

**FRUITLAND PARK CITY COMMISSION REGULAR
CRA WORKSHOP MEETING MINUTES
January 12, 2023**

A workshop meeting of the Fruitland Park Community Redevelopment Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, January 12, 2023 at 5:00 p.m.

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

Also present: City Manager Gary La Venia; City Attorney Anita Geraci-Carver; City Treasurer Jeannine Racine; Police Chief Erik Luce; Messrs. Michael “Mike” Rankin (Interim Community Development Director) LPG Urban Regional Planners Inc. (consultant retained by the city); Deputy City Clerk Candice Dennis, and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

ACTION: 5:02:33 p.m. No action was taken.

2. ROLL CALL

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

ACTION: 5:02:48 p.m. No action was taken.

3. CRA REDEVELOPMENT PLAN DESIGN STANDARDS – DOWNTOWN DISTRICT

Mr. Rankin mentioned the plan to enhance the current sidewalks on Berkman Street from CR 468 to US Highway 27/441; recognized 22 residential properties in the area where missing sidewalks have been identified, and addressed the intent to integrate said connector roadway into a masterplan for sidewalk and other aesthetic improvements. He noted the opportunity to make improvements around the intersection of Dixie Avenue and Berckman Street.

Mr. La Venia addressed the ability for the city to review and acquire nearby properties for additional parking for the recreation center or other uses for the community and subsequently focus on corridor improvements on CR 466A and Micro Racetrack Road.

After Commissioner Gunter referred to the county’s rejection of the city’s previous request for street lights along the CR 466A roadway, Mr. La Venia suggested -- after obtaining the costs involved and permission from the county during the final phase of the roadway improvement project -- leasing the lights from Leesburg Electric; placing them on the median with a uniform appeal similar to The Villages in Sumter County with design standards (commercial properties) to be incorporated in the Land Development Regulations (LDRs) and master development agreements, and agreed with Vice Mayor

DeGrave's recommendation to include same as part of the overall streetscape program; thus, noting Commissioner Bell's remarks on the county's proposed linear trail.

Mr. Rankin explained that later in this evening's meeting, LPG's proposal will be presented before the city commission for discussion to include updating the LDRs, the comprehensive plan and the district maps to which Ms. Geraci-Carver recommended updating the LDRs; if it is currently insufficient, before proceeding in the development of the comprehensive plan.

Mr. Rankin referred to and addressed the planned unit development and zoning maps which would update the comprehensive plan; copies of which are filed with the supplemental papers to the minutes of this meeting.

After much discussion, Mr. La Venia referred to the recent request from Mr. Dan Tatro, Grizzard Commercial Real Estate Group LLC, to appear before the city commission at a future meeting to propose the annexation of 15 units an acre of high-density multi-family dwelling units on an existing agricultural site (platted Oliver Lane site) near J. C. Burke property.

ACTION: 5:04:59 p.m. Following further discussion and **by unanimous consent, the CRA directed the city attorney to draft an ordinance revising the land development regulations to include the following provisions in the master development agreements for consideration before the city commission at the March 2023 regular meeting:**

- **installation and maintenance of sidewalks within a certain amount of feet from the curb with setback limits;**
- **prohibition of open storage, mechanical repairs or such activities on commercial parking lots with the enforcement of same by the city's code enforcement;**
- **utilization of the planned unit development process, and**
- **stipulation of the maximum height guidelines for residential properties limited to no more than three-stories; the distance requirements on multi-family dwellings within half-a-mile of each other, and the uniform procedures for landscaping with amenities for consideration at the March 2023 meeting as a priority.**

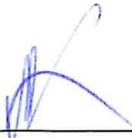
4. OTHER BUSINESS

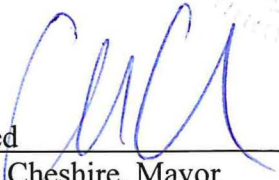
There was no other business to come before the CRA.

ACTION: 5:57:34 p.m. No action was taken.

5. ADJOURNMENT

The meeting adjourned at 5:58 p.m.

Signed 
Esther B. Coulson, City Clerk, MMC

Signed 
Chris Cheshire, Mayor

