

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
March 8, 2018**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, March 8, 2018 at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor John L. Gunter, Jr., Commissioners Christopher Bell, Ray Lewis, and Rick Ranize.

Also Present: City Manager Gary La Venia; City Attorney Anita Geraci-Carver; City Treasurer; Jeannine Racine; Police Chief Michael A. Fewless and Captain Erick Luce, Police Department; Interim Fire Chief Don Gilpin and Deputy Fire Chief, Tim Yoder, Fire Department; Parks and Recreation Director Michelle Yoder; Public Works Department Director Dale Bogle; Interim Community Development Director Tracy Kelley; and City Clerk Esther B. Coulson.

1. CALL TO ORDER

After Mayor Cheshire called the meeting to order at 6:00 p.m., Pastor Reverend Deborah L. "Debbie" Allen, Community United Methodist Church, gave the invocation and Chief Fewless led in the Pledge of Allegiance to the Flag.

2. ROLL CALL

At Mayor Cheshire's request, Ms. Coulson called the roll and a quorum was present.

Mayor Cheshire announced the decorum for this evening's meeting.

3. COMMUNITY REDEVELOPMENT AGENCY

By unanimous consent, the city commission recessed its meeting at 6:05 p.m. to the Community Redevelopment Agency meeting and reconvened at 6:06 p.m.

4. REGULAR AGENDA

(a) Northwest Lake Community - Cales Park Multipurpose Soccer Field

The city commission considered the following quotes at the soccer field at Northwest Lake Community - Cales Memorial Park Complex along Dixie Avenue and Shiloh Street:

i. Fence Quotes

Installation of black chain link fence quotes from Mossy Oak Fence, Mid Florida Fence and Gate Inc., and Fence-It

Later in the meeting, Mr. La Venia referred to this day's email from Ms. Yoder regarding the soccer field fence quotes, copies of which are filed with the supplemental papers to the minutes of this meeting.

Mr. La Venia reviewed the following bids:

- Mid Florida Fence and Gate Inc. for \$13,964, the lowest bid;

- Mossy Oak Fence's proposal for \$17,800, and
- Fence-It's proposal for \$17,180

After discussion, and **on motion of Commissioner Bell, seconded by Commissioner Ranize and unanimously carried, the city commission approved the city manager's recommendation of approval to award the lowest responsive and responsible bid to Mid Florida Fence and Gate Inc. for an estimated amount of \$13,964 to install four feet tall and six feet tall black commercial grade chain-link fence at Northwest Lake Community – Cales Park Multipurpose Soccer Field along Shiloh Street and Dixie Avenue.**

ii. Fertilization Quotes

Fertilization of soccer field grass quotes from Heron Home and Outdoor, Deans Services, and Trugreen Commercial

Earlier in the meeting, Mr. La Venia recommended that the city commission withdraw its consideration of the fertilization quotes and postpone same.

Commissioner Lewis referred to the city commission's actions at its October 26, 2017 regular meeting to proceed with the sod installation of both fields at the Northwest Lake Community – Cales Park Multipurpose Soccer Field and pointed out his observations of the current condition of the grass.

In response, Mr. La Venia gave a status report on the current contract with Trugreen; relayed the county's plan to mow the field for the first time, at no cost, and referred to the email he received earlier this day in that regard and the consideration given in exploring the piggyback of the county's contract to which Mayor Cheshire voiced his agreement with Commissioner Lewis' comments that the city ought to proceed.

After discussion and by **unanimous consent, the city commission accepted the city manager's recommendation to postpone consideration of the fertilization quotes guidance for Northwest Lake Community – Cales Park Multipurpose Soccer Field and authorized the city manager to proceed on exploring the options of purchasing the mower.**

iii. Grass Quotes

MiCo Customs Inc., \$9,781.20; North Lake Sod LLC, \$10,086.56, and Cottom's A-1 Sod & Total Lawn Care, \$11,408

Mr. La Venia reviewed the following grass quotes for Northwest Lake Community – Cales Park Multipurpose Soccer Field:

A motion was made by Commissioner Bell and seconded by Commissioner Lewis that the city commission approve the city manager's recommendation of approval to award the quote for the soccer field at Northwest Lake Community - Cales Park Multipurpose Complex to the most responsible bidder MiCo Customs Inc.

Whereupon Mayor Cheshire called for a roll call vote with the city commission members voting as follows:

Commissioner Bell	Yes
Commissioner Ranize	Abstained
Commissioner Lewis	Yes
Vice Mayor Gutner	Yes
Mayor Cheshire	Yes

The Mayor declared the motion carried on a four-to-one vote with Commissioner Ranize abstaining due to disclosing a conflict of interest with his son working for one of the bidders. (A Memorandum of Voting Conflict of Interest 18B is filed with the minutes of this meeting.)

Mr. La Venia explained that another bid will be presented under his report later in this evening's meeting.

(b) Shiloh Street and Cutoff Road Proposed Improvements Discussion

Mr. La Venia referred to Lake County's recent proposal on its planned proposed improvements and transfer of either or both Shiloh Street and Cutoff Road (Lake County roadways) at its expense; if the city was willing to take ownership of same.

Mr. Bogle referred to the city commission's discussions at its February 22, 2018 regular meeting on the subject issue; county staff's recent visitation of same and the current condition of the roadways. He distributed the core sample – a concrete clay mix – and outlined the problems and the county's planned improvements for Cutoff Road as a result of complaints received and addressed his satisfaction with Shiloh Street.

After Commissioner Bell referred to his previous request for adequate right-of-way (ROW) for a sidewalk on the west side of Cutoff Road, Mr. Bogle responded on the possibility of negotiating same; however, he recognized the lack of traffic studies and the county's budget if improvements are not implemented immediately.

At Mr. La Venia's request, Mr. Greg Beliveau, LPG Urban Planning Inc., recognized, in reviewing the ROW, the requirements for the heavily travelled

roadway and sidewalk to co-exist; the residents' preferences, and the responsibility of who would be bearing the cost. He acknowledged the sources of funding and grant process before the Lake-Sumter Metropolitan Planning Organization Governing Board and the School Board of Lake County.

After Commissioner Ranize suggested placing Cut-Off Road proposed roadway improvements on a five-year plan for a study, Commissioner Lewis shared similar reservations on the deterioration of Poinsettia Avenue and requested that Cut-Off Road be postponed until the CR 466A roadway improvements are complete.

Vice Mayor Gunter, in concurrence with Commissioner Lewis' statements, gave reasons why he is no longer in favor as was at last meeting unless the county plans to mill Cut-Off Road to prevent it from deteriorating. He questioned whether the county would accept only Shiloh Street.

Following some discussion, Mr. Beliveau recognized the lack of specifications required by the county for Cut-Off Road which would cause it to deteriorate in the future to which Mr. La Venia indicated ought to be negotiated with the county.

By unanimous consent, the city commission authorized staff to accept Lake County's proposal on its planned proposed improvements and transfer of Shiloh Street to the city and postpone said plans for Cut-Off Road subject to entering into negotiations to address the problems as previously cited.

(c) Resolution 2018-014 – Veterans Park Light Connection – The Villages Fire Assessment - FY 2017-18 Budget Amendment BT2018-11

Ms. Geraci-Carver read into the record the title of proposed Resolution 2018-014, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE 2017/2018 FISCAL YEAR BUDGET PURSUANT TO SEC. 6.07 OF THE CITY CHARTER; TO INCREASE OR DECREASE BUDGETED ITEMS PROVIDING FOR THE AMENDMENT OF THE FISCAL YEAR 2017-2018 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

After Ms. Racine reviewed the purpose of the resolution, **a motion was made by Commissioner Ranize and seconded by Commissioner Bell that the city commission adopt Resolution 2018-014 as previously cited.**

Mayor Cheshire called for a roll call vote and the motion was declared carried unanimously.

(d) January 2018 Financial Report

Ms. Racine reviewed the January 2018 financial report.

On motion of Commissioner Lewis, seconded by Commissioner Bell and unanimously carried, the city commission accepted the January 2018 financial report as submitted.

By unanimous consent, Mayor Cheshire opened the public hearing at this evening's meeting.

QUASI-JUDICIAL PUBLIC HEARING

- (e) **Second Reading and Quasi-Judicial Public Hearing – Ordinance 2018-002 – Rezoning and Development Agreement (First Baptist Church of Leesburg Inc.)**

It now being the time advertised to hold a quasi-judicial public hearing to consider the enactment of proposed Ordinance 2018-002, Ms. Geraci-Carver read into the record the title, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 14.95 ± ACRES OF THE PROPERTY FROM GENERAL COMMERCIAL (C-2) TO MIXED USE PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; REZONING 52.70 +/- ACRES OF PROPERTY FROM PUBLIC FACILITIES DISTRICT (PFD) TO MIXED USE PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; REZONING 85.44 +/- ACRES OF PROPERTY FROM SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL (R-2) TO MIXED USE PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; REZONING 17.00 +/- ACRES OF PROPERTY FROM HIGH DENSITY RESIDENTIAL/NEIGHBORHOOD COMMERCIAL (R-3A) TO MIXED USE PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; REZONING 33.98 +/- ACRES OF PROPERTY FROM GREENBELT DISTRICT (GB) TO MIXED USE PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL

ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. (Continued from January 25, 2018 regular meeting. The second reading will be held on March 8, 2018)

Mayor Cheshire disclosed ex-parte communications pointing out the March 7, 2018 email he received from Mr. Gary Beckmann, Villages of Fruitland Park (The Villages Pines) resident, regarding his request for the landscape buffer for the western border to be changed prior to this evening's meeting to which Mayor Cheshire indicated that he forwarded same to Mr. La Venia who contacted Mr. Beliveau who will be addressing the matter later in this evening's meeting. (A copy of the email was filed with the supplemental papers to the minutes of this meeting.)

Commissioner Lewis disclosed the telephone call he received earlier this day from Mr. "Randy" Randall Harrison, Villages of Fruitland Park resident, regarding the City of Fruitland Park residents' signatures on the February 2018 petition he submitted at the February 22, 2018 Local Planning Agency meeting.

Later in the meeting, Commissioner Lewis disclosed the nature of the telephone conversation he had with Mr. Harrison also included the subject master plan.

Ms. Geraci-Carver swore-in Mr. Beliveau who intended to testify at this evening's quasi-judicial public hearing.

At Mayor Cheshire's request, Mr. Beliveau outlined the following major changes to the proposed master development agreement since the February 22, 2018 first reading:

- Page 8, Section 18., Landscaping/Buffers
With reference to Mr. Beckmann's request, the addition to language reads: . . . *a twenty-five-foot (25') buffer along the western property boundaries* . . . as well as the narrative match
- Pages 3 and 4, Subsections 5.i. and j., Residential Building Standards
The language revised to read: . . . *multi-story buildings may be exceeded* . . . and the addition of language to read: *There shall be a maximum of six (6) multi-story buildings greater than 35 feet (a/k/a three stories) in building height.* . . .

Page 4, Subsection 5.j., Residential Building Standards

The negotiated new setback language includes the removal of the first sentence and the second sentence amended to read: *Any multi-story buildings greater than 35' (a/k/a three stories) shall maintain four hundred-foot (400') setback from the adjacent development known as "Brookstone Subdivision"*

At this time, Mayor Cheshire called for interested parties to be heard.

In response to Mr. Beckmann's inquiry, Mr. Beliveau identified the located language change which was updated prior to this evening's meeting.

Discussions ensued, and Commissioner Lewis clarified Mr. Harrison's request by identifying the location of the potential development of the three-story buildings on the Westminster Pine Ridge PUD Site Plan and/or Preliminary Subdivision Plan Development (Rezoning) map.

By unanimous consent, Mayor Cheshire closed the public hearing.

A motion was made by Commissioner Lewis and seconded by Commissioner Bell that the city commission enact 2018-002 as previously cited to become effective as provided by law.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.

At this time, the meeting recessed at 6:48 p.m. and reconvened at 7:00 p.m.

END OF QUASI-JUDICIAL PUBLIC HEARING

5. OFFICERS' REPORTS

(a) City Manager

i. Air Conditioning Quotes - Police Department

Mr. La Venia described the problems with the current air conditioning and referred to the following quotes; copies of which are filed with the supplemental papers to the minutes of this meeting:

- Sumter Air & Heat Inc. for \$6,200,
- M & S Air Conditioning and Appliance Service of Central Florida LLC for an estimated amount of \$6,949.28, and
- Munn's Sales & Services Inc's proposal for \$6,400.

Mr. La Venia acknowledged the previous budget totaling \$25,000 earmarked to replace more than one unit and addressed the appropriation of the respective funds in that regard. He recommended awarding the air conditioning work to Sumter Air, recognizing the current work conducted for the city.

Mr. La Venia agreed with Vice Mayor Gunter's inquiry on the warranty where he addressed the need for same to be submitted in writing; otherwise the next lowest bidder would be awarded with the air conditioning unit contract.

A motion was made by Vice Mayor Gunter and seconded by Commissioner Bell that the city commission approve the city manager's recommendations to award the air conditioning quote to the lowest bidder, Sumter Air & Heat Inc. for \$6,200 with the stipulation that the warranty is received in writing; otherwise, the award would be made to the next lowest bidder.

Commissioner Lewis disclosed a conflict of interest he has with one of the bidders which involves a client that he represents.

Mayor Cheshire called for a roll call vote with the city commission members voting as follows:

Commissioner Bell	Yes
Commissioner Ranize	Yes
Commissioner Lewis	Abstained
Vice Mayor Gutner	Yes
Mayor Cheshire	Yes

The Mayor declared the motion carried on a four-to-one vote with Commissioner Lewis abstaining. (A Memorandum of Voting Conflict of Interest 18B is filed with the minutes of this meeting.)

(b) City Attorney

i. Notice of Claims

Ms. Geraci-Carver announced that there are no updated reports on notice of claims and confirmed that all litigations have been solved.

ii. Feral Cats

Ms. Geraci-Carver gave an example of local governmental entities with animal control officers that have implemented trap-neuter-release programs which involves the trapping, sterilizing, and medically treating of free-roaming animals. She referred to the City of Mount Dora's animal control services involvement with Love. Enrichment. Adoption. Shelter. Health. (L.E.A.S.H.) Inc., a not-for-profit organization established in 2015 who work in conjunction with Lake County's Animal Shelter.

Ms. Geraci-Carver pointed out mixed reviews received from studies conducted and annual expenditures involved resulting in the successful reduction of the number of stray cats in neighborhoods and alternatively the increased number of cat colonies. She referred to the findings of the

National Audubon Society; pointed out the review of Feral and Free-Ranging Cats Policy adopted by the Florida Fish and Wildlife Conservation Commission who disagrees, and mentioned her inability to find a solution to the city's problem.

After lengthy discussions and in response to Mayor Cheshire's recollection of citizens' previous concerns before the city commission at its January 11, 2018 regular meeting regarding the overpopulation of cats and following further deliberation, Ms. Geraci-Carver questioned the city working jointly with L.E.A.S.H. Inc.

Following further discussion and after Vice Mayor Gunter pointed out Animal Control Services Ordinance 2005-030, Ms. Geraci-Carver identified same as a resource of contacting local veterinarians, and suggested contacting L.E.A.S.H. Inc. and later described its services together with city staffing in that regard.

Subsequent to extensive discussions, Mayor Cheshire suggested referring individuals to contact the county's Animal Control Services to which Commissioner Ranize believed the county ought to eventually deal with.

After discussion, Mr. Mike Sweeney, City of Fruitland Park resident, pointed out Marion County's promoting adoptions in partnership with PetSmart™ to which Mayor Cheshire suggested contacting them.

Upon Commissioner Ranize' suggestion and **by unanimous consent, the city commission agreed that concerned individuals be directed to report the overpopulation of feral cats to Lake County Animal Control.**

6. PUBLIC COMMENTS

No one from the public came before the commission at this time.

7. COMMISSIONERS' COMMENTS

(a) Commissioner Ranize

i. New Fruitland Park Library Ground-Breaking Ceremony

Commissioner Ranize expressed his appreciation to Fruitland Park Library Director JoAnn Glendinning for her performance at the Fruitland Park Library's Ground-Breaking Ceremony held earlier this day.

iii. First Baptist Church of Leesburg Inc.

Commissioner Ranize suggested that the city commission be provided in advance for review the site plan and feasibility study (similar to First Baptist Church's application).

Mr. La Venia explained the plan to hold a March 15, 2018 workshop meeting to address the land development regulations (LDRs) and the requirement for a conceptual plan. He recalled the city commission's discussions at its January 25, 2018 Local Planning Agency meeting on the need to conduct a marketing study to which Mr. Beliveau interjected could be incorporated as probable requirements in the LDRs and certain projects as part of the PUD submittals before the city commission.

By unanimous consent and upon Mayor Cheshire's suggestion, the city commission requested that LPG Urban Planning Inc's Executive Director, provide information to the city commission on other local governmental agencies' marketing plans.

iv. "Castle" Property

Commissioner Ranize thanked Mayor Cheshire for his recent comments reflected in the March 5, 2018 Orlando Sentinel newspaper *Fruitland Park 'Castle' Faces Possible Demolition as Neighbor Fights to Preserve History* where he stated that the city does not want to see it go and he is not in favor of the city purchasing same; a copy of which is filed with the supplemental papers to the minutes of this meeting.

Commissioner Ranize recognized that the building in question has some history; explained that the current owner, Mr. Dusan Jevtich -- grandson of Ivan "Honest John" Yeftich, is 81 years old, and indicated that no one cared about said structure until its condition deteriorated where someone as a result is likely to be hurt.

In wishing that The Casino (former community building) was saved, Commissioner Ranize recognized the city residents living with deplorable conditions around the city; acknowledged and expressed satisfaction on the city making improvements, and believed that an interested person wants to save the property, purchase it from Mr. Yeftich, and go through the process.

v. Grease Traps Regulation

Responding to Commissioner Ranize' inquiry on the status of the grease traps regulation, Mr. Bogle reported that staff has been working on implementing a program during the course of the week.

vi. Stormwater Runoff – Cutoff Road (Urick Street to Mirror Lake Drive)

After Commissioner Ranize referred to the city commission's previous discussions at the January 25, 2018 regular meeting regarding the stormwater runoff at Cutoff Road (from Urick Street to Mirror Lake Drive), Mr. La Venia pointed out the meetings staff had with Mr. Beliveau

and the developer involved with Phase One of the Mirror Lake Village Stormwater project (also known as Fruitland Estates) who is required to make an amendment to the Planned Unit Development (PUD) where he desires to increase the amount of impervious surface that he can place on a lot.

Mr. La Venia addressed the runoff problem which he discussed with Mr. Duane K. Booth, Booth, Ern, Straughan & Hiott Inc. (BESH) engineers retained by the city; reported that staff plans to reach out further to Ms. Sandy Joiner, SJRWMD, (engineers who initially worked on the stormwater issue and attempted to rectify the drainage system installation), and described the runoff functions in detail.

Mr. Beliveau referred to an email he received earlier this day regarding a draft letter from the developer outlining the possible solution to the issues he believes involve Phases One and Two and expressed preference to reserve commenting any further and providing a response on same until the proposal is reviewed with Ms. Geraci-Carver which he plans to do with her on March 9, 2018.

Following much discussion, Commissioner Ranize recalled the city commission's previous discussions on the subject matter; recommended that no further permits be issued to the developer until the problems are resolved.

In response to Mayor Cheshire's inquiry, Ms. Geraci-Carver relayed her plan to review the subject matter and communicate with Mr. Beliveau on the issue of the maximum building coverage ratio increase from 30 percent. She agreed that a permit cannot be issued if the proper PUD requirements, which includes stormwater, are unmet and addressed the need to review withholding permits until the issues are rectified.

After Commissioner Ranize addressed his concerns on the manner in which the retention pond drains and the consequences resulting in flooding, Mr. La Venia confirmed same as one issue and described how the water would subsequently deteriorate the roadway on Mirror Lake Drive during wet season.

Mr. Beliveau questioned the responsible party to make roadway improvements on Mirror Lake Drive PUD and the need for the PUD amendment to include a method to cease.

Vice Mayor Gunter addressed his presence at the meeting held among staff, Mr. Beliveau, and the developer and noted how he is attempting to increase the size.

Ms. Geraci-Carver explained, in response to a question posed by Vice Mayor Gunter, that without a proper stormwater management system, the city commission ought to be able to deny the applicant's request to process permits on the lots; however, she addressed her desire to review the matter further.

Responding to several inquiries posed by Commissioner Bell, Mr. La Venia pointed out the telephone call to St. John's River Water Management District (SJRWMD) who expressed preference to wait until the next wet season before conducting an inspection. He recognized BESH's attempts to reach them and staff's request for them to rectify same.

After discussion, Messrs. La Venia and Beliveau agreed with Ms. Geraci-Carver's statements that the system in question was to have mirrored the engineer's plan; pointed out BESH's previous report identifying issues which were not constructed in accordance to the plan. Mr. Beliveau added that it was constructed according to certain assumptions on the manner in which the PUD developed.

Mr. La Venia relayed the SJRWMD's indication for the developer to cease and desist building until such time the requirements set forth in the PUD are met; the necessary corrections to the nonfunctioning stormwater management system are made. She suggested the best method which would have a greater impact is for Mr. Booth to contact SJRWMD and hold such conversation.

By unanimous consent and upon Mayor Cheshire's suggestion, the city commission agreed with Commissioner Ranize request that staff make arrangements that no further building permits for the Mirror Lake Village Stormwater project be issued to the developer until the problems, previously cited, are resolved.

Ms. Geraci-Carver voiced her concurrence with Commissioner Bell's statements whereby the city would have a legal standing; recognized that the city would not permit the developer to continue building if the street was caving in, as it is a quality of life safety issue whereby she expressed her intent to review the matter before opining that the city has jurisdiction to not issue permits.

- (b) **Commissioner Lewis**
 - (i) **Stormwater Runoff – Cutoff Road (Urlick Street to Mirror Lake Drive)**

Commissioner Lewis recognized the slow rate in which the stormwater percolates down in the pond.

In recognizing Commissioner Ranize' previous description regarding the stormwater pipes from the big retention pond to the overflow, Mr. La Venia concurred with Commissioner Lewis' statements on the need to restrict and force same to remain in the bigger pond, and noted the ability for the city commission to prevent any further action which would stop the destruction of the city's roadway which he believes can be answered by Mr. Booth.

Mr. Beliveau recognized the changes in the Mirror Lake Village ownership; believed the current developer, the city is working with, is expeditiously taking the current phase under contract. He felt that Fruitland Estates -- the original owner -- dissolved, the second owner took over, and currently the city is working with the third group.

In response, Mr. La Venia addressed the importance for the issues to be resolved before the homes are sold.

After Commissioner Lewis voiced his opinion that municipalities ought to have the ability to force the developer to rectify the infrastructure issue before proceeding, Ms. Geraci-Carver opined that cities can hold the developer to such standard.

(ii) New Fruitland Park Library Ground-Breaking Ceremony

Commissioner Lewis voiced his concurrence with Commissioner Ranize's sentiments regarding the new Fruitland Park Library Ground-Breaking Ceremony.

(iii) Castle

Commissioner Lewis referred to the March 5, 2018 Orlando Sentinel newspaper *Fruitland Park 'Castle' Faces Possible Demolition as Neighbor Fights to Preserve History* and relayed his agreement with Mayor Cheshire's statements.

Commissioner Lewis pointed out the comments made by City of Tavares Councilmember Bob Granier on the structure's benefits and believed that cities ought to purchase such historical sites. He compared the City of Tavares' millage rate with the City of Fruitland Park, and pointed out his previous discussion on the need to clean up the eyesores of the city; thus, he voiced his favor in improving the city.

(iv) **City of Fruitland Park**

Commissioner Lewis relayed the discussions Mr. Phillip C. Egner, City of Fruitland Park (Brookstone Subdivision) resident, had with him on the difficulty he has, as a service contractor, in finding service for laborers; pointed out the situation that someone else raised with him the characteristics of Fruitland Park featuring “the bedroom community” did not and do not work, and addressed the livelihood of working in the city not generating enough for families.

Commissioner Lewis believes that if the opportunity avails itself, the city commission ought to be considering available and affordable homes in certain areas for employees living in the city and working in the service industry especially as it relates to the PUD request.

Mr. Beliveau identified the city’s demographics; its population as the youngest per capita with a community of families, and its quality of homes which are less expensive than the surrounding neighborhoods. He gave a historical overview of relocated families that have settled around the city and activities at The Villages by the younger crowd and noted the recreational programs available for children.

In response to Mr. Beliveau’s suggestion for the city commission to continue reviewing, as a balance, the proposed projects for consideration; thus, the need to be proactive in encouraging such type of market, Mayor Cheshire addressed the plans for the city commission to obtain what it desires for the city.

(c) **Commissioner Bell**

i. **New Fruitland Park Library Ground-Breaking Ceremony**

Commissioner Bell, in concurring with previous comments by Commissioners Ranize and Lewis, complemented Ms. Glendinning on her work with the New Fruitland Park Library Ground-Breaking Ceremony events that took place earlier this day.

ii. **Gardenia Park**

Commissioner Bell recognized the children loving the Gardenia Park and requested that staff identify the cost to erect a short fence around the perimeter.

(d) **Vice Mayor Gunter, Jr.**

i. **New Fruitland Park Library Ground-Breaking Ceremony**

Vice Mayor Gunter expressed gratitude to Ms. Glendinning for her efforts on the New Fruitland Park Library Ground-Breaking Ceremony.

ii. “Castle” Property

Vice Mayor Gutner described his recollection of Mr. Ivan “Honest John” Yeftich who was the owner of the Castle property.

iii. The Villages - Demographics

Vice Mayor Gunter recognized the change in demographics at The Villages at the Spanish Springs Town Square after 10:00 p.m.

In response Mr. La Venia conveyed the Lady Lake Police Department’s question on the police department’s activities after that time.

iv. Beautification Day

Vice Mayor Gutner requested clarification of the March 10, 2018 Fruitland Park Beautification Day event at the Fruitland Park Library at 10:00 a.m.

Ms. Yoder explained that the participants will meet at Gardenia Park’s pavilion and shirts would be available; plantings will be taking place at the Fruitland Park Library at 205 West Berckman Street, and lunch will be provided by Waste Management Inc.

iv. Score Board

Vice Mayor Gunter requested that Ms. Yoder meet with Mr. La Venia to obtain contact information of Mr. Chris Wickberg, Westminster Communities Inc., regarding the need for a scoreboard. Vice Mayor Gunter relayed Mr. Wickberg’s statements, before he left the February 22, 2018 regular meeting, that if the proposed Rezoning and Development Agreement Ordinance 2018-002 was approved, that he be contacted.

8. MAYOR’S COMMENTS

a. New Fruitland Park Library Ground-Breaking Ceremony

Mayor Cheshire commended Ms. Glendinning on the job well done at the New Fruitland Park Library Ground-Breaking Ceremony held earlier this day.

b. Policy and Procedure

Mayor Cheshire concurred with Commissioner Ranize’ suggestions made at the January 11, 2018 regular meeting on the need to develop policies and procedures for the community development department; voiced concerns on the city commission not being properly informed about road improvements being made conforming to the county’s standards, and mentioned the need to implement such procedures when reviewing the LDRs.

After Mr. La Venia addressed the need to review the incorporation of Miami Curbs in the city's future developments especially as it pertains to PUDs, Commissioner Lewis recognized the residents' concerns on the condition of the city's roadways to which Mayor Cheshire emphasized the requirement to obtain assistance from Mr. Beliveau to include same when considering the development of future homes.

c. Dates to Remember

Mayor Cheshire recognized the following events:

- March 9, 2018, LCLC *Washington Update* U.S. Congressman Daniel Webster, Lake Receptions 4425 N Highway 19-A, Mount Dora, Florida 32757 at 12:00 p.m.
- March 9, 2018, Movie on the Lawn *Wonder* at 7:00 p.m.;
- March 10, 2018, Fruitland Park Beautification Day, Fruitland Park Library 205 West Berckman Street, Fruitland Park, Florida 34731 at 10:00 a.m.
- March 15, 2018, Citizens First Bank, *Business Before Hours* Ribbon Cutting, 3290 CR Highway 441/US 27, Fruitland Park, Florida 34731 at 7:30 a.m.;
- March 15, 2018, City Commission Workshop at 6:00 p.m.;
- March 22, 2018, City Commission Regular at 6:00 p.m.;
- April 3, 2018, Lake Emergency Management Services (EMS) Inc., Finance Committee Meeting, Lake County Administration Building, Board Chambers, 315 West Main Street, Tavares, Florida 32778 at 2:00 p.m.;
- April 5, 2018, City Commission Workshop at 6:00 p.m.;
- April 7, 2018, Fruitland Park Day at 10:00 a.m. and Annual Barbeque Cook-Off at 12:00 p.m.;
- April 10, 2018, Lake EMS Employee Issues Committee, Lake County Administration Building, Board Chambers, 315 West Main Street, Tavares, Florida 32778 at 3:00 p.m.;
- April 10, 2018, Lake EMS Operations Committee Lake County Administration Building, Board Chambers, 315 West Main Street, Tavares, Florida 32778 at 4:00 p.m.;
- April 12, 2018, City Commission Regular at 6:00 p.m.;

- April 13, 2018, LCLC *SJRWMD Lake Apopka Restoration Presentation*, Lake Receptions 4425 N Highway 19-A, Mount Dora, Florida 32757 at 12:00 p.m.;
- April 13, 2018, Movie on the Lawn *Jimani* at 7:00 p.m.;
- April 24, 2018, Lake EMS Board of Directors Meeting, Lake County Administration Building, Board Chambers, 315 West Main Street, Tavares, Florida 32778 at 2:30 p.m., and
- April 25, 2018, Lake-Sumter MPO Governing Board Meeting, 225 W Guava Street, #217, Lady Lake, Florida 32159 at 2:00 p.m.

9. **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:53 p.m.

The minutes were approved at the May 24, 2018 regular meeting.

Signed

Esther B. Coulson, City Clerk

Signed

Chris Cheshire, Mayor

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Lewis, II Raymond Preston</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Fruitland Park Commissioner</i>
MAILING ADDRESS <i>507 Lewis St Lake</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Fruitland Park Lake</i>	NAME OF POLITICAL SUBDIVISION: <i>Fruitland Park</i>
DATE ON WHICH VOTE OCCURRED <i>3/8/18</i>	MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

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ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Ray Lewis, hereby disclose that on March 8, 20 18:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Selection of A/C contractor to replace Police Department A/C unit. One of the bidders purchases insurance from me.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

3/8/18
Date Filed

Raymond P. Lewis, II
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Ranize Riched E.	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Fuitland Park Commission
MAILING ADDRESS 213 North Valley Road	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY Fruitland Lake	NAME OF POLITICAL SUBDIVISION: Commissioner Districk One
DATE ON WHICH VOTE OCCURRED March 8,2018	MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

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ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

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- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Richard E. Ranize, hereby disclose that on March 8, 20 18 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

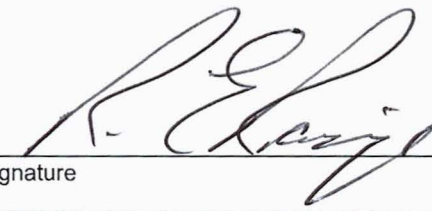
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

The City put out a bid requested to sod areas of the soccer field. During the bid process I, scope with my son Joshua Ranize who advised me that he might supervisor the installation of the sod. Joshua works for a company that sub contracts to one of the bidding companies. I wanted to error on the side caution so a abstained from voting on the contract.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

March 21, 2018

Date Filed


Signature

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