



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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<b>Board Members:</b> John Schaller, Chairman Colin Crews Connie Bame Daniel Dicus Philip Purlee	<b>Others:</b> Charlie Rector, Community Development Director Tracy Kelley, Administrative Assistant
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**MINUTES  
PLANNING & ZONING BOARD  
OCTOBER 20, 2016  
6:00PM**

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- I. INVOCATION:** Chairman Schaller called the meeting to order at 6:00P.M. Chairman Schaller gave the invocation and led the pledge of allegiance.
- II. ROLL CALL:** All Board members present with exception of Connie Bame, and Philip Purlee. Present CDD Rector and Assistant Kelley.
- III. MINUTES FROM PREVIOUS MEETING:** Approve minutes from August 18, 2016. Motion to approve Meeting Minutes from August 18, 2016, by Colin Crews/Second by Daniel Dicus. Approved 3-0.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**

A. City of Fruitland Park Parks & Recreation Request for Grant Funding Presentation

City Manager Gary La Venia approached the Board with presentation and explanation of FRDP Grant to improve Gardenia Park; last year the City was awarded \$100, 000.00 and this year the City is eligible for an additional \$50,000.00 to improve the skate park.

Chairman Schaller questioned if it is a state awarded grant, City Manager La Venia stated yes.

Board member Dicus questioned is grant limited to skate equipment, City Manager La Venia stated is for recreational equipment.

Board member Crews questioned if funds were to be matched by the City, City Manager La Venia stated no.

Motion to approve FRDP Grant Daniel Dicus/Second Colin Crews. Approved 3-0

**\*\*Order of Agenda changed to hear City of Fruitland Park Land Development Regulation Amendment as last item\*\***

B. Application by Charles D. Johnson, Attorney at Law, Annexation, SSCPA, and Rezoning

- a. Annexation into City of Fruitland Park (Phillips)
- b. SSCPA for 1 parcel totaling 1 ± acres located at 751 CR 466A (ALT Key #2515490)
- c. Rezoning from County Agriculture (AG) to City General Commercial (C2)

*Continued Application by Charles D. Johnson, Attorney at Law, Annexation, SSCPA, and Rezoning*

Applicant Charles D. Johnson, Attorney at Law and Mr. and Mrs. James Phillips, property owner, in attendance on behalf of Annexation, SSCPA, and Rezoning application.

CDD Rector gave introduction to the 1 acre parcel with recommendation of approval; the property will be annexed within the City to be used as C2 Commercial property; the annexation, SSCPA, and rezoning will conform with scheduled future commercial development along CR 466A.

Chairman Schaller noticed inconsistencies with submitted application noting not completed in entirety; CDD Rector stated a new application will be requested and the owner's affidavit is complete with signatures. Chairman Schaller questioned existing well on property, intended use of well upon commercial zoning; Attorney Johnson stated upon commercial development the well will be abandoned as commercial development will be connected to city utilities. Chairman Schaller questioned parcel located in front of requested property, known as Bradford property, still showing with county records as being zoned agriculture; CDD Rector clarified it has been previously rezoned when annexed into the city but not listing correctly with county as takes time to update parcel records. Chairman Schaller also questioned if notices sent; CDD Rector stated 12 notices sent, 1 returned in favor and no telephone calls received.

Board member Crews questioned dedicated easement that will be required for parcel(s) requesting annexation; Attorney Johnson clarified upon commercial development the city will require additional easement with site plan submittal; CDD Rector also clarified a 50' easement will be dedicated once the property is applied for development; Attorney Johnson also clarified this will be required with the second application (Damron).

Board member Dicus questioned if both applicants (Damron and Phillips) intend to sell properties; Attorney Johnson stated yes; Mr. Phillips may develop property if not sold prior and Damron intends to sell property almost immediately.

No further Board comments.

Chairman Schaller called motion for Annexation; motion by Colin Crews/Second by Daniel Dicus. Approved 3-0.

Chairman Schaller called motion for SSCPA; motion by Daniel Dicus/Second by Colin Crews. Approved 3-0.

Chairman Schaller called motion for Rezoning; motion by Colin Crews/Second by Daniel Dicus. Approved 3-0.

- C. Application by Charles D. Johnson, Attorney at Law, Annexation, SSCPA, and Rezoning
  - a. Annexation into City of Fruitland Park (Damron)
  - b. SSCPA for 1 parcel totaling 6 ± acres located at 747 CR 466A (ALT Key #2668245)
  - c. Rezoning from County Agriculture (AG) to City General Commercial (C2)

*Continued Application by Charles D. Johnson, Attorney at Law, Annexation, SSCPA, and Rezoning*

Applicant Charles D. Johnson, Attorney at Law in attendance on behalf of Annexation, SSCPA, and Rezoning application.

CDD Rector gave introduction to the 6 acre parcel with recommendation of approval; the property will be annexed within the City to be used as C2 Commercial property; the annexation, SSCPA, and rezoning will conform to scheduled future commercial development along CR 466A; CDD Rector stated 12 notices sent, 0 returned and no telephone calls received.

Chairman Schaller questioned application as being amended; CDD Rector stated it was corrected and since not read the corrected application supersedes previously submitted application.

No further Board comments.

Chairman Schaller called motion for Annexation; motion by Daniel Dicus/Second by Colin Crews. Approved 3-0.

Chairman Schaller called motion for SSCPA; motion by Colin Crews/Second by Daniel Dicus. Approved 3-0.

Chairman Schaller called motion for Rezoning; motion by Daniel Dicus /Second by Colin Crews. Approved 3-0.

Assistant Kelley notified applicant for both applications submitted 1<sup>st</sup> Reading before Land Planning Agency and City Commission will be October 27, 2016, at 7:00PM.

Commission 2<sup>nd</sup> Reading will be November 10, 2016, at 7:00PM.

D. City of Fruitland Park Land Development Regulation Amendment

a. Adoption of Nonresidential Design Standards

Julie Bruck, representing Land Planning Group, in attendance on behalf of Greg Beliveau. LPG Beliveau arrived late at 6:33PM.

CDD Rector gave introduction of intent of adoption of nonresidential design standards being able to set standards for any future nonresidential development; i.e. color schemes; CDD Rector stated after review of several surround city set standards.

Chairman Schaller questioned on page 2 of draft standards section 1B as does this apply to RP zoning; CDD Rector stated yes as existing residences are being converted to business use in the RP zoning – those *may* be subject to the design standards, each application will have to be reviewed individually.

Board member Crews questioned who will make the decisions regarding color schemes; CDD Rector referred to page 2 A as it will be determined by Community Development Director. Board member Crews disagrees with only one individual having the final decision; the authority should be with Planning & Zoning Board and/or Commission. CDD Rector states that would slow process of those applications; Board member Crews still disagrees.

Chairman Schaller questioned under the Building and Architectural Design Standards Section A; should individuality be allowed based on type of business; CDD Rector explained in detail yes. Chairman Schaller also questioned roof pitch standards; CDD Rector clarified and again explained in detail the concern with flat roofs and discouraging those types.

*Continued City of Fruitland Park Land Development Regulation Amendment*

General discussion regarding color schemes discussed between Board members, LPG Beliveau, and CDD Rector.

Chairman Schaller called motion to approve Nonresidential Design Standards; motion by Daniel Dicus/Second by Colin Crews. Approved 2-1

**PUBLIC COMMENTS:** None

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 City Commission 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 City Commission. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the City Commission addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

**BOARD MEMBERS’ COMMENTS:** None

**ADJOURNMENT:** 7:04P.M.