	56%
152	4,800.00	2,710	2,090	56%
153	4,800.00	2,710	2,090	56%
154	4,800.00	2,710	2,090	56%
155	4,800.00	2,710	2,090	56%
156	5,986.00	2,993	2,993	50%
157	8,229.00	3,737	4,492	45%
158	5,011.00	2,710	2,301	54%
159	4,800.00	2,710	2,090	56%
160	4,800.00	2,710	2,090	56%
161	4,800.00	2,710	2,090	56%
162	4,800.00	2,710	2,090	56%
163	4,800.00	2,710	2,090	56%
164	4,800.00	2,710	2,090	56%
165	4,800.00	2,710	2,090	56%
166	6,570.00	2,993	3,577	46%
TOTALS	473,159.00	236,580	236,579	
50% MAX ISR ALLOWABLE PER LOT BY ORD. 2019-001		236,580	Note: The adjustment of Lot Maximum ISR has been executed to ensure that the cumulative maximum ISR remains within compliance across the entirety of the site, as opposed to being assessed on a per-lot basis	

ORDINANCE 2023-XX

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE MASTER DEVELOPMENT AGREEMENT CONDITIONS OF THE MIRROR LAKE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) TO PROVIDE FOR A MAXIMUM IMPERVIOUS SURFACE RATIO; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SCRIVENER'S ERRORS; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Mirror Lake Village Planned Unit Development (PUD) was approved by City Commission on January 8, 2015, by Ordinance No. 2014-024;

WHEREAS, the Mirror Lake Village Planned Unit Development (PUD) Master Development Agreement terms and conditions to allow a maximum impervious surface ratio of fifty percent (50%) for each lot instead of a maximum building coverage of thirty percent (30%), and to reduce the front setback requirements from thirty feet (30') to twenty feet (20') was approved by the City Commission on April 25, 2019, by Ordinance No. 2019-001; and

WHEREAS, Park Square Enterprises, LLC the property owner ~~have~~has requested a second amendment to the Mirror Lake Village Planned Unit Development (PUD) Master Development Agreement terms and conditions to allow a maximum impervious surface ratio of fifty percent (50%) ~~shall be~~ implemented on a cumulative site basis for Phase II development rather than per lot; and

WHEREAS, the petition bears all required signatures; and

WHEREAS, the required notice of the amendment has been properly published;

NOW, THEREFORE, be it ordained by the City Commission of the City of Fruitland Park, Florida:

SECTION 1. LEGAL DESCRIPTION.

The above-referenced property, more particularly described on Exhibit "A," attached hereto and incorporated herein by reference, consisting of approximately 42.26 ± acres generally located north of Urick Street and west of Seminole Boulevard.

SECTION 2. AMENDMENT OF MASTER DEVELOPMENT AGREEMENT CONDITIONS.

(NOTE: Underlined words constitute the additions to the existing text of the PUD Ordinance No. ~~2014-024~~2019-001, and ~~strikes throughs~~ constitute deletions to the existing text.

The conditions within "Section 5" of the Mirror Lake Village Master Development Agreement by Ordinance No. 2014-024 adopted on January 8, 2015, and amended in Ordinance No. 2019-001 are hereby amended as follows:

Section 5. Development Standards. City and Owner agree that building setbacks shall be as follows:

A. Front: Local Roadways – Twenty feet (20')*
Garage – Twenty-five feet (25')

B. Side: Five feet (5')

- C. Rear: Twenty feet (20')
- D. Rear: From Mirror Lake – Fifty feet (50')

*Notwithstanding the foregoing, corner lots facing roadways on two sides shall be subject to a twenty feet (20') setback along the roadway designated as the property address for the principal residence and a twenty-five feet (25') setback for garage and a twenty foot (20') setback along the other roadway not designated as the property address.

Maximum Impervious Surface Ratio (ISR) – Fifty percent (50%). Maximum Fifty Percent (50%) Impervious Surface Ratio (ISR) shall be implemented on a cumulative site basis within the Phase II development, allowing specific lots to exceed the 50% ISR while simultaneously placing restrictions on others to maintain a lesser percentage. This shall be in compliance with the attached Exhibit “B”, which will serve as the master ISR key for all subject lots located within the Mirror Lake Phase II development. The ISR is in lieu of a maximum building coverage. Phase II must remain vacant and no construction can commence within Phase II until site plan modification is approved and the stormwater permit is issued to accommodate any increased ISR in Phases I and II.

SECTION 3: CONFLICTS.

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: SEVERABILITY.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE.

This Ordinance shall become effective immediately upon enactment.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2023.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

Mayor Cheshire
Vice Mayor DeGrave

_____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
_____(Yes), ____ (No), ____ (Abstained), ____ (Absent)

Commissioner Bell	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
Commissioner Gunter	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
Commissioner Mobilian	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)

Passed First Reading _____
Passed Second Reading _____
(SEAL)

**CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.**

DO AMENDMENT – MIRROR LAKE PHASE 2

Owner:	Fruitland Park, LLC
Applicant:	Park Square Enterprises, LLC
General Location:	West of S. Dixie Ave, south of Lemon Ave, North of Atlantic Ave
Number of Acres:	14.19 ± acres
Existing Zoning:	PUD
Existing Land Use:	Single Family Medium Density
Date:	October 31, 2023

Description of Project

The approved PUD Ordinance (2019-001) allows a maximum impervious surface ratio of 50%. The ISR was in lieu of a maximum building coverage which applies to a per lot basis. The applicant is requesting DO Amendment to allow a 50% ISR to be applied to the Phase 2 subdivision instead of a per lot basis.

Assessment

It is planning staff's understanding that the applicant has tried to utilize "pervious pavers" in order to stay within the 50% ISR as outlined in the Amended DO; however, from a stormwater management point of view, pervious pavers appear to have a curve number that is assigned and which would produce stormwater runoff. Utilizing pervious pavers to meet the intent of the LDRs could affect the SJRWMD permit and could potentially exceed the ISR limitations of the existing permit; therefore, a modification to the ISR applying to a per lot basis is sought.

The Lot ISR Summary for Phase II (75 lots) submitted by the applicant indicates that the ISR ratio per lot ranges from 37% to 56%. The total ISR ratio when applied to Phase 2 subdivision as a whole equates to 50%.

The applicant is requesting the existing language as approved by Ordinance 2019-001 be modified as follows:

“Maximum Fifty Percent (50%) Impervious Survey Ratio (ISR) shall be implemented on a cumulative site basis within the Phase II development, allowing specific lots to exceed the 50% ISR while simultaneously placing restrictions on others to maintain a lesser percentage. This shall be in compliance with the attached Exhibit A, which will serve as the master ISR key for all subject lots located within the Mirror Lake Phase II development.”

Recommendation

It is planning staff’s recommendation that the Development Order be modified. Staff supports the revision of how the ISR is applied and recommends that the exhibit submitted by the applicant be included as an attachment to the revised DO which shows the maximum ISR allocated per lot.



VIA EMAIL echurch@fruitlandpark.org

October 16, 2023

Emily Church
Office Assistant
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

**RE: Mirror Lake Phase 2 Variance, Review #1
(Halff AVO 043866.119)**

Dear Ms. Church:

Per your email request dated October 5, 2023, I have reviewed the documents which were included in the drop box for the above referenced project. Based on my review, my comments are below:

1. Engineering does not object to such a variance, as the overall impervious area of the development would be in keeping with the originally approved stormwater calculations. However, COFP building department will need to keep the submitted ISR summary plan, and enforce percentages listed on said plan.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF

A handwritten signature in blue ink, appearing to read "BT", with a stylized flourish at the end.

Brett Tobias, P.E.
Team Leader
btobias@Halff.com

BJT:am

The Villages[®] DAILY SUN

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State of Florida
County Of Lake

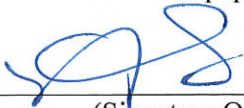
Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **1162407** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

December 8, 2023

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

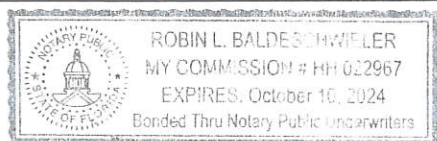


(Signature Of Affiant)

Sworn to and subscribed before me this 8
day of December, 2023.


Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



NOTICE OF PUBLIC HEARING

ORDINANCE 2023-021

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE MASTER DEVELOPMENT AGREEMENT CONDITIONS OF THE MIRROR LAKE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) TO PROVIDE FOR A MAXIMUM IMPERVIOUS SURFACE RATIO; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SCRIVENER'S ERRORS; AND SETTING AN EFFECTIVE DATE.

The proposed Ordinance will be considered at the following public meetings:

Planning & Zoning Board Thursday, December 21, 2023 @ 6:00 p.m.

City Commission 1st Reading Thursday, January 11, 2024 @ 6:00 p.m.

City Commission 2nd Reading Thursday, January 25, 2024 @ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Ordinance and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Ordinance.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Esther Coulson, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.

