



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
MAY 16, 2013
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 and CDD Rector and Assistant Kelley.
- III. **MINUTES FROM PREVIOUS MEETING:** Minutes from April 2, 2013 approved with correction to spelling of board members Colin Crews (not *Collin*) and also Philip Purlee (not *Phillip* Purlee).

Motion to approve Meeting Minutes from April 2, 2013 by Daniel Dicus/Second by Connie Bame.

- IV. **OLD BUSINESS:** None

NEW BUSINESS: Mr. Greg Beliveau, LPG Urban and Regional Planners, Inc.
Summary review of 2035 Comprehensive Plan and ISBA

A. 2035 Comprehensive Plan (Review)

The Comp Plan was re-written during the 2012 year and is now being brought forward with flexibility set by Florida Legislature regarding levels of service with Transportation, Recreation, and Education.

Recreation element has been deleted because the city is “land rich” in recreation. Facilities are an issue for level of services in need of guidelines only. Those guidelines will allow the city to catch-up when possible.

Education element has been deleted also; the city is still a partner in education where the levels of services are still referenced, information is still exchanged with the school board cooperation, coordination and information gathering has not changed. Constant monitoring and updating requirement has been removed.

Additional land uses is now included for greater flexibility, i.e. mixed use, and transitional land uses. Chairman Schaller discussed transition usage and clarification thereof. CDD Rector explained there are residential areas within the city that are in need to be torn down, however the transitional use classification would allow for the centers of towns to rejuvenate. LPG Beliveau stated this puts value back into the property allowing for growth from future buyer to allow for small business and not just residential use. CDD stated ultimately the city's zoning map will change to reflect new classifications.

Chairman Schaller questioned the term "lifetime." LPG Beliveau stated it is a new state term to include parents/in-laws where multi-family generations are allowed to live in the same household. New subdivision codes in other states have created new houses being built with the theme of a studio apartment.

Motion to approve proposed Comp Plan and transmit to Land Planning Agency followed by the City Commission by Connie Bame/Second by Philip Purlee. Passed 5-0

B. ISBA (Inner Service Boundary Agreement) Review

1) Sets out an agreement of area of responsibility between Leesburg, Lady Lake, Lake County, and Fruitland Park (identifying geographic areas); discussed other surrounding municipal agreements already in practice.

2) Reviewed current boundaries of Fruitland Park and areas not currently within city limits, an existing master utility plan will be able to provide urban services to a very large percentage to the joint planning area and also an ISBA area. Urbanized development is already within the city, creating a boundary is a way to establish an agreement how the city will annex parcels in future.

3) Currently the city cannot annex non-contiguous property. Reviewed in detail how to annex non-contiguous parcels and the components required.

LPG Beliveau also explained the more parcels annexed, the more revenue may be collected to sustain those services. LPG Beliveau stated ISBA will also be reviewed against the Master Utility Plan.

LPG Beliveau stated the boundaries can be amended at any time. CDD Rector stated this boundary map is strictly to review the total area that can be annexed over time.

CDD Rector questioned if any other direction was required by P&Z Board at this time; LPG Beliveau stated "no". ISBA is required to be updated every 5 years.

CITIZENS' COMMENTS: None

BOARD MEMBERS' COMMENTS: None

ADJOURNMENT: Meeting adjourned 7:11P.M.