



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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| <b>Board Members:</b><br>John Schaller, Chairman<br>Colin Crews<br>Connie Bame<br>Daniel Dicus<br>Philip Purlee | <b>Others:</b><br>Charlie Rector, Community Development Director<br>Tracy Kelley, Administrative Assistant |
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**MINUTES  
PLANNING & ZONING BOARD  
AUGUST 20, 2015  
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 present CDD Rector and Assistant Kelley. Board member Connie Bame arrived at 6:07P.M.
- III. **MINUTES FROM PREVIOUS MEETING:** Approve minutes from July 16, 2015. Motion to approve Meeting Minutes from July 16, 2015, by Philip Purlee/Second by Colin Crews. Approved.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**
  - A. Bradford Property
    - a. Annexation from County to City Limits of Fruitland Park
    - b. Small Scale Comprehensive Plan Amendment to Commercial
    - c. Rezoning from County Rural to City General Commercial (C-2)

CDD Rector introduced the project located at 745 W CR 466A; the applicant is being represented by Mary Baker of Visionary Properties, Inc., in attendance; the applicant is desiring to annex into the city limits by small scale comprehensive plan amendment (SSCPA) and changing current county zoning from rural to city general commercial (C2); the applicant has no immediate plans to development the property. CDD Rector and City Land Planner recommend approval.

Colin Crews questioned what is allowed with SSCPAs; CDD Rector explained the comprehensive plan amendment does not change the zoning, it is an application with the State to increase the city's boundaries (only); Colin Crews now understood and thanked CDD Rector for clarification.

Chairman Schaller questioned how many notices were mailed; CCD Rector confirmed 6 certified letters mailed to abutting property owners; 0 opposition and 1 in favor; abutting property owner Phillips called Planning and Zoning Department expressing his favor for applicant request. No other responses either in favor or opposition.

No further Board comments. No comments by Mary Baker of Visionary Properties, Inc.

Bradford Property Continued

Motion to approve Bradford property Annexation into city by Daniel Dicus/Second by Philip Purlee. Approved 4-0

Motion to approve Rezoning from county rural to city general commercial (C2) by Colin Crews/Second by Daniel Dicus. Approved 4-0

Motion to approve SSCPA by Philip Purlee/Second by Daniel Dicus. Approved 4-0

\*Board member Connie Bame did not vote since arriving after Bradford property hearing.

B. McNeely Property

- a. Small Scale Comprehensive Plan Amendment initiated by City to Mixed Community to provide for cohesive future development.

CDD Rector explained property owner McNeely was hesitant to apply for rezoning due to question of property values and taxes increasing, therefore city applied on behalf of property owner only for change of Future Land Use designation to Mixed Community.

Daniel Dicus questioned if this was the same property owner that previously was unsure; CDD Rector stated yes.

CDD Rector confirmed 7 certified letters mailed to abutting property owners; 0 opposed and no other responses in favor or otherwise.

No further Board comments.

Motion to approve SSCPA by Daniel Dicus/Second by Colin Crews. Approved 5-0

C. Pace Property

- a. Annexation
- b. Small Scale Comprehensive Plan Amendment to Commercial
- c. Rezoning from County Rural to City General Commercial (C-2)

CDD Rector introduced the project and introduced the property owner in attendance Mrs. Willie Mae Pace, her daughter Carolyn Campbell (also in attendance Phyllis Pace daughter-in-law to applicant); the property is approximately 1.9 acres located in areas that have already been rezoned to C-2 and also adjacent to property scheduled for mini warehouses. CDD Rector and City Land Planner recommend approval.

CDD Rector confirmed 5 certified letters mailed to abutting property owners; 1 opposed by return email; property owner Kenneth Page opposes application and no reason was given.

Philip Purlee questioned if property was vacant; property owner replied there is a home with a shed; Philip Purlee questioned if property currently was homestead exempt; property owner replied yes; CDD Rector confirmed property does not lose exemption or classification until property changes use.

Pace Property Continued

Daniel Dicus questioned if property owner would be connected to city water and sewer; CDD Rector stated not until property use changes and those services are made available with the further development of CR 466A; CDD Rector stated to property owners there was no urgency with application; however, property owner wanted to apply and be ready for any future developments.

No further Board comments.

Colin Crews moved to make a motion to approve Annexation/Second by Connie Bame. Approved 5-0

Motion to approve SSCPA by Connie Bame/Second by Daniel Dicus. Approved 5-0

Motion to approve Rezoning by Philip Purlee/Second by Connie Bame. Approved 5-0

**CITIZENS' COMMENTS:** None

**BOARD MEMBERS' COMMENTS:** Chairman Schaller questioned property owner Willie Mae Pace if conversation was made to adjoin property owner Mr. Leeks to annex into city; Mrs. Pace stated no.

CDD Rector reminded applicant that first reading by City Commission will be Thursday, August 27, 2015, at 7:00P.M.

**ADJOURNMENT:** 6:20P.M.