



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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Board Members: John Schaller, Chairman Colin Crews Connie Bame Daniel Dicus Philip Purlee	Others: Charlie Rector, Community Development Director Tracy Kelley, Administrative Assistant
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**MINUTES
PLANNING & ZONING BOARD
FEBRUARY 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 Philip Purlee, and present CDD Rector and Assistant Kelley.
- III. **MINUTES FROM PREVIOUS MEETING:** Approve minutes from November 19, 2015. Motion to approve Meeting Minutes from November 19, 2016, by Connie Bame/Second by Daniel Dicus. Approved.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**
 - A. Carrie Ross Annexation, Small Scale Comp Plan Amendment, and Rezoning
 - a. Annexation 1 parcel totaling 0.96 + acres
 - b. SSCPA for the 2016 for a cumulative total
 - c. Rezoning from County Agriculture (AG) to General Commercial (C-2)

Applicant Carrie Ross, Terry Ross, and Fran Dann-Akin, Realtor, in attendance on behalf of request for annexation, SSCPA, and rezoning application.

CDD Rector gave introduction to the .96 acre parcel with recommendation for approval; the property will be annexed within the City to use as C2 Commercial property; the property abuts property in an area that is destined for commercial growth.

Chairman Schaller commented the abutting property to the west is currently zoned C2 and has no issue with application zoning change request; the property currently has residential dwelling(s) that will be torn down to allow for commercial use; and once city water and sewer is available applicant will have to connect to services (both water and sewer services). Chairman Schaller also inquired of notices sent to surrounding property owners; CDD Rector responded 3 total with no opposition.

Chairman Schaller opened Board for any comments; no Board comments.

Motion to approve Annexation by Connie Bame/Second by Colin Crews. Approved Annexation 4-0.

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

Board member Connie Bame called motion for Rezoning/Second by Colin Crews. Approved Rezoning 4-0.

CDD Rector notified applicant 1st Reading before City Commission will be February 25, 2016, at 7:00P.M.

- B. Lake Griffin State Park; Board of Trustee of the Internal Improvement Trust Fund of the State of Florida Annexation and Rezoning
 - a. Annexation of 3 parcels totaling 63.89 + acres of the Lake Griffin State Park properties
 - b. Rezoning from County Rural to Public Facilities District (PFD)

CDD Rector introduced the Lake Griffin State Park whereas the city approached the State Park to include approximately 63.89 acres (3 total parcels) currently in the unincorporated area of Lake County; The property is mainly swamp land that was recently donated to the State and if annexed will add to the City's current Comp Plan as recreational land; this will change the City's ratio of recreational acres per citizen allowing the City to be more eligibility for grants used for recreational purposes; Previous Park Ranger Doug Watson (retired) approached the State for approval as the request incurred no fees to the State and was a benefit to the City.

Recommendation for Annexation made by Board Member Connie Bame/Second Daniel Dicus. No further comments or discussion. Approved 4-0.

CDD Rector discussed the rezoning currently as county rural to Public Facilities District (PFD) to match the State Park; there will be no construction on requested property; there will not be a SSCP as the property will be a part of the City's Large Scale Comp Plan Amendment.

Recommendation from Board member Daniel Dicus for Rezoning/Second by Colin Crews. Approved PFD Rezoning 4-0.

PUBLIC COMMENTS:

Mr. William C. Foster of 35411 Crescent Drive, Fruitland Park, FL motioned for citizen comment – (Mrs. Katherine Foster in attendance, no comment)

Mr. Foster wanted clarification if any development would be allowed or if the City will change use of the State Park property with current request; questioned more importantly Florida Governor's new plan for grazing and/or logging on state land; CDD Rector clarified what is allowed under the PFD zoning is what will still be allowed, no developing rights for residential purposes or commercial development, PFD zoning is public use of land; no changes to current use by the State this only incorporating property within the City limits; this does not change ownership of the property from the State only changes the boundaries.

No further citizen 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 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: 6:17P.M.