

FRUITLAND PARK CITY COMMISSION WORKSHOP
MEETING MINUTES
November 9, 2023

A workshop meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida 34731 on Thursday, November 9, 2023, after the conclusion of the regular meeting at 6:00 p.m.

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

Members Absent: Commissioner Chris Bell

Also Present: City Attorney Anita Geraci-Carver; City Treasurer Gary Bachmann; Police Chief Erik Luce; Public Works Director Robb Dicus; Human Resources Director Betty McHale; Michael “Mike” Rankin, Interim Community Development Director, LPG Urban & Regional Planners Inc. (consultant retained by the city), and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Cheshire called the meeting to order at 6:18 p.m.

2. ROLL CALL

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

3. (a) Proposed Redistricting Map

Mr. Rankin reviewed the proposed redistricting map.

(b) Proposed Comprehensive Plan Status Update Report

Mr. Rankin referred to LPG Urban & Regional Planners Inc.’s proposal for professional consulting services he submitted prior to this evening’s meeting requesting a rewrite of the comprehensive plan; a copy of which is filed with the supplemental papers to the minutes of this meeting. Said plan would address the following elements, the costs to implement same and the timeline:

- future land use
- transportation,
- housing
- recreation and open space
- conservation
- intergovernmental coordination
- capital improvements, and
- public facilities

Later in the meeting, Vice Mayor DeGrave suggested identifying in the proposed comprehensive plan, the zoning designation for the public works site as municipal and the school district property as institutional and do not do anything with them.

Further into the meeting and after some discussion, **the city commission, by unanimous consent, agreed with the mayor's suggestion to direct staff to place on the December 14, 2023 agenda for consideration LPG Urban Regional Planners Inc.'s proposal for the comprehensive plan. Additionally, the city commission agreed for staff to report back on the city commission's directives:**

- **on charettes (with feedback from the local business community and area residents);**
- **the conduct of workshops in this regard (December 8, 2022 CRA workshop);**
- **the landscape and buffer provisions and terms in the master development agreements October 13, November 10, 2022 CRA workshop;**
- **stormwater retention, and**
- **conditional use permits.**

(c) Land Development Regulations Provisions

After Ms. Geraci-Carver concurred with Mr. La Venia's statements that the land development regulation (LDR) amendments ought to be considered before the Planning and Zoning Board and subsequently by the city commission, he requested a time limit pertaining to the following issues:

- **Master Development Agreements**

In response to Mr. La Venia's request, Ms. Geraci-Carver recognized the Master Development Agreement (MDA) is attached to the planned unit development (PUD) which she has observed to be up to five years to start construction.

Later in the meeting, Vice Mayor DeGrave suggested placing stringent restrictions on MDAs with a term of two to three years, Ms. Geraci-Carver addressed the need to change the land development code (LDC) noting that the MDAs already in effect cannot be changed.

- **Conditional Use Permits – Terms**

Later in the meeting, after Vice Mayor DeGrave suggested placing stringent restrictions on conditional use permits (CUP) with a term of six to eight months, Ms. Geraci-Carver addressed the need to change the LDC noting that the CUPs already in effect cannot be changed; thus, typically with implementation within a year, the CUP requested ought to be in place and acted upon (achieving a certificate of occupancy); language could be incorporated to allow more time which is restrictive giving just cause; otherwise, it ceases to exist.

- **Sidewalk Installation and Maintenance**

Sidewalk installation and maintenance was not addressed at this time.

- **Open Storage Mechanical Repairs and Code Enforcement**
Open storage mechanical repairs and code enforcement was not addressed at this time.
- **Planned Unit Development and Zoning Process**
Ms. Geraci-Carver described the form-based code; the elimination of the PUD zoning, and the benefits of retaining same.
- **Building Heights Restriction (Maximum Height Guidelines)**
The building heights restriction (maximum height guidelines) is anticipated to be considered at the December 14, 2023 regular meeting.
- **Distance Requirements**
Distance requirements can be implemented immediately.
- **Stormwater Retention**
Stormwater retention needs to be completed immediately and ought to be considered at the December 14, 2023 regular meeting.

(d) **Micro Racetrack Road Corridor Improvements Vision Session**

With respect to design overlay not in the city limits, Mr. Rankin referred to the reviewed the proposed map.

Later in the meeting and in response to Commissioner Gunter's reference to the November 10, 2022 Community Redevelopment Agency's (CRA's) workshop discussions on Micro Racetrack Road corridor as an uptown section, Mr. Rankin addressed the city commission's position noting the possibility of mixed-use development (residential and commercial) along said corridor.

After Mayor Cheshire referred to some portion of said corridor to be not within the city limits, Mr. Rankin recognized some property owners seeking as the city builds its infrastructure and potential developments desiring to be annexed into the city.

(e) **Public Works Department Site**

Later in the meeting, Mr. La Venia anticipated the completion of the new public works department building to be mid-January 2024.

Mr. La Venia relayed the Lake County Fire Rescue Department's position to relocate to the existing public works site during the construction of the new public safety building and outlined the placement of the fire rescue vehicles (fire trucks and ambulances); provision of a new recreational vehicle to serve as sleeping quarters for the fire rescue personnel (ambulances stationed during daytime hours at the Spring Lake Road site and for nighttime hours at the Whitney Road, City of Leesburg site), and the plans to break ground on May 2024 with the expectancy of a 10-month build.

After Mr. La Venia questioned the city's concept, once the public works' site is vacant by the end of FY 2025-26, Mayor Cheshire recalled previous CRA discussions on the need for potential overflow parking (including the acquisition of an adjoining property) for city-related events especially those held at the community center; previous conversations with Parks and Recreation Director Michelle Yoder about parking for city vehicles/commercial equipment, and recent talks with Mr. La Venia regarding the potential use for cemetery columbarium with a reserved area for stormwater retention.

Vice Mayor DeGrave recollected the direction given at the March 25, 2021 CRA meeting to contact the Urban Land Institute Central Florida Chapter to review segments within the CRA (which included Dixie Avenue and Berckman Street) and acknowledged previous remarks on what the public works site could be used for. He addressed the need for the Fruitland Park Elementary School site to be harmonious as they relate to the proposed commercial with residential uses on the rear along the CR 466A corridor; involve Mr. Rankin on development of mapping identifying vacant properties with color-codes and permitted uses.

Commissioner Gunter suggested pursuing the purchase of lands south of Veteran's Memorial Park, extending the Northwest Lake Community Park Cales Memorial Athletic Complex Multipurpose Soccer Field for Shiloh Cemetery, and the need for parking for events at the current public works site on Fountain Street.

(f) Fruitland Park Elementary School Site

The city commission discussed the vision for the Fruitland Park Elementary School site on CR 466A (under item 3.(e), Public Works Department Site).

After much discussion, Mr. La Venia addressed the school district's future plans for the use of the current elementary school site after it is vacated; the transition of students to said site temporarily due to the renovation and upgrade of Beverly Shores Elementary School in Leesburg to be solely managed by its school faculty staff, and the district's long-term plans for the site once reconstruction is complete.

Mr. La Venia suggested posing the question at the December 6, 2023 School Concurrence meeting on the district's future plans for the portable classroom trailers at the subject site.

4. OTHER BUSINESS

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

5. ADJOURNMENT

The meeting adjourned at 7:19 p.m.

The minutes were approved at the December 14, 2023, regular meeting.

Signed _____
Esther B. Coulson, City Clerk, MMC

Signed _____
Chris Cheshire, Mayor

