



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

February 23, 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 26, 2017 minutes

QUASI-JUDICIAL PUBLIC HEARING

- 4. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017--013 - Boundary Amendment – North of CR 466A and West of Timbertop Lane — Petitioner: 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. (The second reading will be held on March 9, 2017.)

- 5. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-014 - Comprehensive Plan – 6.0+ Acres - North of CR 466A and West of Timbertop Lane - Petitioner: Kurt and Suzanne Damron**

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. (The second reading will be held on March 9, 2017.)

6. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-015 - Rezoning – 6.0+ Acres – AG-C2 – Petitioner: 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. (The second reading will be held on March 9, 2017.)

END OF QUASI-JUDICIAL PUBLIC HEARING

7. NEW BUSINESS

8. 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.

9. 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 26, 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, January 26, 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 Michaud-Racine; Police Chief Michael A. Fewless; Interim Fire Chief Don Gilpin; Lieutenant Tim Yoder, Firefighters Chris Lewis, Andrew Hall, Madison Leary, Andrew Hall, and Sean Parker, Fire Department; Community Development Director Charlie Rector, Public Works Director Dale Bogle; Deputy City Treasurer Sue Parker, Ruthie Barker, and City Clerk Esther B. Coulson.

1. CALL TO ORDER

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 Commissioner Ranize, seconded by Commissioner Lewis and unanimously carried, the Local Planning Agency approved the minutes of January 12, 2017 as submitted.

QUASI-JUDICIAL PUBLIC HEARING

4. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-006 - Comprehensive Plan – Petitioner: Gamble Family Revocable Trust

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2017-006, 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 0.31± 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.)

Ms. Geraci-Carver swore in Mr. Rector to give testimony at this evening's proceedings who described the location and proposed use of the subject property.

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

On motion of Commissioner Ranize, seconded by Vice Mayor Gunter and unanimously carried, the LPA recommended the approval of proposed Ordinance 2017-006, as previously, cited to the city commission.

**5. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-007 – Rezoning -
Petitioner: Gamble Family Revocable Trust**

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2017-007, the substance of which is as follows:

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.)

Mr. Rector, who was previously sworn, briefly highlighted the proposed use.

In response to a question posed by Mr. Graden Walderman, City of Fruitland Park resident, Mr. Rector confirmed the annexation of the subject property and that there would be no adverse effects of the proposed use to the surrounding property owners.

By unanimous consent, Mayor Cheshire closed the public hearing.

On motion of Commissioner Ranize, seconded by Vice Mayor Gunter and unanimously carried, the LPA recommended the approval of proposed Ordinance 2017-007, as previously cited, to the city commission.

6. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-005 – Boundary Amendment - Petitioner: Gamble Family Revocable Trust

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2017-005, 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 0.31 ± 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.)

Mr. Rector, who was previously sworn, briefly highlighted the proposed use.

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

On motion of Commissioner Ranize, seconded by Commissioner Bell and unanimously carried, the LPA recommended the approval of proposed Ordinance 2017-005, as previously cited, to the city commission.

7. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-010 – Comprehensive Plan Amendment – Petitioner: Humble Investments Inc.

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2017-010, 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 0.37± 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.)

Mr. Rector, who was previously sworn, briefly highlighted the proposed use.

After discussion and there being no one from the public, **Mayor Cheshire, by unanimous consent, closed the public hearing.**

On motion of Commissioner Ranize, seconded by Vice Mayor Gunter and unanimously carried, the LPA recommended the approval of proposed Ordinance 2017-010, as previously cited, to the city commission.

8. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-008 – Rezoning – Petitioner: Humble Investments Inc.

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2017-008, the substance of which is as follows:

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.)

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

On motion of Commissioner Ranize, seconded by Commissioner Lewis and unanimously carried, the LPA recommended the approval of proposed Ordinance 2017-008, as previously cited, to the city commission.

9. First Reading – Quasi-Judicial Public Hearing – Ordinance 2017-009 – Petitioner: Humble Investments Inc. – Boundary Amendment

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2017-009, 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 0.37 ± 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.)

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

On motion of Commissioner Ranize, seconded by Commissioner Lewis and unanimously carried, the LPA recommended the approval of proposed Ordinance 2017-009, as previously cited, to the city commission.

At the city attorney's request and **on motion of Vice Mayor Gunter, seconded by Commissioner Bell and unanimously carried, the LPA withdrew the following items 9., 10., 11., from consideration on this evening's agenda.**

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

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

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) (revised)

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

Later in the meeting, Commissioner Lewis noted the purpose of the LPA.

14. PUBLIC COMMENTS

There were no public comments to come before the LPA at this time.

15. ADJOURNMENT

There being no further business to come before the city commission at this time, on motion made, second and unanimously carried, the meeting adjourned at 6:16 p.m.

The minutes were approved at the February 23, 2017 LPA meeting.

Signed _____
Esther B. Coulson, City Clerk

Signed _____
Chris Cheshire, Mayor