

**FRUITLAND PARK LOCAL PLANNING AGENCY MEETING  
MINUTES  
October 27, 2016**

The City of Fruitland Park Local Planning Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, August 25, 2016 at 7:30 p.m.

**Members Present:** Vice Mayor John L. Gunter, Jr., Commissioners Christopher Cheshire, and Rick Ranize.

**Members Absent:** Mayor Christopher Bell and Commissioner Ray Lewis

**Also Present:** City Manager Gary La Venia, City Attorney Anita Geraci-Carver, Assistant City Treasurer Susan Parker; Lieutenant Erik D. Luce Police Department, Assistant Fire Chief Don Gilpin; Fire Department Lieutenant, Fire Department; Community Development Director Charlie Rector, Public Works Director Dale Bogle; and City Clerk Esther B. Coulson.

**1. CALL TO ORDER**

Vice Mayor Gunter called the meeting to order at 7:03 p.m.

**2. ROLL CALL**

Vice Mayor Gunter requested that Ms. Coulson call the roll and a quorum was declared present.

**3. APPROVAL OF MINUTES**

**On motion of Commissioner Ranize, seconded by Commissioner Cheshire and unanimously carried, the LPA approved the August 25, 2016 meeting minutes as submitted.**

**4. PUBLIC COMMENTS**

There were no comments from the public at this time.

**5. EAR Transmittal –2016-021 EAR Adoption Proposed Ordinance**

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3184; AMENDING THE CITY'S COMPREHENSIVE PLAN (ATTACHED AS EXHIBIT A); ADDING OR ADOPTING REVISIONS TO THE FUTURE LAND USE, TRANSPORTATION, HOUSING, PUBLIC FACILITIES, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, AND CONCURRENCY MANAGEMENT, ELEMENTS OF THE COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE COMPREHENSIVE PLAN ARISING FROM CHANGES FROM THE 2010 CENSUS; ELIMINATING RECREATION AND OPEN SPACE LEVEL OF SERVICE; ELIMINATING THE

PUBLIC SCHOOL FACILITIES ELEMENT OF THE FORMER COMPREHENSIVE PLAN; DIRECTING THE CITY CLERK TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

**On motion of Commissioner Cheshire, seconded by Commissioner Ranize and unanimously carried, the LPA postponed its action to recommend the approval of proposed EAR Adoption Ordinance 2016-021.**

**By unanimous consent, Vice Mayor Gunter took the following items out of order on this evening's agenda.**

### **QUASI-JUDICIAL HEARING**

**7. (d) Quasi-Judicial Public Hearing – Ordinance 2016-027 Comprehensive Plan Amendment - SSCPA CR 466A-West Timbertop Lane - Applicant: Charles Johnson and Owners: Kurt and Suzanne Damron**

At Vice Mayor Gunter's request, Ms. Gearci-Carver read into the record proposed Ordinance 2016-027, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT AMENDING THE FUTURE LAND USE DESIGNATION FROM COUNTY URBAN LOW TO CITY COMMERCIAL ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 6.0± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF TIMBERTOP LANE; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Rector described the size and location of the proposed project and recognized the presence of Mr. Johnson, representing the property owners, at this evening's meeting.

There being no one from the public and **by unanimous consent, the meeting was declared closed.**

**A motion was made by Commissioner Ranize and seconded by Commissioner Cheshire that the LPA recommend the approval of proposed Ordinance 2016-027 to the city commission.**

**Vice Mayor Gunter requested a roll call vote and the motion was declared carried unanimously.**

**(a) Quasi-Judicial Public Hearing - Ordinance 2016-023 Comprehensive Plan SSCPA - CR 466A-West Timbertop Lane - Applicant: James Phillips**

At Vice Mayor Gunter's request, Ms. Gearci-Carver read into the record proposed Ordinance 2016-023, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT AMENDING THE FUTURE LAND USE DESIGNATION FROM COUNTY URBAN LOW TO CITY COMMERCIAL ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 1.0± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF TIMBERTOP LANE; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

After Mr. Rector described the proposed project and in response to several questions posed by Vice Mayor Gunter, Mr. Johnson recognized the existing ingress and egress and utility easement serving the Damron and Phillips properties; outlined the ability to utilize the ingress and egress to access the properties but not develop with the easement in its current form of which the city is aware which is being worked on.

Mr. Rector confirmed that he does not foresee any potential problems; relayed the emphasis placed on the subject project identified as an annexation and rezoning project, and indicated that any development would need to meet the development standards before the LPA and would require a 50-foot access and not the 30-foot currently requested.

**A motion was made by Commissioner Ranize and seconded by Commissioner Cheshire that the LPA recommend the approval of proposed Ordinance 2016-023 to the city commission.**

**Vice Mayor Gunter requested a roll call vote and the motion was declared carried unanimously.**

**6. LDR Amendment – Non-Residential Design Standards Proposed Ordinance 2016-022**

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR AMENDMENT OF THE CITY LAND DEVELOPMENT REGULATIONS; SPECIFICALLY AMENDING CHAPTER 154 OF THE LAND DEVELOPMENT REGULATIONS RELATING TO NONRESIDENTIAL DESIGN STANDARDS; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY; AND AN EFFECTIVE DATE.

No action was taken on the land development regulations amendment at this time.

At the city attorney's request, and **on motion of Commissioner Ranize, seconded by Commissioner Cheshire and unanimously carried, the LPA postponed its action on the 10-year water plan to the next meeting.**

Upon the request of LPG Urban and Regional Planners Inc., and **by unanimous consent, the LPA took no action on the following agenda items 7.(b), (c), (e), and (f):**

**(b) Quasi-Judicial Public Hearing - Ordinance 2016-025 Rezoning AG-C2 - CR 466A-West Timbertop Lane - Applicant: James Phillips**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 1.0 ± ACRES OF THE PROPERTY FROM LAKE COUNTY AGRICULTURE (AG) TO GENERAL COMMERCIAL (C-2) WITHIN THE CITY LIMITS OF FRUITLAND PARK; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

**(c) Quasi-Judicial Public Hearing - Ordinance 2016-024 Annexation - CR 466A West Timbertop Lane – Applicant James Phillips**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 1.0 ± ACRE OF LAND GENERALLY LOCATED NORTH OF CR 466A AND WEST OF TIMBERTOP LANE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND

THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA;  
PROVIDING FOR SEVERABILITY; PROVIDING FOR AN  
EFFECTIVE DATE.

(e) **Quasi-Judicial Public Hearing Ordinance 2016-028 Rezoning - AG-C2 –  
Applicant: Charles Johnson and Owners: Kurt and Suzanne Damron**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY  
OF FRUITLAND PARK, FLORIDA, REZONING 6.0 ± ACRES  
OF THE PROPERTY FROM LAKE COUNTY AGRICULTURE  
(AG) TO GENERAL COMMERCIAL (C-2) WITHIN THE CITY  
LIMITS OF FRUITLAND PARK; PROVIDING FOR  
CONDITIONS AND CONTINGENCIES; DIRECTING THE  
CITY MANAGER TO AMEND THE ZONING MAP OF THE  
CITY OF FRUITLAND PARK; PROVIDING FOR  
SEVERABILITY; REPEALING ALL ORDINANCES IN  
CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE  
DATE.

(f) **Quasi-Judicial Public Hearing Ordinance 2016-026 Annexation - CR 466A  
West Timbertop Lane Applicant: Charles Johnson and Owners: Kurt and  
Suzanne Damron**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY  
OF FRUITLAND PARK, FLORIDA, AMENDING THE  
BOUNDARIES OF THE CITY OF FRUITLAND PARK  
FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET  
FORTH IN SECTION 171.044, FLORIDA STATUTES, TO  
INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY  
6.0 ± ACRES OF LAND GENERALLY LOCATED NORTH OF  
CR 466A AND WEST OF TIMBERTOP LANE; DIRECTING  
THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF  
THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF  
THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND  
THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA;  
PROVIDING FOR SEVERABILITY; PROVIDING FOR AN  
EFFECTIVE DATE.

**END OF QUASI-JUDICIAL PUBLIC HEARING**

**8. NEW BUSINESS**

There was no other business to address before the LPA at this time.

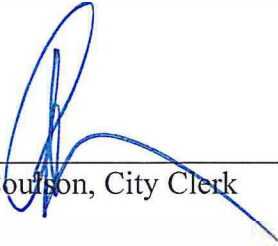
9. **ADJOURNMENT**

**On motion made, seconded and unanimously carried, the LPA meeting adjourned at 7:13 p.m.**

The minutes were approved at the December 8, 2016 meeting.

Signed \_\_\_\_\_

Esther B. Coulson, City Clerk



Signed \_\_\_\_\_

Christopher J. Bell, Mayor

