



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
JANUARY 16, 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 with exception of Board members Colin Crews and Philip Purlee (absent) and present CDD Rector and Assistant Kelley. Board member Connie Bame arrived late. Board members Philip Purlee and Colin Crews had asked to be excused. Official meeting time 6:06pm.
- III. MINUTES FROM PREVIOUS MEETING:** Approve minutes from November 20, 2013. Motion to approve Meeting Minutes from November 20, 2013, by Connie Bame/Second by Danny Dicus. Approved.
- IV. OLD BUSINESS:** None

NEW BUSINESS: The Village of Mini Storage Project, located at 35417 Micro Racetrack Road; present Ken Page, applicant.

Introduction by CDD; applicant requesting Major Site Plan Review; property currently zoned C2 allowing for mini warehouses; currently annexed in city limits; total project in two phases for total of 52,125sq of buildings on 2.96 vacant land.

Project to be completed in two phases to allow one of the buildings to be omitted to allow for water reservoir expansion for fire suppression until city completes water main line along CR 466A; after completion of water main lines applicant is required to connect at owner's expense. Property will have dry line installed and fire hydrants during construction after which the reservoir will be filled in and the remaining building will be completed.

Application has been reviewed by City Engineer, Land Planner, Building Official and Fire Official. City Engineer comments upon initial submittal were addressed by applicant and it is recommended for approval.

BOARD MEMBERS' COMMENTS:

Chairman Schaller questioned hours of business operation. Applicant Ken Page commented office hours will be 8:30am to 5:00pm and gate to property will be open 8:30am to 10:00pm; after hour appointments will be made accordingly, however are strongly discouraged; a special gate code will be given for emergency services. Chairman Schaller questioned external lighting on buildings, yes per applicant and are motion censored;

BOARD MEMBERS' COMMENTS CONTINUED:

also noted by applicant a fence will contain entire property. Chairman Schaller discussed water lines extending to project from CR 466A would be over 900ft to building, applicant is aware.

Daniel Dicus questioned connection lines and expense to business and CDD explained a Pioneer Agreement would be initiated with applicant. Connie Bame had no questions. Motion to approve by Daniel Dicus/Second by Connie Bame. (Vote 3-0 for approval)

CITIZENS' COMMENTS: None (Applicant was only citizen in attendance)

ADJOURNMENT: Meeting adjourned 6:20P.M.