



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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**Board Members:**

Al Goldberg, Chairman  
Daniel Dicus  
Fred Collins  
Philip Purlee, Vice Chair  
Walter Birriel

**Others:** Greg Beliveau, LPG

Tracy Kelley, CDD  
Kelly Turner, Administrative Assistant

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MINUTES  
PLANNING & ZONING BOARD  
MARCH 19, 2020  
6:00PM

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- I. INVOCATION AND PLEDGE OF ALLEGIANCE:** Meeting called to order at 6:00PM. Administrative Assistant Turner led the invocation and Pledge of Allegiance.
- II. ROLL CALL:** All Board members present with the exception of Vice Chair Purlee and Board member Birriel. Also absent CDD Kelley. Present LPG Beliveau and Administrative Assistant Turner.
- III. MINUTES FROM PREVIOUS MEETING:** Board member Collins made motion to approve regular Planning and Zoning Board meeting minutes from January 16, 2020. Second by Board member Dicus. Approved 3-0.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**
- A. Community United Methodist Church of Fruitland Park, LLC Rezoning (Alt Key #1639409)
- Mr. Curley B. Elliott, Trustees Chair for Community United Methodist Church of Fruitland Park, LLC, made application to rezone an existing single family residence currently being utilized as a food pantry for the church. Planning and Zoning Board to consider Ordinance 2020-002 approving the rezoning of approximately 0.28 ± acres of property generally located north of West Fountain Street and east of College Avenue from Single Family Medium Density (R2) to the designation of Public Facilities District (PFD) for City Commission approval.
- LPG Beliveau introduced the application for rezoning subject property located at 404 West Fountain Street, a single family residence adjacent to the Community United Methodist Church parcel. LPG Beliveau read through the Development Review Letter which gave a

synopsis of TRC and staff comments. The food pantry will utilize the existing church parking lot to provide access and to the food pantry. LPG Beliveau stated a member of the Lake County School Board called their office directly to inquire if a traffic conflict would exist since both Fruitland Park Elementary School and the food pantry front West Fountain Street. The School Board was informed the existing church parking lot would be utilized, so they had no further issues. LPG Beliveau stated the current church building is being overwhelmed due to growth so the church acquired the adjacent residence to serve as the food pantry. A side walk has been constructed to allow foot traffic from the main church parking lot to the rear of the residence. The conceptual site plan includes one handicapped parking space as well as the current driveway.

Notice of Public hearing was mailed to adjoining property owners. Ten (10) notices were sent certified mail. Zero (0) notices were returned either in favor or opposed and one (1) notice was returned undeliverable.

Mr. Curley Elliott in attendance to represent application on behalf of Community United Methodist Church. Board member Dicus questioned the hours of operation. Applicant Elliott responded the food pantry is open on Tuesdays and Thursdays from 1:00PM until 3:00PM with peak hours from 1:00PM through 1:45PM. The current recipients enter and exit through the rear door of the property with no traffic coming from West Fountain Street. The food pantry does not currently serve recipients that utilize the handicapped parking space. The food pantry was previously located within the same building as the pre-school so adjacent property was purchased to keep excess persons away from the pre-school building.

Board member Dicus made motion to approve the rezoning of the Community United Methodist Church property from R-2 to PFD. Second by Board member Collins. Approved 3-0.

**BOARD MEMBERS' COMMENTS:** None

**PUBLIC COMMENTS:** None

**ADJOURNMENT:** Meeting adjourned at 6:12PM.