

**FRUITLAND PARK LOCAL PLANNING AGENCY MEETING  
MINUTES  
April 10, 2014**

The City of Fruitland Park Local Planning Agency meeting was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, April 10, 2014 at 7:32 p.m.

**Members Present:** Mayor Christopher Bell, Vice Mayor Albert Goldberg, Commissioners Christopher Cheshire, John L. Gunter, Jr., and Sharon Kelly.

**Also Present:** City Manager Gary La Venia, City Attorney Scott Gerken, City Treasurer Tannette Gayle, Police Chief Terry Isaacs, Community Development Director Charlie Rector, Captain David Borst, Parks and Recreation Director Michelle Yoder, Public Works Director Dale Bogle, and City Clerk Esther B. Coulson.

**1. CALL TO ORDER**

Mayor Bell called the meeting to order at 7:32 p.m.

**2. MINUTES**

**On motion of Commissioner Cheshire, seconded by Vice Mayor Goldberg and unanimously carried, the Local Planning Agency approved the February 27, 2014 LPA minutes as submitted.**

**QUASI-JUDICIAL PUBLIC HEARING**

**3. FIRST READING – ORDINANCE 2014-005 - REZONING NORTH OF POINSETTIA AVENUE AND NORTH OF SPRING LAKE ROAD – R-2 TO PUD - PETITIONER: JONATHAN PENNER**

Mr. Gerken swore-in individuals and staff who wish to be heard or intend to testify on proposed Ordinance 2014-005.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 9.06 ±ACRES OF PROPERTY GENERALLY LOCATED NORTH OF POINSETTIA AVENUE AND NORTH OF SPRING LAKE ROAD FROM SINGLE FAMILY MEDIUM DENSITY (R-2) TO THE DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (The second reading and public hearing will be held on April 24, 2014.)

Mr. Rector described the rezoning of the subject property to PUD; described the redesigning of the originally applied for project reduced by 29 percent from seven two story buildings to three and from 110 apartment units from 156 with everything else remaining the same.

Mr. Rector explained that Mr. Penner and the engineer believed the subject proposed property would be more reflective of the neighborhood; referred to previous complaints which was also addressed at the Planning and Zoning (P&Z) Board, and pointed out the applicant's selection of Option 3 to alleviate some of the concerns regarding the road issue. He relayed the board's recommendation of approval on a four to one vote to the city commission.

Commissioner Gunter referred to Mr. Penner's previous appearance before the city commission and relayed his intent that he would have a meeting with the affected area's homeowners' association.

Messrs. Byron Oldham, Lake County resident whose property abuts the subject property, conveyed the residents' sentiments of opposition voiced at the March 20, 2014 P&Z Board meeting.

Mr. Dick Root, City of Fruitland Park resident, voiced his opposition to the proposed use and the public's agreement to single family home and condominiums.

Mr. Jimmy Crawford, Lake County attorney representing Mr. Penner, stated that he was retained after the subject issue. Mr. Crawford acknowledged the presence of Mr. Ron Vincent, the applicant's engineer.

After discussion and **by unanimous consent, the mayor closed the public hearing.**

After extensive discussions, and **by unanimous consent, the mayor reopened the public hearing.**

Mr. Myron Wade, Lake County resident, conveyed the public's questions relayed at the P&Z Board meeting and their questions presented to the applicant by telephone with the public agreeing to Option Three in the manner it was written initially.

At Mr. Wade's request and before Mr. Gerken read into the record the following written language on Option 3 of 110 units which the public agreed to, he explained that the subject property is still proposed as PUD which allows the LPA some flexibility; that the matter would come back before the city commission at first reading and final public hearing, and that a master development agreement would need to be considered whereby units and densities would be addressed by the city commission:

*File for a small scale comp plan amendment on 9.04 acres to multifamily medium density which allows single family and multifamily units at 10 units an acre. The rezoning would be to PUD. This would allow 90 units plus 20 units on the 5.23 acres which equates to 110 units. The development could be a combination of multifamily and neighborhood commercial.*

After discussion, **Mayor Bell closed the public hearing.**

Following further discussion, and **on motion of Commissioner Gunter, seconded by Commissioner Kelly and unanimously carried, the LPA recommended that the city commission consider proposed Ordinance 2014-005.**

**END OF QUASI-JUDICIAL PUBLIC HEARING**

**4. OTHER BUSINESS**

There was other business to come before the LPA at this time.

**5. ADJOURNMENT**

On motion, seconded and unanimously carried, the LPA adjourned its meeting at 8:32 p.m.

The minutes were approved at the May 8, 2014 meeting.

Signed

  
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Esther B Coulson, City Clerk

Signed

  
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Christopher Bell, Mayor