

**FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY
WORKSHOP MEETING MINUTES
October 13, 2022**

A Community Redevelopment Agency workshop meeting was held at 506 W. Beckman Street, Fruitland Park, Florida 34731 on Thursday, October 13, 2022 at 5:00 p.m.

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

Also present: City Manager Gary La Venia; City Attorney Anita Geraci-Carver; City Treasurer Jeannine Racine; Mr. Ryan Solstice, LPG Urban Regional Planners Inc. (consultant retained by the city); Deputy Finance Director Gary Bachman; Deputy City Clerk Candice Dennis, and City Clerk Esther B. Coulson.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Cheshire called the meeting to order.

2. ROLL CALL

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

By unanimous consent, the CRA agreed with Mayor Cheshire's suggestion to set the time in which to conclude this evening's workshop at 5:50 p.m.

3. CRA Redevelopment Plan Design Standards

Mr. La Venia addressed the plan to review the community redevelopment agency redevelopment plan design standards primarily for the downtown district on Beckman Street; the immediate business district concerns on US Highway 27/441 and CR 466A as well as the CR 25A corridor and take a position on the commercial district fronting the roadway with residential zoning districts behind.

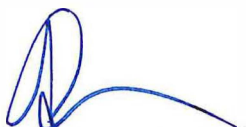
Following lengthy discussions and in response to Mayor Cheshire's reference to the conceptual site plan for Timbertop Lane to be considered later at this evening's city commission meeting, Ms. Geraci-Carver addressed the need for landscape and lighting to comply with the current land development code (LDC) and cited the landscaping/buffers provisions from the proposed amended master development agreement to read: ". . . *Landscaping shall also be provided around commercial building areas, a minimum of five (5) foot landscape buffer around the building perimeter on all sides visible to the general public. . . .*" and Mr. Solstice described the dimensions of said property's perimeter on CR 466A.

Subsequent to extensive discussion, **the CRA, upon the suggestion of Mayor Cheshire and Commissioner DeGrave, directed staff and the city attorney, for the next CRA workshop to:**

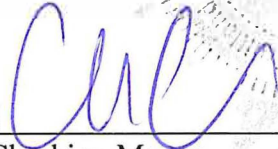
- prepare stringent draft language on residential design standards and landscape and lighting for inclusion in the land development code;
- provide provisions on the options outlined in the master development agreement on building materials and dimensions of the exterior, as previously cited by the city attorney;
- draft a layer over the existing City of Fruitland Park's Official Zoning Map showing an analysis of permitted densities of current apartment complexes or units (workforce housing and adult congregate living facilities); their clusters and areas of proximity as compared with approved master development agreements and planned unit developments, and
- report back on the Community-Based Residential Facilities zoning provisions.

4. **ADJOURNMENT**

By unanimous consent, the meeting adjourned at 5:55 p.m.

Signed 

Esther B. Coulson, City Clerk, MMC

Signed 

Chris Cheshire, Mayor

