



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: City Manager Gary La Venia City Engineer Duane Booth City Land Planner Greg Beliveau Jeff Gerling, Building Official Judd Wright, Fire Inspector Tracy Kelley, CDD	Board Members: Chief Mike Fewless, Police Department Chief Donald Gilpin, Fire Department Dale Bogle, Public Works Director Lori Davis, Code Enforcement
--	---

MINUTES
TECHNICAL REVIEW COMMITTEE
MAY 1, 2018
10:00AM

- I. MEETING CALLED TO ORDER:** Meeting called to order at 10:00AM. Board members voted to appoint City Manager Gary La Venia as Chairman and Board members voted to appoint Chief Mike Fewless as Vice Chair. Approved 7-0
- II. MEMBERS PRESENT:** All Board members present with exception of Judd Wright, Fire Inspector and staff member Michael Howard in attendance representing Fire Department.
- III. OLD BUSINESS:** None
- IV. NEW BUSINESS:**
- A. Variance Application; 102 W Berckman Street (ALT Key #1434742)
- Property owner Karen Crispin applying for a variance to allow for a 5' rear setback to allow for a storage building behind main building; property zoned C-1
- Board members opened discussion and recommended applicant Karen Crispin resubmit application as it is incomplete; application to include plot plan and explanation of hardship as outlined in Fruitland Park's Land Development Regulations Chapter 168 Section 168.010.
- Applicant Karen Crispin in attendance and reviewed Board members' recommendations.
- B. Rezoning Application; 206 E Berckman Street (ALT Key #1324378)
- Property owner Larry and Beth Smith Trustees applying for rezoning from RP (Residential Professional) to C-2 (General Commercial) to conform to existing zoning in area and historical use of property
- Board members opened discussion and recommended clarification from City Attorney Anita Geraci-Carver as to definition of "commercial parking" as applicant is requesting rezoning of property from RP to C-2 whereas the Board recommendation of C-1 zoning prohibits commercial parking.

Applicants Larry and Beth Smith in attendance and as reviewed will resubmit rezoning application upon review by City Attorney as to the definition of commercial parking and the allowed uses under zoning request.

C. Site Plan Application; Vacant Property (ALT Key 1170621 & 1699754)

Property Owner Fruitland Park Holdings, LLC submitting a site plan application for construction of a proposed car wash facility under the existing zoning land use of C-2 (General Commercial)

Board members opened discussion whereas parking details were discussed in detail with applicant's engineer of record Ted Wicks in attendance; the width of the station area where customers will vacuum does not meet design standards of Fruitland Park; fire hydrant locations reviewed as existing hydrants are acceptable for proposed commercial site.

Engineer Ted Wicks to resubmit application based on Boards comments and recommendations to meet Fruitland Park standards.

PUBLIC COMMENTS: Sharon Pettus, Fruitland Park resident, spoke in opposition of rezoning application whereas Board members advised this is not the intent of the TRC meeting and noted comments.

MEMBERS' COMMENTS: No further comments.

ADJOURNMENT: 11:04AM