



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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<b>Board Members:</b> John Schaller, Chairman Colin Crews Connie Bame Daniel Dicus Philip Purlee	<b>Others:</b> Charlie Rector, Community Development Director Tracy Kelley, Administrative Assistant
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**MINUTES  
PLANNING & ZONING BOARD  
April 17, 2014  
6:00PM**

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- I. INVOCATION:** Chairman John Schaller called the meeting to order at 6:06P.M. Chairman Schaller gave the invocation and led the pledge of allegiance.
- II. ROLL CALL:** Board members present with exception of Board Member Connie Bame (absent) and present CDD Rector and Assistant Kelley. Board member Connie Bame had asked to be excused. Late to meeting Board Member Colin Crews.
- III. MINUTES FROM PREVIOUS MEETING:** Approve minutes from March 20, 2014. Motion to approve Meeting Minutes from March 20, 2014, by Philip Purlee/Second by Daniel Dicus. Approved.
- IV. OLD BUSINESS: The Villages of Fruitland Park Tabled Item from March 20, 2014, P&Z Meeting.**
- V. NEW BUSINESS:**
- A. The Villages of Fruitland Park**
- a. NOPC (Notice of Proposed Change), Rezoning, and The Villages' LDR Development
- Present Marty Dzuro, P.S.M., of Grant & Dzuro Engineers, Surveyors, and Land Planners;  
Present Gary L. Moyer, Vice President of Development.
- CDD Rector noted change to revised Staff Reports for The Villages of Fruitland Park NOPC to recommend adoption to Commission.
- Chairman Schaller reviewed staff reports accordingly; State agencies have received and approved VOFP submittals; Motion to adopt The Villages' of Fruitland Park NOPC by Philip Purlee/Second by Daniel Dicus. Approved (4-0)
- Rezoning of the Pine Ridge Dairy property requested to change all current zoning of the 780 acres of the Pine Ridge Dairy property to Mixed Use PUD (Planned Unit Development); recommend approval of rezoning by CDD Rector, motion by Daniel Dicus/Second Colin Crews. Approved (4-0)
- The Villages of Fruitland Park LDR (Land Development Regulations) has been developed for the Pine Ridge Dairy property by using the City's current LDR format; The Villages of Fruitland Park (VOFP) LDR has been created in order for The Villages to develop in accordance to their current standards creating The Villages of Fruitland Park Land Development Regulations (VOFP LDR). CDD Rector recommended approval to adopt the VOFP LDR, motion by Colin Crews/Second Philip Purlee. Approved (4-0)

**B. DR GCS Holdings, LLC**

- a. Annexation
- b. Small Scale Comprehensive Plan Amendment
- c. Rezoning

Present spouse of applicant Mr. Robert Wilson; applicant requesting to annex 1.39 acres located on Micro Race Track Road; surrounding parcels are within the City limits of Fruitland Park with Commercial Zoning; applicant is only requesting annexation with no plans currently of developing property; CDD Rector recommends approval to annex property, motion by Daniel Dicus/Second by Colin Crews. Approved (4-0)

Applicant is also requesting Small Scale Comprehensive Plan Amendment being the property is less than 10 acres; CDD Rector recommends approval, motion by Chairman Schaller/Second by Philip Purlee. Approved (4-0)

Applicant requesting rezoning of property from current Agriculture Zoning to C2 (General Commercial) to meet surrounding property zoning; Chairman Schaller commented impact fees of connecting to city utility services would be applicable when services are available – applicant understood. Board member Daniel Dicus commented city services would be a pioneer agreement as same for the applicant of adjoining property requesting the development of mini warehouse. CDD recommends Rezoning to C2 approval, motion by Colin Crews/Second Daniel Dicus. Approved (4-0)

**BOARD MEMBERS' COMMENTS:**

Board member questioned ground breaking for proposed road construction of The Villages, CDD Rector stated a meeting regarding pre-road construction of The Villages is scheduled for the week of April 28, 2014 thru May 2, 2014; construction of the road is not slated until July 1, 2014. Construction will be from the Sumter County line to approximately 500' from the Windy Acres Rodeo entrance; Lake County current status from US Hwy 441 to Sunny Court is budgeted for the first quarter budget of 2015, however, may start end of 2014 year prior to October 2014.

Philip Purlee questioned City Water and Sewer lines for The Villages; CDD Rector stated service lines will start from the area of the current City Library, a new well be located near the current Parks and Recreation Building (500,000 gallon storage tank), and a 16'' water line will run along Berckman Street west to Josephine, turn south to Pine Ridge Dairy Road, and go west to The Villages; the line will then tee-off and follow the right-of-way of First Baptist Church property, cross over to 466A; sewer lines will only be located on the north side of 466A, from Windy Acres Rodeo to Poinsettia - it will be the responsibility of the City of Fruitland Park. Permitting and commencement of utility services slated to begin in approximately four months.

No further questions or comments.

**CITIZENS' COMMENTS:** None

**ADJOURNMENT:** 6:40P.M.