



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

PHONE: 352/ 360-6727  
FAX: 352/ 360-6652

<b>Board Members:</b> Connie Bame, Chairman Colin Crews Daniel Dicus Philip Purlee Tom Bradley	<b>Others:</b> Charlie Rector, Community Development Director Tracy Kelley, Administrative Assistant
---	--

---

**MINUTES  
PLANNING & ZONING BOARD  
JANUARY 19, 2017  
6:00PM**

---

- I. **INVOCATION:** Vice Chairman Crews called the meeting to order at 6:00P.M. Vice Chairman Crews gave the invocation and led the pledge of allegiance.
- II. **ROLL CALL:** All Board members present to include new Board Member Bradley. Present CDD Rector and Assistant Kelley. Vice Chairman Crews explained commencing meeting in absence of former Chairman Schaller since resigning from Board.
- III. **MINUTES FROM PREVIOUS MEETING:** Approve minutes from December 15, 2016.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**

- A Introduction of new Planning & Zoning Board Member
  - a. Appoint Chairman to Planning & Zoning Board

New board member Thomas Bradley introduced to the Planning & Zoning members by Vice Chairman Crews; Vice Chairman Crews stated a new Chairman is to be appointed to Planning & Zoning Board; Board member Purlee made a motion to nominate Board member Connie Bame/Second by Board member Dicus. Approved 5-0.

Vice Chairman Crews acknowledged to the Board and audience newly appointed Chairwoman Bame is the longest standing member and the appointment is well made.

Chairwoman Bame took seat of Chair and regular meeting commenced.

- B. Carrie Ross Blevins Variance
  - a. Reduce building side setback on east side of property
  - b. Reduce the side landscape buffer width on east & west sides of property
  - c. Reduce the rear setback from 15' to 4' for dumpster enclosure
  - d. Increase the maximum number of uninterrupted parking spaces from 10 to 13

Attending on behalf of applicant Carrie Ross Blevins, Mr. Terry Ross and applicant Engineer Keith Riddle.

CDD Rector introduced the application and the four requested variances to previously adopted Annexation, SSCPA, and Rezoning of the Ross property; the property is 100' wide and proves the variance requests are necessary for future development; LPG Land Planner has recommended approval; Vice Chairman Crews inquired if any response was given from surrounding property owners; CDD Rector confirmed one telephone call to the Community Development Department with concern of what was proposed development and the caller was not in opposition. CDD Rector confirmed attendance of applicant and applicant's engineer in attendance for any related questions.

Board member Dicus reminded CDD Rector to confirm with Board members his employment by Mr. Terry Ross (Ross Plumbing) does not conflict any votes as the Zoning Board is a recommending board only.

Board member Purlee made motion to approve the four variance requests as outlined:

- a. Reduce building side setback on east side of property
- b. Reduce the side landscape buffer width on east & west sides of property
- c. Reduce the rear setback from 15' to 4' for dumpster enclosure
- d. Increase the maximum number of uninterrupted parking spaces from 10 to 13

Second by Board member Crews. Approved 5-0.

C. Sunshine Properties & Rentals, Inc. Variance

- a. Reduce rear landscape buffer width of property to 10'

Attending applicants Mr. and Mrs. Pospisil, and Engineer Keith Riddle.

CDD Rector introduced application and request to reduce the rear property buffer with addition of a 6' vinyl privacy fence to run along the rear of property and along the west side of property to front wall of proposed building; LPG Land Planner recommends approval.

Board member Dicus questioned if there were any complaints from surrounding property owners; CDD Rector stated one telephone call to Community Development Department in regards to existing fence if would be removed – confirmed yes by applicants; CDD Rector reminded Board members new project complies with new architectural design standards previously adopted.

Board member Crews inquired if project is to include all asphalt parking; CDD Rector responded yes.

Board member Dicus made motion for variance approval. Second by Board member Purlee. Approved 5-0.

- b. Annexation from County to City limits of Fruitland Park
- c. SSCPA for 1 parcel totaling 0.31 ± acres
- d. Rezoning from County R-7 to City General Commercial (C-2)

CDD Rector introduced application as the future location for the City's lift station along CR 466A; CDD Rector reminded Board item D and E are contiguous to previous applicant SEMS Property as approved.

Board member Dicus questioned plans with property; CDD Rector stated applicant is in hopes of selling property.

Chairwoman Bame questioned future property also being rezoned to commercial; CDD Rector stated it is inevitable with future growth along CR 466A.

Motion to approve Annexation by Board member Crews. Second by Board member Dicus. Approved 5-0.

Motion to approve SSCPA by Board member Purlee. Second by Board member Crews. Approved 5-0.

Motion to approve Rezoning by Board member Crews. Second by Board member Dicus. Approved 5-0.

E. Humble Investments, Inc. Annexation, SSCPA, and Rezoning

- e. Annexation from County to City limits of Fruitland Park
- f. SSCPA for 1 parcel totaling 0.37 ± acres
- g. Rezoning from County R-7 to City General Commercial (C-2)

CDD Rector introduced application as parcel with 30' of property to be used for City's lift station.

Motion to approve Annexation by Board member Dicus. Second by Board member Purlee. Approved 5-0.

Motion to approved SSCPA by Board member Purlee. Second by Board member Dicus. Approved 5-0.

Motion to Rezone property by Board member Bradley. Second by Board member Dicus. Approved 5-0.

**BOARD MEMBERS' COMMENTS:** Chairwoman Bame noted the Board also needed to nominate a Vice Chairman with new approval of Chair. Chairwoman Bame nominated Board member Purlee.

Motion to approve Board member Purlee as Board Vice Chair to the Planning & Zoning Board by Chairwoman Bame. Second by Board member Dicus. Approved 4-0.

No further Board comments.

**ADJOURNMENT:** 6:29PM