****

**506 WEST BERCKMAN STREET PHONE: 352 360-6727**

**FRUITLAND PARK, FL 34731 FAX: 352 360-6652**

**Board Members: Others:**

Al Goldberg, Chairman Michael Rankin, LPG

Daniel Dicus, Vice Chair Sharon Williams, Administrative Manager

Carlisle Burch Emily Church, Office Assistant

Roger Sines

Walter Birriel

**AGENDA**

**PLANNING & ZONING BOARD**

**October 20, 2022**

**6:00 PM**

1. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
2. **ROLL CALL:**
3. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from September 15, 2022 included for review/comment.
4. **OLD BUSINESS:** NONE

**NEW BUSINESS:**

1. **Fruitland Park Self Storage – US Hwy 27/441 (Alternate Keys: 1284651 & 1284465; Conditional Use and Special Exception**

Conditional Use and Special Exception Use applications submitted by Phillip Hollis, P.E. of Flagship Companies Group, LLC on behalf of the owner, Purvis M. & Julia Taylor. The applicant is proposing a conditional use permit to develop the 4.83 +/- acre (210,395 square foot) subject parcel for mini warehouses (totaling 105,152 square feet), and a special exception use permit to include motor vehicle and boat storage (an additional 22,558 square feet under RV canopy with 35’ deep bays with drive-thru large RV parking).

There are five (5) mini warehouse buildings proposed, one 3-story building climate controlled with 29,867 square feet per story, 89,602 square feet total, and four (4) one-story self-storage facilities being 2,041 square feet, 7,263 square feet, 3,128 square feet, and 3,335 square feet each in size. A total of

105,152 square feet of mini warehouses for self-storage is being requested. There is also an RV canopy consisting of 22,558 square feet with 35’ deep bays and drive-thru large RV parking spaces.

P&Z Board Meeting October 20, 2022

Page 2 of 3

Should the Conditional Use Permit and Special Exception Use Permit be approved, staff will recommend the following conditions:

1. No outside storage with the exception of the covered RV/Boat Storage

2) An 8’ vinyl fence or wall shall be provided to screen the RV/Boat Storage area as shown on the conceptual site plan.

3) The site shall be developed in substantial conformity to the conceptual site plan

4) All lighting shall meet dark sky requirements

5) The facility is to be used solely for the purposes of storage; retail sales and services with the exception of related sales associated with the use such as, but not limited to, boxes, tape, locks, pens are expressly prohibited; wholesale, manufacturing or other commercial uses are expressly prohibited.

6) Retention pond landscaping. Three (3) canopy trees for every 150 linear feet of retention pond bank shall be required as measured at the top of pond bank. Trees shall be planted within forty (40) feet from the top of bank line and include a ten (10) foot clear zone for maintenance. Curvilinear retention ponds, rather than geometric or rectangular ponds, are required, when possible.

1. **Lake Myrtle Breezes Variance - 1108 Myrtle Breezes Court (Alternate Keys: 3845251)**

A Variance application was submitted by Angel Rivera P.E. of A&B Engineering Consultants, PA on behalf of the owner, Crystal Lake Land Holdings, LLC. The subject site consists of approximately .33 + acres. On November 8, 2009 the City of Fruitland Park approved a lot line deviation between Lots 8, 9 and 10 pursuant to Chapter 157, Section 157.050. It appears that the lot line deviation was sought due to the existing construction of Lot 9 not meeting the side setbacks of 10’. After the lot line deviation, the remaining portion of Lot 10 indicates that the lot width does not meet the minimum requirement of the zoning district which requires 80’ width at the building setback line on cul-de-sacs and curves pursuant to the City of Fruitland Park Land Development Regulations (LDRs), Chapter 154, Section 154.040.

Review of the boundary survey indicates that there is 70’ at the building setback line and

indicates that the front setback would need to be increased to approximately 160’ to achieve the 80’

width requirement. Taking into consideration rear and side setbacks, the buildable area for a home

and accessory structures would be approximately 60’ x 25’, which is not sufficient.

The R-4 zoning district requires a minimum lot size of 12,500 square feet with central water and septic tank. The subject lot was platted at 18,146 square feet (0.42 acres) and due to the approved lot line deviation, the lot is now approximately 14,374 square feet (0.33 acres) which exceeds the minimum required.

Staff recommends approval of the variance.

1. **The Hawthorns – Annexation, Comp Plan Amendment, Rezoning, Planned Development, Unity of Title Alternate Keys: 3884325 & 1699649)**

The subject property consists of two properties; a 4.57-acre parcel (Alt Key 1699649) in the city limits with frontage on CR-466A, developed with the Burke’s BBQ restaurant and an office building along with a 14.98-acre parcel (Alt Key 3884325) to the north of the existing restaurant in Lake County,

P&Z Board Meeting October 20, 2022

Page 3 of 3

developed with a landscaping business and nursery. **The applicant is requesting to annex** the 14.98-acre parcel (Alt Key 3884325) into the city limits and add it to the existing Burke’s BBQ parcel (Alt Key1699649) to allow construction of a mixed-use project consisting of 240 multi-family apartments, associated recreation and 2.71 acres of general commercial. The existing Burke’s Restaurant will be demolished to allow construction of the development.

**A companion small-scale comprehensive plan** map amendment is requested for the northern 14.98 +/- acre subject property amending the future land use from Lake County Rural to Multi-Family High Density (15 units/acre). A **concurrent rezoning amendment is proposed for the entire site from Lake County Agriculture and C-2 to PUD**.

The immediate surrounding properties are zoned for C-2 and intended for high intensity commercial uses. The subject property is located immediately north of the Villages of Fruitland Park, consisting of primarily single-family homes and supporting neighborhood commercial use. The existing area has a mix of uses.

Staff recommends approval of annexation, a small scale comp plan and rezoning of the properties.

**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:**