

**FRUITLAND PARK CITY COMMISSION JOINT WORKSHOP  
MEETING MINUTES  
March 18, 2021**

A joint workshop meeting of the Fruitland Park City Commission and Planning and Zoning (P&Z) Board was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, March 18, 2021 at 6:00 p.m.

**Commission Members Present:** Mayor Chris Cheshire, Vice Mayor John L. Gunter, Jr., Commissioners Chris Bell, Patrick DeGrave, and John Mobilian; **P&Z Board Members:** Al Goldberg, Chair; Vice Chair Dan Dicus, Carlisle Burch, Walter Birriel, and Fred Collins,

**Members Absent:** School Board Member Dr. Kristi Burns, Non-Voting Member

**Also Present:** City Manager Gary La Venia, City Attorney Anita Geraci-Carver; Community Development Director Tracy Kelley; Administrative Assistant Sharon Williams; Deputy City Clerk Jabari Hopkins, and City Clerk Esther B. Coulson.

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

ACTION: 6:00:23 PM After Mayor Cheshire called the meeting to order, Vice Mayor Gunter led in the Pledge of Allegiance to the flag.

ACTION: 6:00:00 p.m. No action was taken.

**2. ROLL CALL**

Mayor Cheshire requested that Ms. Coulson call the roll and a quorum was declared present.

ACTION: 6:00:05 p.m. No action was taken.

**3. LAND DEVELOPMENT REGULATIONS**

After Mayor Cheshire recognized the land development regulations (LDRs) to be in order at this day's meeting, Mr. Greg Beliveau, LPG Urban and Regional Planners Inc., referred to Ms. Coulson's October 8, 2020 email regarding the proposed LDRs which has been reviewed by staff and Ms. Geraci-Carver; and confirmed that changes to the LDRs as a result were made as of this date. (A copy of the October 8, 2020 email is filed with the supplemental papers to the minutes of this meeting.)

Mr. Beliveau addressed the need to review the proposed changes under Chapter 163, Sign Regulations before commencing with the public hearing process for adoption and distributed the revised draft, a copy of which is filed with the supplemental papers to the minutes of this meeting. .

**Chapter 163, Sign Regulations**

Mr. Beliveau referred to consensus at the September 26, 2019 joint workshop on the changes made to sign spinners; the freestanding monument (multi-tenant) signs, and

change of occupancy triggering signage on the building structure. He pointed out the definitions language under the subject chapter which is also included under Chapter 151, Definitions and Interpretations; cited other versions of the definition that staff intends to include and noted that exemptions such as real estate signs on private property and political signs that were not addressed which ought to be considered.

**ACTION:** 6:04:06 p.m. and 7:19:53 p.m. Subsequent to extensive deliberations, **the city commission and the planning and zoning board, by unanimous consent accepted the recommendation of LPG Urban and Regional Planners Inc. to approve the following language under subsection 163.040: 21) a)-c).**

*Signs placed on a vehicle with a total sign area on any vehicle in excess of ten (10) square feet, where the vehicle is not “regularly used in the conduct of business” and:*

- a) Is visible from a street right-of-way within one hundred (100) feet of the vehicle, and;*
- b) Is parked for more than six (7) consecutive hours in any twenty-four (24) hour period within one hundred (100) feet of any street right-of-way.*
- c) A vehicle shall not be considered “regularly used in the conduct of the business” if the vehicle is used primarily (i) for advertising, or (ii) for the purpose of advertising. This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle operating during the normal hours of business and which is currently licensed, insured, and operable; provided, however, that no such vehicle shall be parked on public or private property with signs attached 21 or placed on such vehicle primarily for the purpose of advertising a business establishment or firm, or calling attention to the location of a business establishment or firm.*

After Mr. Beliveau reviewed, at length, the provisions under subsection 163-070: c) 1) xvi) c), Electronic Message Boards, Signs in Non-Residential Zoning Districts (Residential Processional, Central Business District Mixed Use, Neighborhood Professional, Highway Business, Industrial, Commercial Planned Unit Development District, Public Facilities District, Mixed Use Planned Unit Development, and Industrial Planned Unit Development), and following extensive deliberations **the planning and zoning board and the city commission, by unanimous consent, accepted the following provisions under subsection 163 070: c) 1) xvi), Electronic Message Boards:**

- a) the city attorney’s suggestion to determine the existing maximum copy area for electronic message board signs which exceeds 14 square feet as permitted guidelines;**

- c) Commissioner Bell's request to strike the language: . . . *Shall only display text. The text shall be amber-colored or similar lettering with black background. . . .* ;
  - d) revise the language to reflect dimming features and capabilities ought to be measurable at twenty percent (20%);
  - e) revise the language to reflect dimming features and capabilities ought to be measurable at twenty percent (20%);
  - h) revise the language to delete the words: . . . *5am to 11 pm* and replace the words: *from dawn to dusk*;
  - i) strike the language: . . . *Illumination of any sign located as to be visible from any street or thoroughfare shall not exceed 0.3 foot-candles above ambient lighting conditions at any point along the paving or curb. . . .*
- and
- j) strike the language: . . . *Electronic Message Boards are only permitted along US HWY 27. . . .*

With respect to the monument sign dimensions for the electronic message board **and by unanimous consent, the planning and zoning board and the city commission accepted Vice Chair Goldberg's suggestion to draft provisions identifying and determining the calculation and surcharge requirements.**

Later in the meeting, Ms. Kelley requested that building official be removed from the language under subsection 163.080: a) 3) Enforcement.

ACTION: 7:19:53 p.m. No action was taken.

#### 4. OTHER BUSINESS

##### **Chapter 151, Definitions and Interpretations, Bed and Breakfast Inn**

Commissioner Bell referred to Chapter 151, Definitions and Interpretations, Bed and Breakfast Inn.

ACTION: 7:17:11 p.m. and 7:26:20. After much discussion and **by unanimous consent, the planning and zoning board and the city commission accepted Commissioner Bell's request to change the language under Chapter 151, Definitions and Interpretations, Bed and Breakfast Inn to read: . . . *The owner/manager of the inn shall live on the premises. . . .*** and subsection a) to read: . . . *Small Homestay – A single-family detached residential unit and related accessory structure totalling at least 1800 square feet of heated space with bedrooms. . . .*

**Chapter 160, Site Development Plan Approval**

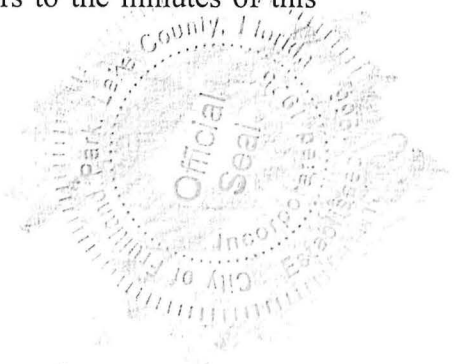
Ms. Kelley distributed the proposed changes for Chapter 160, Site Development Plan Approval, a copy of which is filed with the supplemental papers to the minutes of this meeting.

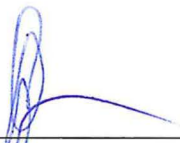
ACTION: 7:17:11 p.m. No action was taken.

**5. ADJOURNMENT**

**The meeting adjourned at 7:28 p.m.**

The minutes were approved at the July 22, 2021 regular meeting.



Signed   
\_\_\_\_\_  
Esther B. Coulson, City Clerk, MMC

Signed   
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Chris Cheshire, Mayor