

**FRUITLAND PARK LOCAL PLANNING AGENCY
MEETING MINUTES
October 22, 2020
6:15 p.m.**

A regular meeting of the Fruitland Park Local Planning Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, October 22, 2020 at 6:15 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor John L. Gunter Jr., Commissioners Christopher Bell, Patrick DeGrave, and John Mobilian.

Also Present: City Manager Gary La Venia; City Attorney Anita Geraci-Carver; City Treasurer Jeannine Racine; Police Chief Erik Luce; Public Works Director Robb Dicus; Community Development Administrative Assistant Kelly Turner; Deputy City Clerk Jabari Hopkins, and City Clerk Esther B. Coulson.

1. CALL TO ORDER

ACTION: 6:19:10 p.m. Mayor Cheshire called the meeting to order.

2. ROLL CALL

ACTION: 6:19:14 p.m. At Mayor Cheshire's request, Ms. Coulson called the roll and a quorum was declared present.

Upon Mayor Cheshire's suggestion and **by unanimous consent, the Local Planning Agency accepted the following changes on this evening's agenda:**

6. Approval of Minutes, October 10, 2019

Amend Item 6, page two of four to read: *recommended the approval of proposed Ordinance 2019-009* and amend Item 7, page three of four, Ordinance 2019-007, to read: *not considered*.

Supplemental Agenda Item

Add a supplemental agenda item, Quasi-Judicial Public Hearing, Ordinance 2020-007, Rezoning, subject to Florida Statutes, 163.3174.

3. APPROVAL OF MINUTES

October 10, 2019 LPA minutes

ACTION: 6:20:06 p.m. **On motion of Commissioner Mobilian, seconded by Commissioner DeGrave and unanimously carried, the Local Planning Agency approved the October 10, 2019 meeting minutes as amended.**

PUBLIC HEARING

4. Public Hearing – Ordinance 2020-006 LSCPA – FLUP to Commercial - N CR466A and West of Olive Lane - Petitioner: Lake County School District

After Ms. Geraci-Carver read into the record proposed Ordinance 2020—006, the title of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND SITE SPECIFIC AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION TO COMMERCIAL HIGH INTENSITY OF 27.74 +/- ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF OLIVER LANE; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Greg Beliveau, LPG Urban Planners Inc., described the proposed ordinance and recognized the responses received as a result of the certified mail sent to 19 surrounding property owners from which one was received in opposition, there were no returned undeliverable and approved.

ACTION: 6:20:30 p.m. After discussion, a motion was made by Commissioner DeGrave and seconded by Commissioner Bell that the LPA recommend the approval of proposed Ordinance 2020-006 as previously cited.

There being no one from the public and by unanimous consent, the LPA closed the public hearing.

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

SUPPLEMENTAL AGENDA

Quasi-Judicial Public Hearing – Ordinance 2020-007 Rezoning - LSCPA – Petitioner: Lake County School District

Ordinance 2020-007 Rezoning – Petitioner: Lake County School District

After Ms. Geraci-Carver read into the record proposed Ordinance 2020—007, the title of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE

SCALE COMPREHENSIVE PLAN AMENDMENT AND SITE SPECIFIC AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION TO COMMERCIAL HIGH INTENSITY OF 27.74 +/- ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF OLIVER LANE; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver swore in Mr. Belliveau who testified on the subject proposed Ordinance 2020-007. He distributed, reviewed and described the language changes in the proposed revised master development agreement -- a copy of which is filed with the supplemental papers to the minutes of this meeting -- relayed the Planning and Zoning (P&Z) Board's recommendation of approval and confirmed the acceptance of same by staff and the applicant who are present at this evening's meeting.

Mr. Beliveau relayed the applicant's agreement to the 50' setback and landscape buffer requirements on CR 466A; the provisions in the comprehensive plan policy allowing for flexibility in the development, and Lake County School Board Attorney Fred Morrison's concurrence in that regard.

After discussion the city commission addressed the recital provisions under subsection 7 of the proposed master development agreement; the school board's consideration of selling its property (The Leesburg High Ag Farm, also known as *Parcel 19 of the Northwest Vacant Lands*) on CR 466A, and the homelessness on the south end of said property.

ACTION: 6:25:51 p.m. After discussion, a motion was made by Commissioner DeGrave and seconded by Commissioner Bell that the LPA recommend the approval of proposed Ordinance 2020-007 as previously cited. Additionally, the city commission, by unanimous consent, directed the city manager or the city attorney to explore the proceeds of the sale of the subject property owned by the School Board of Lake County and write a letter to propose the concept of annexing same.

There being no one from the public and by unanimous consent, the LPA closed the public hearing.

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

END OF PUBLIC HEARING

END OF QUASI-JUDICIAL PUBLIC HEARING

5. UNFINISHED BUSINESS

There was no unfinished business to come before the LPA at this time.

ACTION: 6:41:00 P.M. No action was taken at this time.

5. PUBLIC COMMENTS

There were no comments from the public at this time.

ACTION: 6:41:03 PM No action was taken.

6. OTHER BUSINESS

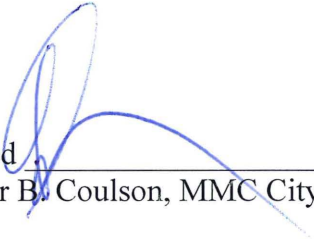
There was no other business to come before the LPA at this time.

ACTION: 6:41:10 PM No action was taken.

7. ADJOURNMENT

The meeting adjourned at 6:41 p.m.

The minutes were approved at the November 11, 2020 meeting.

Signed 

Esther B. Coulson, MMC City Clerk

Signed 

Chris Cheshire, Mayor