

**FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY  
MEETING MINUTES  
March 25, 2021**

A Community Redevelopment Agency meeting was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, March 25, 2021 at 6:15 p.m.

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

**Member Absent:** ~~Commissioner Patrick DeGrave~~

**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; Library Director Jo-Ann Glendinning; Community Development Department Director Tracy Kelley; Deputy City Clerk Jabari Hopkins and City Clerk Esther B. Coulson.

**1. CALL TO ORDER**

ACTION: 6:09:23 p.m. Mayor Cheshire called the meeting to order.

**2. ROLL CALL**

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

ACTION: 6:09:33 p.m. No action was taken.

**3. APPROVAL OF MINUTES**

The CRA considered its action on the following:

- **July 23, 2020, regular meeting;**
- **August 13, 2020, special meeting,**
- **December 17, 2020, special meeting, and**
- **January 14, 2021, special meeting**

ACTION: 6:11:22 p.m. **On motion of Vice Mayor Gunter, seconded by Commissioner Bell and unanimously carried, the CRA approved the previously cited minutes as submitted.**

**4. FY 2019-20 ANNUAL AND ACTIVITY REPORT**

Ms. Racine reviewed the FY 2019-20 Annual and Activity Report total increase and taxable value \$29.36 million.

ACTION: 6:09:40 p.m. and 6:11:49 p.m. **On motion of Commissioner DeGrave, seconded by Commissioner Bell that the CRA accept the report as previously cited.**

**5. CRA REDEVELOPMENT PLAN DISCUSSION**

Discussion on CRA Redevelopment Plan Ordinance 2021-001 enacted at the January 14, 2021 regular meeting to update and reflect current records.

In acknowledging that the CRA currently identifies infrastructure as a general category, Mr. Greg A. Beliveau, LPG Urban and Regional Planners Inc., indicated that specific roadway projects are not required to be incorporated in the CRA redevelopment plan. In order for the plan to comply with the statutory requirements, he addressed the need to commence the process of reviewing and identifying the list of street paving projects in April 2021; consider same in the FY 2021/22 budget, and incorporate the respective projects into the plan as an addendum on an annual basis.

Commissioner DeGrave relayed his previous suggestions to Mr. La Venia to contact the Urban Land Institute (ULI) Central Florida Chapter (a large international land planning organization of which the city is a member) and find out the costs to retain its expert planning review and preliminary streetscaping of the public works building, in conjunction with the school property; the likelihood of extending part of or the entire Berckman Street corridor (and the boundaries outside the CRA district), and achieving the highest and best use in future acquisition of available and usable real estate properties.

Following much discussion, Mr. La Venia: conveyed the comments from Fruitland Park Elementary School Principal Tammy Langley at the Operation Bless Fruitland Park meeting held earlier this day on the school district's change in its priority list as a result of the county's population expansion and the potential impact to the construction plans for the year 2024/25 where approximately \$22 million was earmarked to relocate Fruitland Park Elementary School to Urick Street. He addressed the possibility of Benchmark Development I LLC's (who purchased the site on CR 466A from the school district) contacting them on what they would receive for the property.

After discussion, Mr. La Venia concurred with Commissioner Bell's request to invite Mr. Frederick "Fred" Schneider, Lake County Public Works Department Director, to provide an update.

**ACTION: 6:12:01 p.m. Following much discussion and upon Commissioner DeGrave's suggestion, the CRA, by unanimous consent, directed the city manager to contact the Urban Land Institute Central Florida Chapter and obtain the costs of retaining its services to conduct a review of segments on Dixie Avenue, Berckman Street, and CR 466A within the CRA.**

**6. CRA FUNDS – STREET PAVING DISCUSSION**

Mr. La Venia addressed the plan for Mr. Dicus to provide a list of street (paving) repair and maintenance for consideration.

**ACTION: 6:42:30 p.m. No action was taken.**

**7. UNFINISHED BUSINESS**

There was no unfinished business at this time.

ACTION: 6:43:21 p.m. No action was taken.

**8. PUBLIC COMMENTS**


There were no public comments at this time.


ACTION: 6:43:24 p.m. No action was taken.

**9. ADJOURNMENT**

There being no further business to come before the CRA at this time, **the meeting adjourned at 6:44 p.m.**

The minutes were approved at the August 26, 2021 meeting.

Signed   
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Esther B. Coulson, City Clerk, MMC

Signed   
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Chris Cheshire, Mayor

