



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
NOVEMBER 19, 2015
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 Daniel Dicus, and present CDD Rector and Assistant Kelley. Board member Connie Bame arrived at 6:10P.M.
- III. MINUTES FROM PREVIOUS MEETING:** Approve minutes from August 20, 2015. Motion to approve Meeting Minutes from August 20, 2015, by Philip Purlee/Second by Colin Crews. Approved.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**
- A. Best Price Self Storage @ The Villages
- a. Site Plan Review for Self Storage Development in C2 Zoning District

Bobby Markwalter applicant and Keith Riddle, Engineer, in attendance on behalf of Best Price Self Storage @ The Villages Site Plan submittal.

COD Rector introduced the project as a site plan review for the 5 acre parcel located at the intersection of CR 466A and Micro Racetrack Road aka Dr.Freel's property.

The site plan seeking approval for the construction of a self-storage facility to be built in phases due to the resident Bald Eagle adjacent to the property. The front of the property will have a stucco wall and will not have any garage doors on the front wall facing CR 466A. Landscaping the front along CR 466A will be consistent with landscaping existing on CR 466A installed by The Villages. All landscaping as well as the wall facing CR 466A will be maintained by the developer. Irrigation will be provided by the developer.

The project will connect to city water and will include 3 fire hydrants on site. The developer will build the project with a caretakers/security apartment occupied year round. Total of 75,916 sq ft which will be about 450 rental units.

Developer will use 96 gal trash containers rather than dumpsters, as it makes for a cleaner facility because furniture and large debris are not left to overflow dumpsters.

Signage will be submitted with construction plans and entry sign will be monument (max height 12ft).

CONTINUED BEST PRICE SELF STORAGE @ THE VILLAGES

Developer fully understands the requirements by FWC in regards to the eagle nest location and will work around those requirements. Clearance by FWC for the work has been cleared and permit ready.

CDD Rector stated that the City Planner and City Engineer recommends approval. CDD Rector recommends approval of the Site Plan.

Motion to approve the Site Plan and Master Developers Agreement by Colin Crews/ Second by Philip Purlee. Approved 4-0

- B. Rufus Holloway, Leesburg Fruit Company, Inc., William H. Cauthen Trustee
 - a. Annexation of approximately 164 acres
 - b. Rezoning a total of 177+ acres from County Agriculture to Commercial Planned Unit Development (CPUD) to allow use as a Solar Energy Farm and continue agricultural practices on-site

Engineer Ted Wicks in attendance on behalf of the Leesburg Fruit Company, Inc., Annexation and Rezoning application.

CDD Rector introduced the project as a solar farm formerly known as the Holloway Tree Farm. The project consists of annexation of 164 acres of property and a total of 177 acres to be rezoned to Commercial Planned Unit Development (CPUD).

The Solar Farm will be mostly located in the interior of the property as shown on the conceptual site plan, and panels will have a high tech coating which will reduce or eliminate any glare. Engineer Ted Wicks discussed the technology and coatings with the board. Wicks stated for the record that the site plan is still being developed and extensive research and would be submitted for a complete review at a later time.

Wicks wanted the board to be aware this is a sister project working with the City of Leesburg, Duke Energy, and the City of Fruitland Park. This project will also be built in phases. Board member Purlee asked if any of the notices sent out were returned with objections, CDD Rector said notices were sent out with only one objection and no reason stated. Board member Crews questioned the old by-pass road that cut thru this property, and if those plans had been abandoned. COD Rector and Ted Wicks stated those plans had been abandoned.

Chairman Schaller questioned the 150 residential units also seeking approval with the rezoning request. CDD Rector stated that at a later time a plat plan would have to be submitted for review and consideration by the Board and City Commission. Engineer Wicks stated the project will work closely to Land Development Regulations of both the City of Fruitland Park, as well as the portion in Leesburg and would work within Leesburg LDR's. City Planner and City Engineer recommends approval. CDD Rector recommends approval of Annexation, Rezoning, and Comp Plan Amendment as presented.

Motion to approve Annexation of app. 164 acres by Philip Purlee/ Seconded by Connie Bame. Motion approved 4-0

Motion to approve the Rezoning of 177+/- acres by Connie Bame/ Seconded by Colin Crews. Motion approved 4-0

CONTINUED RUFUS HOLLOWAY, LEESBURG FRUIT COMPANY, INC., WILLIAM H. CAUTHEN TRUSTEE

CDD Rector interjected that also needed to add recommendation of Comp Plan Amendment. Motion to amend the Comp Plan to include this project made by Connie Bame/ Seconded by Philip Purlee. Motion approved 4-0

CITIZENS' COMMENTS: None

BOARD MEMBERS' COMMENTS: None

ADJOURNMENT: 6:32P.M.