



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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<p><b>Board Members:</b>          Connie Bame, Chairwoman          Colin Crews          Daniel Dicus          Philip Purlee          Tom Bradley</p>	<p><b>Others:</b>          Greg Beliveau, City Land Planner          Tracy Kelley, Administrative Assistant</p>
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**MINUTES  
 PLANNING & ZONING BOARD  
 JANUARY 18, 2018  
 6:00PM**

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- I. **INVOCATION:** Chairwoman Bame called the meeting to order at 6:00P.M. and led the pledge of allegiance. Board member Tom Bradley gave the invocation.
- II. **ROLL CALL:** All board members present. Present LPG Beliveau and Assistant Kelley.
- III. **MINUTES FROM PREVIOUS MEETING:** Approve meeting minutes from December 13, 2017. Motion to approve meeting minutes by Board member Colin Crews. Second by Board member Philip Purlee. Approved 5-0.
- IV. **OLD BUSINESS:**

A **Tabled WTG Properties (ALT Key #1432235)**

- b. Allow for Contractors Yard and C-1 Uses (Neighborhood Commercial)

LPG Beliveau gave an introduction for the Rezoning application from single family medium density to Commercial PUD (CPUD) to allow for the use of a contractor’s storage yard. LPG Beliveau presented the Master Developer’s Agreement to the Board and recommends approval as long as the conditions of the agreement are met.

LPG Beliveau reviewed the site plan submitted by the applicant with application, however, applicant has not submitted an amended site plan that meets the conditions as in the Master Developer’s Agreement. LPG Beliveau outlined the two specific conditions of the Master Developer’s Agreement that are not on the submitted site plan 1) 15’ required landscape buffer along Willard Avenue; recommended due to the existing residential uses 2) existing parking lot layout needs to meet the City’s current parking lot requirements as outlined in the LDR’s (Land Development Regulations), and 3) the existing site plan indicates a wooden privacy fence whereas the Master Developer’s Agreement states a white PVC privacy fence.

LPG Beliveau recommends approval if the REVISED submitted site plan meets the requirements as outlined in the Master Developers’ Agreement; explained the applicant does have the opportunity to re-submit a revised site plan prior to Commission approval.

Chairwoman Bame addressed the audience if there were any public comments

The following City of Fruitland Park residents gave reasons of opposition:

William E Graham – objects commercial zoning due to increased traffic; Benjamin (Greg) Shepherd – objects commercial zoning due to increased traffic; Wanda Smith – objects commercial zoning due to increased traffic, noise, and crime; Kathleen Wolfarth - objects commercial zoning due to traffic and potential future commercial uses of property

During citizen's comments LPG Beliveau, Board members, and Applicant Wayne Goodridge gave detailed explanations and references to City Land Development Regulations (LDR's).

Applicant Wayne Goodridge commented the amendments needed for the Master Developer's Agreement to meet approval would not be an issue 1) 15' landscape buffer to be included 2) increase driveway to width of 12' 3) 6' white PVC fence, and 4) employee parking in rear behind fence and meet the minimal parking requirements.

Board member Dicus addressed the audience as a long-time resident of Fruitland Park, the intended use would not add any more traffic than already on Willard Avenue; the applicant is also bringing an option with the privacy fence to buffer from the surrounding residents; and commercial development is pending in the immediate area.

Chairwoman Bame reviewed the allowed uses under C1 Zoning; a restaurant would not be permitted for future use (potential concern by residents); and Chairwoman Bame clarified the difference between a Maintenance and Contractor's Yard as defined in City's LDR's.

LPG Beliveau also reviewed if any other intended uses were presented, the applicant and/or property owner would need to reapply with the City for those intended uses.

Board member Crews concerned proposed land use does not meet Medium Residential Density FLU; Board member Crews states the proposed land use is out of character.

Land Planner Beliveau reviewed and discussed the City's FLU along corridor of Willard Avenue.

Board member Bradley commented the surrounding commercial business (Food Pantry as referenced by Applicant Wayne Goodridge) has certain hours of operation that does not increase the local traffic on a routine basis; the proposed land use application is more suitable in the Industrial Zoning.

Board member Purlee wanted clarification and definition of contractor's yard.

LPG Beliveau read those definitions from the City's LDR's.

Chairwoman Bame called for any further comments; Chairwoman Bame called for motion

Motion by Board member Dicus to approve Rezoning from Single Family Medium Density (R2) to Commercial PUD (CPUD). Second by Board member Purlee

Approved 2-5 (Board member Dicus and Board member Purlee)

Opposed 3-5 (Chairwoman Bame, Board member Crews, Board member Bradley)

V. **NEW BUSINESS:** None

**BOARD MEMBERS' COMMENTS:** None

**ADJOURNMENT:** 7:03PM