



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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<b>Board Members:</b> Al Goldberg, Chairman Daniel Dicus Fred Collins Philip Purlee, Vice Chair Walter Birriel	<b>Others:</b> Sherie Lindh, LPG Kelly Turner, Administrative Assistant
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**MINUTES  
PLANNING & ZONING BOARD  
SEPTEMBER 19, 2019  
6:00PM**

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- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Meeting called to order at 6:08PM. Pastor Chuck Padgett led the invocation and Pledge of Allegiance.
- II. **ROLL CALL:** Board members present with the exception of Board member Fred Collins. Board member Dicus absent during roll call; arrived thereafter. Absent CDD Tracy Kelley, LPG Sherie Lindh, and Administrative Assistant Kelly Turner.
- III. **MINUTES FROM PREVIOUS MEETING:** Board member Purlee made motion to approve regular Planning and Zoning Board meeting minutes from August 15, 2019 with same motion to approve Planning and Zoning Workshop meeting minutes from August 15, 2019. Second by Board member Birriel. Approved 3-0.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**
  - A. IC International Car Wash (Alt Keys 1170621 & 1699754)

Wicks Engineering submitted a new Site Plan application for a 3,200 square foot car wash facility on behalf of registered property owner. Existing zoning is C-2 General Commercial with a future land use of Commercial High Intensity.

LPG Lindh gave introduction to Site Plan application and explained revision due to DOT requirements. The Technical Review Committee recommended approval of the 3,200 square foot car wash to the Planning and Zoning Board. The previous variances that were requested are no longer necessary as the revised plan meets the Land Development Regulations.

Project Manager Rick Hartenstein, Wicks Engineering Services, Inc., present to represent application. Vice Chair Purlee inquired what changes were made on the revised plan. Project Manager Hartenstein replied the layout has been changed as the owner and contractor were not satisfied with the previous layout. A couple of the lanes have been eliminated and the location of the pond has changed. Traffic has been centralized so bypass lanes are no longer necessary and traffic flow has been streamlined while still keeping the traffic pattern and meeting the fire code. Vice Chair Purlee inquired on whether fire code

requirements have been met. Project Manager Hartenstein responded the only remaining requirement to satisfy the fire code is the completion of the fire flow test for the fire hydrant located on Dixie Avenue. In addition, the applicant is anticipating state approval for the FDOT drainage permit.

Vice Chair Purlee made motion recommending approval of Resolution 2019-046, Granting Site Plan approval for construction of a car wash facility. Second by Board member Birriel. Approved 4-0.

B. Ordinance 2019-008 of the City Commission Annexing City of Fruitland Park Soccer Field

An Ordinance 2019-008 of the City of Fruitland Park Annexing approximately 6.69 +/- acres of land generally located west of U.S. Hwy 441, on the north side of Shiloh Street, and west of Dixie Avenue.

LPG Lindh gave introduction to Ordinance 2019-008. Ordinance 2007-032 was previously enacted on January 10, 2008 annexing and rezoning the 6.69 acre parcel of land known as the Soccer Field This ordinance has not been recognized by Lake County as the legal description is incorrect. Fourteen notices to surrounding property owners were mailed out certified mail; one returned unopposed.

Board member Dicus made motion to approve Ordinance 2019-008 annexing 6.69 acres of land into the City of Fruitland Park. Second by Vice Chair Purlee. Approved 4-0.

C. Ordinance 2019-007 Rezoning City of Fruitland Park Soccer Field (Alt Key 3857646)

An Ordinance of the City Commission rezoning approximately 6.69 +/- acres owned by the City of Fruitland Park from R-2 to Public Facilities District (PFD); amending the zoning map of the City of Fruitland Park and repealing all Ordinances in conflict herewith.

LPG Lindh gave introduction to Ordinance 2019-007 rezoning land from Single-Family Medium Residential (R-2) to Public Facilities District (PFD) consistent with the City of Fruitland Park zoning. Ordinance 2007-032 contains the incorrect legal description therefore the rezoning ordinance needs to be readopted as well. Fourteen notices to surrounding property owners were mailed out certified mail; one returned unopposed.

Vice Chair Purlee made motion to approve Ordinance 2019-007 rezoning 6.69 acres of land from Single-Family Medium Density (R-2) to Public Facilities District (PFD). Second by Board member Birriel. Approved 4-0.

D. Ordinance 2019-009 correcting a Scrivener's error in the legal description of Ordinance 2007-033 providing for a Small Scale Comprehensive Plan Amendment (Alt Key 3857646)

An Ordinance of the City Commission correcting a Scrivener's error in the legal description of Ordinance 2007-033 which assigned a future land use designation of Institutional; providing for a Small Scale Comp Plan Amendment amending the future land use designation from Urban to Institutional on the Future Land Use Map of the City of Fruitland Park's Comprehensive Plan for approximately 6.69 +/- acres of property

generally located west of U.S. Hwy 441, on the north side of Shiloh Street, and west of Dixie Avenue.

LPG Lindh gave introduction to Ordinance 2019-009 to correct a Scrivener's error in the legal description of Ordinance 2007-033 for land known as the City Soccer Field. The assigned Future Land Use (FLU) designation of Institutional is consistent with surrounding property. Fourteen notices to surrounding property owners were mailed out certified mail; one returned unopposed.

Vice Chair Purlee made motion to approve 2019-009 correcting a Scrivener's error in the legal description of Ordinance 2007-033; providing for a Small Scale Comp Plan Amendment for approximately 6.69 acres of land known as the City Soccer Field. Second by Board member Dicus. Approved 4-0.

**BOARD MEMBERS' COMMENTS:** Board member Dicus apologized for tardiness. No further comments.

**PUBLIC COMMENTS:** None.

**ADJOURNMENT:** Meeting adjourned at 6:18PM.