



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
JULY 16, 2015
6:00PM**

- I. **INVOCATION:** Chairman John 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.
- III. **MINUTES FROM PREVIOUS MEETING:** Approve minutes from March 5, 2015. Motion to approve Meeting Minutes from March 5, 2015, by Daniel Dicus/Second by Colin Crews. Approved.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**

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

City Manager Gary La Venia and Parks & Recreation Director Michelle Yoder approached the Board with two FRDP Grants to improve Gardenia Park's playground area and tennis courts. City Manager stated the first grant would improve the playground area would consist of adding shade screen and rubber mulch to the swing area; and the second grant would be used to begin the two phases for the improvements of the tennis courts (next year another grant would be applied for to complete the tennis court improvements).

Chairman Schaller questioned how much of the play area would be screened; Recreation Director Yoder explained the entire playground area. The screen would be erected by using metal columns with a sunshade over the playground area.

Motion to approve FRDP Grant #1 by Philip Purlee/Second Colin Crews. Approved 4-0
Motion to approve FRDP Grant #2 by Colin Crews/Second by Daniel Dicus. Approved 4-0

Commissioner Gunter in attendance as audience member and gave public comment to explain the reason for presentation of grant request is the grant's requirement to be eligible. The requestor of the grant to present the request in front of the City's Planning & Zoning Board and then also in front of a civic organization.

- B. Baker Property
 - a. Small Scale Comprehensive Plan Amendment
 - b. Rezoning from Single Family Medium Density (R-2) to Commercial Planned Development (CPUD)
 - c. Master Developer's Agreement
 - 1. 75 seat restaurant & 75 seat banquet facility

Cara Singletary and Joshua Bills in attendance on behalf of applicant from Hunt Law Firm.

CDD Rector introduced the project as the old Matussi house and is currently under contract to be sold with request to change current use to an upscale steak house restaurant; the applicant is applying for a 75 seat restaurant with a 75 seat banquet facility (150 total seating); project is similar to City of Mt. Dora where homes are converted into similar requests; the upstairs of the residence will not be used as a restaurant; the commercial kitchen will be added to the rear of the residence adjacent to the existing building; adding the kitchen will meet all new code requirements; the applicant is requesting a small scale comp plan amendment and rezoning; the CPUD allows the existing property parking to be phased into the project as with the phasing in the banquet facility; City's land planner (LPG), engineer (BESH), and planning department recommend approval. Applicant will be required to install grease tanks, and sewer connection at the expense of the applicant.

Chairman Schaller questioned conceptual plan if included addition of kitchen facility; CDD Rector reviewed conceptual plan with Chairman; Chairman Schaller questioned parking; CDD Rector explained 50% will be grass parking and 50% will be improved surface; Chairman Schaller questioned nearest fire hydrant; CDD Rector stated it was within the required 500'. Chairman Schaller questioned neighbors' response to applicant request; CDD Rector noted of 3 returned opposed (no noted reasons for opposition). Chairman Schaller questioned road capacity will be able to sustain traffic; CDD Rector stated land planner had no issues with the county's road and traffic concerns. Chairman Schaller questioned the City's sponsorship of 304 Rose Avenue in August – what is the City sponsoring? CDD Rector explained the City is changing their comprehensive plan amendment, it will show only that area of Rose Avenue as commercial; Chairman Schaller questioned why 302 Rose not being included? CDD Rector explained the current applicant is affording the whole application process; however, 302 Rose did not initially want to rezone with current applicant, therefore property owner will need to apply separately.

Daniel Dicus questioned if interior of current building would require fire sprinkler system; CDD Rector stated no since not using the upstairs for restaurant purposes; Philip Purlee also noted facility less than 5,000' on first floor of building to exclude requirement.

Philip Purlee questioned parking goes from impervious or semi-impervious due to builders agreement, will that require a retention area? CDD Rector stated it would require St John's involvement and yes, the property is 4 acres and would allow enough for a retention area; Philip Purlee inquired of traffic signal at the corner of Rose and Miller; CDD stated there would be one signal at the intersection even prior to 4-lanning of CR 466A (County projects, not City).

Colin Crews questioned seating of being 150; CDD Rector clarified that the seating of 150 allows for sale liquor by State of FL; however, the seating would be 75 for current building and the additional 75 will be phased in with banquet facility; Colin Crews questioned representatives from Hunt Law firm time frame to complete project; CDD Rector explained it is not known as the property has not sold as of date.

B. Baker Property Continued

Citizens' Comments:

Steve Fussell questioned the road improvements of Rose Avenue; Schaller explained has already been resurfaced and it is a county road. Steve Fussell questioned who financed these applications; CDD Rector confirmed it is by Mr. Gibson (restaurant proprietor).

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

Motion to approve Rezoning to CPUD by Colin Crews/Second by Philip Purlee. Approved 4-0

Motion to approve Master Development Agreement by Philip Purlee/Second by Daniel Dicus. Approved 4-0

C. Pharmer Property

- a. Small Scale Comprehensive Plan Amendment
- b. Rezoning from Single Family Medium Density (R-2) to Neighborhood Commercial (C-1)

CDD Rector introduced property being located at the south corner of Rose Avenue asking to rezone current use of R-2 to C-1 anticipating future development; there are no desires to improve current property at this time.

Daniel Dicus questioned how much of the property will be lost to road expansion; CDD Rector stated approximately 18'.

Chairman Schaller stated property across street is currently zoned commercial.

Motion to approve SSCPA by Daniel Dicus/Second by Colin Crews. Approved 4-0

Motion to approve Rezoning to C-1 by Colin Crews/Second by Philip Purlee. Approved 4-0

CITIZENS' COMMENTS:

Steve Fussell questioned C-1 zoning allowance; CDD Rector gave examples and definition of C-1 zoning.

Steve Fussell questioned how long ago property across Rose Avenue from Pharmer property zoned commercial; CDD Rector confirmed approximately 10 years ago.

General discussion between Steve Fussell and CDD Rector regarding future developments within Fruitland Park.

CDD Rector gave board members update to pending Planning & Zoning meetings and developments within the coming months: (1) along CR 466A a 5-acre parcel desires to annex and change current zoning to C-2 (2) Property located on Micro Racetrack Road (Ms. Pace) would like to annex property and change zoning to commercial (3) the City is near completing update to current ISBA (Interlocal Service Boundary Agreement) (4) there will be an August Planning & Zoning meeting

BOARD MEMBERS' COMMENTS:

Daniel Dicus inquired as to property owner on Micro Racetrack Road and proposed mini storage facility; CDD Rector stated he is out of country and has filed an extension for development; Daniel Dicus questioned road expansion of CR 466A; CDD Rector stated Phase I from Fruitland Park Elementary School to US Highway 27/441 is currently in design with engineer to relocate utilities; looking to go to bid in December with construction slated for March 2016; Phase II Sunny Court to Fruitland Park Elementary is not scheduled at this time. Daniel Dicus questioned leak found on Berckman; CDD Rector stated was not on City rather due to related improvements; CDD Rector stated did have meeting with potential development for 6 story retirement facility (location not discussed as it is not public record at this time) towards west of City.

No further discussion or comments.

ADJOURNMENT: 6:42P.M.