

**FRUITLAND PARK CITY COMMISSION SPECIAL MEETING MINUTES  
SEPTEMBER 12, 2013**

MEETING STATISTICS. A special meeting of the Fruitland Park City Commission was conducted in the Conference Room of City Hall, 506 West Berckman Street, Fruitland Park, Florida on Thursday, September 12, 2013 beginning at 5:06 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE. Assistant Chief Borst delivered the invocation followed by the Pledge of Allegiance led by Commissioner Goldberg.

ROLL CALL. Mayor Bell asked everyone to announce their name and position.

ELECTED OFFICIALS PRESENT. Commissioner John L. Gunter, Jr., Commissioner Chris Cheshire, Commissioner Albert O. Goldberg, Vice Mayor Sharon Kelly, Mayor Christopher J. Bell

MUNICIPAL OFFICIALS/OTHERS PRESENT. Interim City Manager (ICM) Rick Conner, Police Chief (PC) Terry Isaacs, Assistant Chief Borst, Acting City Treasurer (ACT) Susan Parker, Community Development Director (CDD) Charlie Rector, City Attorney (CA) Scott Gerken, Greg Beliveau from L P G.

01. CITY MANAGER'S REPORT – Rick Conner introduced Greg Beliveau who proceeded to submit his report on the original Developer's Agreement by the Villages.

Charlie Rector (CDD) stated that as of this afternoon the Villages plan was to purchase 779 acres.

Greg Beliveau continued with his analysis stating there was not much of a difference between the Villages and normal development regarding residential, but commercial shows a much bigger gap in development. Greg Beliveau also talked about workforce issues and the potential for the normal workforce to afford housing. There would be twice as many people living in the Villages compared to the Pine Ridge Dairy development. Mr. Beliveau feels commercial will develop to appropriate levels even though it won't occur in the Villages. Income for the Villages run approximately \$92,000 where as people who would live in Pine Ridge Dairy property would be about \$20,000 to \$30,000 less. Most of the Village people don't work and just have all day to do nothing except shop, eat and play. Whereas the others would need to find jobs and most would not be retired. People who are coming here to retire if they don't like the Villages there are many other retirement communities in the area that they can choose from. Greg stated having this type of Community spins off an opportunity for builders to come in to build housing for the workers. We need to upgrade our workforce in central Florida. Women in Lake and Sumter are not the problem it's the men, who are unemployed, who need to refocus on moving forward.

At this point the Commission took a break but unfortunately the recorder was not set back on.

The following information was taken by Rick Conner (ICM):

Mr. Beliveau felt that we should escrow money from the properties on the north side of 466A as they develop for an ultimate golf cart path.

Greg Beliveau went on to address the issue of the Villages asking for a return of Ad Valorem tax to cover part of their fire department's expenses.

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02. COMMISSIONERS' COMMENTS

Mayor Bell asked for us to get the notice of the meeting out to all residents.

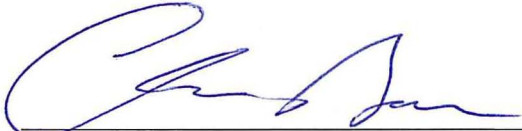
- (a) Commissioner Kelly mentioned that we should address the original commitment of 72 acres to the City i.e. and not let that fall through the cracks. Charlie stated that those 72 acres are not being purchased by the Villages so that would just stay the way the original commitment was.
- (b) Commissioner Cheshire commented that he liked the Mayor's approach on how to run the Public input meeting. At the end we will not be losing money.
- (c) Commissioner Goldberg – Not at this time.
- (d) Commissioner Gunter – Nothing now


Charlie commented that he felt the permitting process will not be an issue and that we can address it by using "off the shelf" software. It takes about 4 to 5 days of training for this program. The complicated part of all this is the inspections. He also felt that we can cover the inspection portion of the work with no major problems without contracting out to Sumter County.

Greg Beliveau wrapped up the discussion by saying it is an adjustment to the timing, but not a significant one, and that the Villages will do a much more sophisticated job then the Dairy.

There was a brief discussion about other developments including Lake Griffin.

03. ADJOURNMENT. There being no further business to discuss, Mayor Bell moved to adjourn in order to go into the regular meeting. The meeting adjourned at 6:44p.m.

  
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Christopher J. Bell, Mayor

Attest:  
  
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Marie Azzolino, Acting City Clerk