



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352/ 360-6727
FAX: 352/ 360-6652

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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
SPECIAL MEETING
PLANNING & ZONING BOARD
September 4, 2014
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:** Board members present and present CDD Rector and Assistant Kelley. Late to meeting Board Member Connie Bame.
- III. MINUTES FROM PREVIOUS MEETING:** Approve minutes from April 17, 2014. Motion to approve Meeting Minutes from April 17, 2014, by Colin Crews/Second by Daniel Dicus. Approved.
- IV. OLD BUSINESS: None**
- V. NEW BUSINESS:**
- A. The Villages of Fruitland Park
- a. Small Scale Comprehensive Plan Amendment (CPA)
- b. NOPC (Notice of Proposed Change); 1st Amendment to VOFP DRI

Present Marty Dzuro, P.S.M., of Grant & Dzuro Engineers, Surveyors, and Land Planners
Present Jeff Head, P.E., of Farner Barley & Associates, Inc.
Greg Beliveau, AICP, LPG Urban & Regional Planners, Inc.

CDD Rector noted The Villages is seeking a modification to build 2074 units instead of original 2050 units requested.

Greg Beliveau spoke to state Land Planning Agency has approved The Villages' modification; City Engineer, and Regional Planning Council have approved; ALL required review agencies have approved the addition of 24 additional units within already adopted CPA and NOPC with no additional impacts.

Board member Purlee questioned Land Planner Beliveau if the final impact study gave a final number of units that would not cause any additional impact to the area; Land Planner Beliveau stated the additional 24 units have no additional impact to current VOFP submittal; Board member Purlee questioned if reclaim water for irrigation is to be used; Land Planner Beliveau answered yes; CDD Rector stated it is in Developer's Agreement to use reclaim water for irrigation; Motion to adopt The Villages' of Fruitland Park Small Scale Comprehensive Plan Amendment (CPA) with the addition of 24 units by Philip Purlee/Second by Connie Bame. Approved (4-0) Motion to approve NOPC (Notice of Proposed Change); 1st Amendment to VOFP DRI by Connie Bame/Second by Daniel Dicus Approved (4-0)

- B. The Villages of Fruitland Park Subdivision Submittals
 - a. Unit 25; Staff Recommends Approval
 - b. Unit 26; Staff Recommends Approval
 - c. Unit 27; Staff Recommends Approval
 - d. Unit 28; Staff Recommends Approval
 - e. Unit 29; Staff Recommends Approval
 - f. Unit 30; Staff Recommends Approval
 - g. Unit 31; Staff Recommends Approval
 - h. Jackson Villas; Staff Recommends Approval
 - i. Leo Villas; Staff Recommends Approval
 - j. Reagan Villas; Staff Recommends Approval
 - k. Drake Drive; Staff Recommends Approval
 - l. Moyer Loop PH 3; Staff Recommends Approval
 - m. Moyer Loop PH 4; Staff Recommends Approval

Land Planner Beliveau recommend approval of submittals in accordance to adopted submittals with The VOFP; Land Planner; City Engineer recommend approval, motion by Daniel Dicus/Second Colin Crews. Approved (4-0)

Chairman Schaller questioned Drake Drive entrance to lighting and widening since located in front of Timbertop Lane; CDD Rector commented it will be primary entrance and there will be a traffic intersection along with 4-lane widening from CR 466A; Jeff Head with Farner Barley & Associates, offered comments and clarification to main entrance of Drake Drive; Chairman Schaller questioned if any tunnels would be constructed in the area of Drake Drive; Marty Dzuro of Grant & Dzuro commented no – no planned tunnels; Chairman Schaller called motion to approve VOFP Subdivision Submittals, motion by Colin Crews/Second Connie Bame. Approved (4-0)

Marty Dzuro called to thank City Staff, and LPG Staff members for special meeting and efforts thereof.

- C. William and Katherine Hendry
 - a. Annexation
 - b. Small Scale Comprehensive Plan Amendment
 - c. Rezoning

Present Mr. William and Katherine Hendry

Land Planner Beliveau recommend applicant approval requesting to annex .6 acres in Lake Myrtle Shores Subdivision creating an almost 2 acre lot; Small Scale Comprehensive Plan Amendment allowing to low density residential land use; Rezoning to R1 to allow use with adjacent properties; Chairman Schaller questioned if applicant wanting to subdivide at later date; applicant responded no – desire to build residential dwelling; motion to approve Annexation by Connie Bame/Second by Colin Crews approved (4-0); motion to approve Small Scale Comprehensive Plan Amendment by Philip Purlee/Second by Daniel Dicus approved (4-0); motion to approve Rezoning by Connie Bame/Second by Colin Crews approved (4-0).

CDD Rector advised applicant 1st Reading for Commission scheduled on September 18, 2014 and 2nd Reading for Commission on September 25, 2014; applicant stated would not be present for 1st Reading – CDD stated would inform Commission.

BOARD MEMBERS' COMMENTS: No further questions or comments.

CITIZENS' COMMENTS: None

ADJOURNMENT: 6:25P.M.