



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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Board Members Present: John Schaller, Chairman Colin Crews Connie Bame Daniel Dicus Phillip Purlee	Others Present: Charlie Rector, Community Development Director Tracy Kelley, Administrative Assistant
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**MINUTES
PLANNING & ZONING BOARD SPECIAL MEETING
APRIL 2, 2012
6:00PM**

- I. INVOCATION:** John Schaller, Planning & Zoning Board Chairman, 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; Board Member Connie Bame late to meeting.
- III. MINUTES FROM PREVIOUS MEETING:** None
- IV. NEW BUSINESS:**

A. Family Dollar Store

Notices Sent: 78 Calls: 4 Returns: 0 Total Parcels within 300' Buffer: 101

Attendees: (from office of Stephens-Barrios):

Mr. Chris Stephens, CCIM, MAI; Carlos A. Barrios, P.E.; and Trung M. Huynh

1. Lot Split

CDD Rector opened with location of applicant: 106 W Miller Street; property owner Mr. Beryl Stokes wants to split the property into three (3) parcels (parcel A, B, and C) with the Family Dollar Store going onto Parcel B with the remaining parcels as out parcels for future development. The parcels meet all requirements and CDD Rector recommends approval. Chairman Schaller commented did not foresee any issues with request.

Motion to recommend approval of Lot Split by Colin Crews/Second by Daniel Dicus.
Approved 5-0.

2. Variance Request

a. Landscape

CDD Rector explained the Landscape buffer requirement cannot be met due to property size and traffic patterns and tractor trailer deliveries. A 6' vinyl privacy fence will be placed along the west border of the property (Parcel B) directly on property line; TRC comments outline no issues with landscape buffer variance. Solid vinyl fence to be maintained by property owner; black chain link fence to run along retention pond also to be maintained by property owner.

IV. NEW BUSINESS CONTINUED:

b. Parking Space Required

CDD Rector explained 42 parking spaces are required and currently Family Dollar is requesting 36 spaces; a total of five similar stores were compared and have met parking requirements that the request will be supported; Collin Crews commented only 2 handicap spaces planned; CDD noted and recommends approval.

c. Parking Size Requirements

CDD Rector explained Family Dollar is requesting smaller parking spaces; city code allows smaller space and again is supported by the five similar stores; CDD recommends approval; Connie Bame inquired if handicap parking would change and CDD stated no. Collin Crews commented on future road improvements by Lake County, Family Dollar has designed project for road widening and is approved by Lake County.

Motion to recommend approval of Variance request by Daniel Dicus/Second by Colin Crews. Approved 5-0.

CDD Rector reviewed informal TRC meeting comments by Public Planner, Engineer, Public Works, Public Safety, Fire Department and Building Official; the planner had several comments along with the engineer's comments – all comments have been addressed in revised construction plans by Stephens-Barrios.

CITIZENS' COMMENTS: Mr. Chris Stephens, CCIM, MAI, wanted to thank the City of Fruitland Park for their assistance in the planning and implementation of the Family Dollar Store; all parties are very excited to have commercial development and commended everyone's efforts.

BOARD MEMBERS' COMMENTS: None

ADJOURNMENT: Meeting adjourned 6:35 P.M.