

**FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY  
WORKSHOP MEETING MINUTES  
November 10, 2022**

A Community Redevelopment Agency workshop meeting was held at 506 West Beckman Street, Fruitland Park, Florida 34731 on Thursday, November 10, 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; Interim Community Development Director Michael “Mike” Rankin, LPG Urban Regional Planners Inc. (consultant retained by the city); 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.

**3. CRA REDEVELOPMENT PLAN**

The CRA recognized the CRA redevelopment plan design standards for the downtown district:

- residential plan design standards (land development code);
- landscape and lighting (master development agreement);
- permitted densities analysis (official zoning map), and
- community-based residential facilities zoning provisions

At Mayor Cheshire’s request, Mr. Rankin recognized the absence of Mr. Ryan Solstice, LPG Urban Regional Planners Inc.; indicated that they are proceeding in presenting an analysis for future consideration, and highlighted LPG’s review of plans on infrastructure downtown upgrades; main street property, lighting and streetscape improvements, and feathering opportunities on the feeder and downtown corridors.

Mayor Cheshire recalled the consensus at the October 13, 2022 CRA workshop for the city attorney and staff to:

- prepare stringent draft language on residential design standards and landscape and lighting to comply with and include in the land development code (LDC);
- provide landscaping/buffer provisions from master development agreements (MDAs) to read: *Landscape 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. . . . ;*

- 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 MDAs and planned unit developments, and
- report back on the Community-Based Residential Facilities (CBRF) zoning designation provisions.

Commissioner DeGrave addressed the city's position to control growth on CR 466A with the preference for more fee simple town homes CBRF over multi-family dwelling units on every lot. He relayed the city's desire to review the restriction on available multi-family zoning designations under the LDC allowing consistency on the separation of commercial and residential designations for CR 466A and Micro Racetrack Road (vehicular-friendly) and permit small storefront restaurants with outside setting, municipal parking; streetscape, bump-outs at the intersection and specialty street lighting on Berckman Street (pedestrian-friendly).

After Commissioner DeGrave suggested the need for an amendment to the city's landscaping requirements (consistent with the LDC and comprehensive plan policies), he recommended that consideration be given to the city's vision and developers' commitments for quality development to be included in their MDAs, and recognized a new zoning designation with a cap.

Following much discussion and after Ms. Geraci- Carver identified under the current LDC the setback requirements for multi-family dwellings along the permitted planned unit development and parameter property boundaries, Commissioner DeGrave addressed the restriction of buffers adjoining CR 466A to a few different trees consistent with the LDC and believed greenspace along said corridor is required.

4. **ADJOURNMENT**

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

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

Signed \_\_\_\_\_  
Chris Cheshire, Mayor

