

**FRUITLAND PARK LOCAL PLANNING AGENCY  
MEETING MINUTES  
June 8, 2017**

A meeting of the City of Fruitland Park's Local Planning Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, June 8, 2017 at 6:00 p.m.

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

**Also Present:** City Manager Gary La Venia, City Attorney Anita Geraci-Carver, City Treasurer; Jeannine Racine; Police Chief Michael Fewless; Captain Eric Luce; Sergeant David Brown, Detective Jennifer Hutchins, Officers Brad Haidt, Jerimiah Ricketts, Paul Sandbrakken, and Mike Whitaker, Police Department; Interim Fire Chief Don Gilpin; Assistant Fire Chief Tim Yoder; and Madison Leary, Fire Department; Parks and Recreation Director Michelle Yoder; Community Development Director Charlie Rector, Public Works Director Dale Bogle, and City Clerk Esther B. Coulson.

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Cheshire called the meeting to order at 6:02 p.m.

**2. ROLL CALL**

At Mayor Cheshire's request, Ms. Coulson called the roll and a quorum was declared present.

**3. APPROVAL OF MINUTES**

**On motion of Vice Mayor Gunter, seconded by Commissioner Ranize and unanimously carried, the LPA approved the February 23, 2017 minutes as submitted.**

**4. SITE PLAN REVIEW – COMMERCIAL BUILDING – APPLICANT: SUNSHINE PROPERTIES & RENTALS INC.**

The LPA considered its actions on the site plan for a commercial building designated as Commercial 2 zoning district.

Mr. Rector addressed the intent for the applicant, Sunshine Properties and Rentals, to construct rental units on the corner of Rose Avenue and Miller Boulevard; described the dimensions of the proposed property which was reviewed by LPG Urban and Regional Planners and engineers retained by the city, and relayed the Planning and Zoning (P&Z) Board's unanimous approval of same.

Commissioner Ranize questioned the source of written information and the approval process certifying the correctness, at staff level and referred to the recent issue in this regard.

In response, Ms. Geraci-Carver addressed the typical inclusion of staff report from department heads and consultants retained by the city that the project is consistent with the

city's respective code provisions; the recommendation to the governing body, and meeting minutes reflecting the actions taken. She addressed the ability, at the city commission level, to adopt a resolution in connection with the respective issue.

After discussion, Mayor Cheshire referred to Commissioner Ranize' remarks directing Mr. La Venia to work with Ms. Geraci-Carver on the approval process submitted in writing before it is considered before the governing body.

Commissioner Lewis referred to his discussions with Mr. La Venia earlier this day regarding the proposed site plan before the LPA; relayed the information he received for a six-foot instead of eight-foot height privacy fence, and questioned whether it ought to be considered before the LPA and the city commission.

After much discussion and in response to Commissioner Lewis' preference for an eight-foot fence height, he recalled the city commission's discussions at its January 26, 2017 regular meeting on the dumpster's setback requirements.

Following further discussion, Mr. Rector conveyed the concurrence of Mr. Keith Riddle, the applicant who was present at this evening's meeting, and responded in the affirmative to Commissioner Lewis' reference on increasing the height of the fence to eight feet noting that it abuts the residents' properties to the rear northern boundary of the subject property.

**A motion was made by Commissioner Lewis and seconded by Vice Mayor Gunter the LPA recommended that the city commission adopt the site plan for a commercial building designated as Commercial 2 zoning district as submitted with the caveat requiring an eight-foot fence on the rear northern boundary of the property.**

There were no comments from the public at this time.

**Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.**

**7. NEW BUSINESS**

There was no new business to come before the LPA at this time.

**8. PUBLIC COMMENTS**

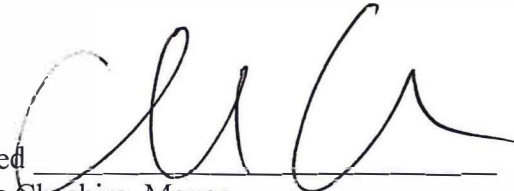
No one from the public appeared before the LPA at this time.

**9. ADJOURNMENT**

There being no further business to come before the LPA at this time, on motion made, second and unanimously carried, the meeting adjourned at 6:14 p.m.

The minutes were approved at the October 26, 2017 meeting.

Signed  \_\_\_\_\_  
Esther B. Coulson, City Clerk

Signed  \_\_\_\_\_  
Chris Cheshire, Mayor