



**CITY OF FRUITLAND PARK  
LOCAL PLANNING AGENCY MEETING AGENDA**

**January 26, 2017**

City Hall Commission Chambers  
506 W. Berckman Street  
Fruitland Park, FL 34731

**As soon as practical at 6:00 p.m.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**  
January 12, 2017.

**QUASI-JUDICIAL PUBLIC HEARING**

- 4. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-006 - Comprehensive Plan – Petitioner: Gamble Family Revocable Trust** (city manager /community development director)  
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 0.31± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND EAST OF LAKE JOSEPHINE DRIVE; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be on February 23, 2017.)
- 5. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-007 – Rezoning - Petitioner: Gamble Family Revocable Trust** (city manager /community development director)  
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 0.31 ± ACRES OF THE PROPERTY FROM LAKE COUNTY MIXED RESIDENTIAL DISTRICT (R-7) 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.  
(The second reading will be on February 23, 2017.)

**6. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-005 – Boundary Amendment - Petitioner: Gamble Family Revocable Trust** (city manager /community development director)

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 0.31 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CR 466A AND EAST OF LAKE JOSEPHINE DRIVE; 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. (The second reading will be on February 23, 2017.)

**7. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-010 – Comprehensive Plan Amendment – Petitioner: Humble Investments Inc.** (city manager /community development director)

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 0.37± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND EAST OF LAKE JOSEPHINE DRIVE; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be on February 23, 2017.)

**8. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-008 – Rezoning – Petitioner: Humble Investments Inc.** (city manager /community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 0.37 ± ACRES OF THE PROPERTY FROM LAKE COUNTY MIXED RESIDENTIAL DISTRICT (R-7) 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.  
(The second reading will be on February 23, 2017.)

**9. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-009 --  
Petitioner: Humble Investments Inc. – Boundary Amendment** (city manager  
/community development director)

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 0.37 ± ACRES OF LAND GENERALLY LOCATED  
NORTH OF CR 466A AND EAST OF LAKE JOSEPHINE DRIVE;  
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. (The second reading will be on February 23, 2017.)

**10. Second Reading and Public Hearing – Quasi-Judicial Public Hearing -  
Ordinance 2017-002 – Boundary Amendment – CR 466A and E Lake  
Josephine Drive – Petitioner: SEMS Property Owners LLC** (community  
development director/city attorney)

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 0.33 ± ACRES OF LAND GENERALLY LOCATED  
NORTH OF CR 466A AND EAST OF LAKE JOSEPHINE DRIVE;  
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. (The first reading was held on January 12, 2017.)

**11. Second Reading and Public Hearing – Quasi-Judicial Public Hearing -  
Ordinance 2017-003 – Comprehensive Plan Amendment - 0.33+ Acres –  
Urban Low to Commercial - Petitioner: SEMS Property Owners LLC**  
(community development director/city attorney)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF  
FRUITLAND PARK, FLORIDA, REZONING 0.33 ± ACRES OF THE  
PROPERTY FROM LAKE COUNTY MIXED RESIDENTIAL DISTRICT  
(R-7) TO NEIGHBORHOOD COMMERCIAL (C-1) 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. (The first reading was held on January 12, 2017.)

**12. Second Reading and Public Hearing – Quasi-Judicial Public Hearing - Ordinance 2017-004 – Rezoning– R-7-C-1- Petitioner: SEMS Property Owners LLC** (community development director/city attorney)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 0.33 ± ACRES OF THE PROPERTY FROM LAKE COUNTY MIXED RESIDENTIAL DISTRICT (R-7) TO NEIGHBORHOOD COMMERCIAL (C-1) 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. (The first reading was held on January 12, 2017.)

**END OF QUASI-JUDICIAL PUBLIC HEARING**

**13. NEW BUSINESS**

**14. PUBLIC COMMENTS**

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Action may not be taken by the Local Planning Agency at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Local Planning Agency. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the Local Planning Agency addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

**15. ADJOURNMENT**

Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.)

If a person decides to appeal any decision made by the City of Fruitland Park with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

**PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.**

**FRUITLAND PARK LOCAL PLANNING AGENCY  
MEETING MINUTES  
January 12, 2017**

The City of Fruitland Park Local Planning Agency meeting was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, January 12, 2017 at 7:00 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 Michaud-Racine; Police Chief Michael A. Fewless; Interim Fire Chief Don Gilpin; Lieutenant Tim Yoder, Firefighters Chris Lewis, Tyler Cassidy, Madison Leary, Andrew Hall, and Sean Parker, Fire Department; Community Development Director Charlie Rector, Public Works Director Dale Bogle; JoAnn Glendinning, Fruitland Park Library Director, and City Clerk Esther B. Coulson.

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

Mayor Cheshire called the meeting to order at 7:00 p.m.

**2. ROLL CALL**

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

**3. APPROVAL OF MINUTES**

**On motion of Commissioner Ranize, seconded by Commissioner Bell and unanimously carried, the LPA approved the December 8, 2016 minutes as submitted.**

**QUASI-JUDICIAL PUBLIC HEARING**

**4. First Reading – Quasi-Judicial Public Hearing - Ordinance 2017-002 – Boundary Amendment**

Ms. Geraci-Carver read into the record the proposed Ordinance 2017-002, the substance of which is as follows:

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 0.33 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CR 466A AND EAST OF LAKE JOSEPHINE DRIVE; 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. (The second reading will be held on

January 26, 2017.)

Mr. Rector reviewed the petitioner's request SIMS and described the property and its location.

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

**On motion of Commissioner Lewis, seconded by Commissioner Bell and unanimously carried, the LPA recommended to the city commission the approval of proposed Ordinance 2071-002, as previously cited, to the city commission.**

**5. First Reading – Quasi-Judicial Public Hearing - Ordinance 2017-003 – Comprehensive Plan Amendment**

Ms. Geraci-Carver read into the record the proposed Ordinance 2017-003, 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 0.33± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND EAST OF LAKE JOSEPHINE DRIVE; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on January 26, 2017.)

Mr. Rector reviewed the subject the property and its location.

**On motion of Vice Mayor Gunter, seconded by Commissioner Bell and unanimously carried, the LPA recommended the approval of proposed Ordinance 2017-003, as previously cited, to the city commission.**

**6. First Reading – Quasi-Judicial Public Hearing - Ordinance 2017-004 - Rezoning**

Ms. Geraci-Carver read into the record the proposed Ordinance 2017-004, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 0.33 ± ACRES OF THE PROPERTY FROM LAKE COUNTY MIXED RESIDENTIAL DISTRICT (R-7) TO NEIGHBORHOOD COMMERCIAL (C-1) 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. (The second reading will be held on January 26, 2017.)

Mr. Rector reviewed the petitioner's request SIMS and described the property and its location.

**On motion of Vice Mayor Gunter, seconded by Commissioner Lewis, and unanimously carried, the LPA recommended the approval of proposed Ordinance 2017-004, as previously cited, to the city commission.**

#### END OF QUASI-JUDICIAL PUBLIC HEARING

**7. NEW BUSINESS**

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

**8. PUBLIC COMMENTS**

Ms. Sherry Clark, City of Fruitland Park resident; expressed concerns on the poor condition of Urick Street; relayed county staff's comments to her, after she voiced her problem, that it is the city's responsibility to make the repairs, and questioned whether it is in any part of the city's plans to pave said roadway.

After Mr. Bogle responded identifying the county's responsibility, the LPA questioned the name of the county staff person who provided the information to Ms. Clark to which Mr. La Venia stated that staff will make a phone call.

**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 7:11 p.m.**

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

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

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