



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: John Schaller, Chairman Colin Crews Connie Bame Daniel Dicus Philip Purlee	Others: Greg Beliveau, LPG Urban & Regional Planners, Inc. Tracy Kelley, Administrative Assistant
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**MINUTES
PLANNING & ZONING BOARD
AUGUST 18, 2016
6:00PM**

- 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 CDD Rector. Present Greg Beliveau and Assistant Kelley. CDD Rector not present due to hospitalization.
- III. **MINUTES FROM PREVIOUS MEETING:** Approve minutes from June 16, 2016. Chairman Schaller noted to edit meeting minutes from June 16, 2016; previous new business Sam Kissinger motions as should read: Approved SSCPA 3-0 and Approved Rezoning 3-0. Motion to approve REVISED Meeting Minutes from June 16, 2016, with corrected edits by Colin Crews/Second by Daniel Dicus. Approved 4-0.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**
- A. Sunshine Properties & Rentals, Inc., Small Scale Comp Plan Amendment, and Rezoning
- a. SSCPA for 1 parcel totaling 1.04 ± acres
 - b. Rezoning from City Single Family Medium Density Residential (R-2) to City General Commercial (C-2)

Applicant Sunshine Properties & Rentals, Inc., Mr. & Mrs. Pospisil, in attendance on behalf of request for SSCPA, and Rezoning application.

LPG Beliveau in attendance on behalf of CDD Rector gave introduction to the 1.04 ± acre parcel with recommendation for approval for SSCPA and Rezoning to General Commercial (C-2); the subject site is one corner parcel on CR 466A/Miller Street; site has two potential access entries and is proposed use for office suites; site will be connected to City utilities once developed; informed Board members 43 notices sent to surrounding property owners, no opposition.

Board member Schaller stated to applicant the realization of losing approximately 13'-15' of property frontage once road improvements commenced along CR 466A/Miller Street; applicant stated fully aware and property has already been marked; Chairman Schaller stated no further questions.

Board member Dicus inquired about current dwellings on property; will applicant remove dwellings upon development; applicant responded yes, all current dwellings to be demolished approximate within 6 months to 1 year once plans finalized. Board member Dicus had no further questions.

Board member Crews inquired about possible two entrances to property one from Rose Avenue and the second from CR 466A/Miller; applicant responded entrances will be approved by State of Florida and applicant will meet their compliance requirements according to CR 466A/Miller Street road improvements.

No further Board comments.

Chairman Schaller called motion for SSCPA; motion by Philip Purlee/Second by Colin Crews. Approved SSCPA 4-0.

Chairman Schaller called motion for Rezoning; motion by Daniel Dicus/Second by Colin Crews. Approved Rezoning 4-0.

Assistant Kelley notified applicant 1st Reading before Land Planning Agency and City Commission will be August 25, 2016, at 7:00P.M.

Commission 2nd Reading will be September 8, 2016, at 7:00P.M.

PUBLIC COMMENTS: None

Applicant Sunshine Properties & Rentals, Inc., Mrs. Pospisil, President, made comment notice address on City Staff Report is in error, property is located at 702 West Miller Street, Fruitland Park, FL 34731. Assistant Kelley stated would revise City Staff Report and review for accuracy.

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: 6:10P.M.