



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
MARCH 5, 2015
6:00PM**

Handwritten initials and date: 3-10-15

- I. **INVOCATION:** Chairman John Schaller called the meeting to order at 6:02P.M. Chairman Schaller gave the invocation and led the pledge of allegiance.
- II. **ROLL CALL:** All Board members present with and present CDD Rector and Assistant Kelley. Board member Connie Bame arrived at 6:02pm.
- III. **MINUTES FROM PREVIOUS MEETING:** Approve minutes from February 12, 2015. Motion to approve Meeting Minutes from February 12, 2015, by Philip Purlee/Second by Daniel Dicus. Approved 5-0
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**
 - A. Windy Acres Farms (Galbreath Property)
 - a. Annexation from County to City Limits of Fruitland Park
 - b. Rezoning from County Agriculture (Ag) to City General Commercial (C-2)

CDD Rector reviewed owners requesting property to be annexed into the City of Fruitland Park and to rezone from County Agriculture (Ag) to City of Fruitland Park General Commercial (C2) to sell the property in future; property is approximately 45 (+) acres and has been used for special events such as rodeo events, horse events and shows, and others to include Bike Fest; property owners desire to continue to allow such use until such time that a final development of the property is realized into commercial (C2); LDR's allow for all current activities with the exception of upscale camping (upscale camping includes connection to water/electric services); if property owners desire to change to upscale camping in future – will have to come back to P&Z for special exception and approval by City Commission with a special event permit (note future events would be restricted primitive camping not to exceed 10 days every three months and special events would not exceed four days for any events; Lake County does not desire to allow continued use without upgrading property – property owners cannot afford to bring property into county's compliance (to include restroom facilities and designated parking); noted every future special event will require a permit and special contract agreement with the City to include fire, police; CDD recommends approval to annex property into City of Fruitland Park with Rezoning to C2

Chairman Schaller questioned if current camping allowed for any connection (water/electric, etc.); CDD stated no, currently generators and/or porta lets are being used. Chairman Schaller questioned at what point special events would be cancelled; CDD stated once a site plan is approved for commercial development.

Connie Bame are permits required for special events; CDD stated yes; however, "training" would not require a permit, rather anything that requires traffic control and extra manpower.

Philip Purlee commented request would carry over to a new "owner"; CDD said agreement would be for property only.

Daniel Dicus questioned at what point during commercialization of property water/sewer connection is required; CDD stated once water/sewer is available the property is required to connect within six months including payable impact fees; projected time frame is eighteen months for water/sewer to be available.

Motion to approve annexation by Connie Bame/Second by Daniel Dicus. Approved 5-0
Motion to approve rezoning by Philip Purlee/Second by Connie Bame. Approved 5-0

- B. Approve The Villages of Fruitland Park Final Plat Submittal
 - a. Unit 25
 - b. Unit 26
 - c. Unit 28
 - d. Unit 29
 - e. Regan Villas

CDD Rector commented final plat submittals meet all requirements and recommend approval; no board discussion. Motion to approve final plat approvals of Unit 25, Unit 26, Unit 28, Unit 29, and Regan Villas. Motion to approve all plat submittals by Colin Crews/Second by Connie Bame. Approved 5-0

CITIZENS' COMMENTS: None (no audience members present)

BOARD MEMBERS' COMMENTS: No further discussion

ADJOURNMENT: 6:20P.M.