



**FRUITLAND PARK
COMMUNITY REDEVELOPMENT AGENCY
MEETING AGENDA**

March 23, 2017

City Hall Commission Chambers

506 W. Berckman Street

Fruitland Park, FL 34731

As soon as practical at 6:15 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Action may not be taken by the Community Redevelopment Agency at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the CRA. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the CRA addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

4. APPROVAL OF MINUTES

September 22, 2016 meeting.

5. ROADS AND STREEST

6. CS/HB 13 CRA - Termination

7. NEW BUSINESS

8. ADJOURNMENT

Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.)

If a person decides to appeal any decision made by the City of Fruitland Park with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.

ORDINANCE NO. 95-001

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, PERTAINING TO THE ESTABLISHMENT OF A COMMUNITY REDEVELOPMENT TRUST FUND; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE ESTABLISHMENT AND ADMINISTRATION OF A COMMUNITY REDEVELOPMENT TRUST FUND; PROVIDING FOR THE DESIGNATION OF THE COMMUNITY REDEVELOPMENT TRUST FUND AS THE RECIPIENT OF FUNDS PURSUANT TO SECTION 163.387, FLORIDA STATUTES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fruitland Park has, by resolution, established a finding of blight; and,

WHEREAS, the City Commission desires to provide for the removal of such blighted areas and redevelop such areas, pursuant to the Community Redevelopment Act of 1969, hereafter referred to as the "CRA", as contained in Florida Statutes, Chapter 163, Part III; and,

WHEREAS, the City Commission has, by resolution, approved a Community Redevelopment Plan for the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, as follows:

SECTION 1. There is hereby established and created, in accordance with the provisions of Section 163.387, Florida Statutes, a Community Redevelopment Trust Fund, hereafter referred to as "the Fund".

SECTION 2. The monies allocated to and deposited into the Fund are hereby appropriated to the City of Fruitland Park Community Redevelopment Agency, hereafter referred to as "the Agency", to finance projects within the Community Redevelopment Project Area, hereafter referred to as "the Project". The Agency shall utilize the monies and the revenue paid into and earned by the Fund for all and every community development purpose delegated to it by the established Community Redevelopment Plan, hereafter referred to as "the Plan", and as further provided by law. The Fund is to exist for the duration of the Project programs or until legally terminated by ordinance. The monies shall be held by the City for and on behalf of the Agency and distributed to the Agency in accordance with a subsequent agreement to be established between the City and the Agency.

SECTION 3. There shall be paid into the Fund each year by all taxing authorities within the Project Area, except those authorities excluded by state law, the incremental increase in ad valorem taxes levied each year by the above-referenced taxing authorities over the amount of ad valorem taxes levied each year by the above-referenced taxing authorities over the amount of ad valorem taxes levied by the referenced taxing authorities in the base year, as established in Section 5 below.

SECTION 4. The tax roll used in connection with the taxation of such property for the base year shall be the Tax Roll of 1994 in Lake County. All deposits into the Fund shall begin with the incremental increases in ad valorem tax revenues received subsequent to November 1, 1995.

SECTION 5. The tax increment shall be determined and appropriated annually in an amount equal to the difference between:

a. the amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Community Redevelopment Area; and

b. the amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any amount from any debt service millage, upon the total of the assessed value of the taxable real property in the Community Redevelopment Area, as shown upon the 1994 assessment roll used in connection with the taxation of such property by each taxing authority. If any conflict occurs between the provisions of this Ordinance and the provisions of Chapter 163, Part III, Florida Statutes, concerning tax increment financing, the statutory provisions shall control and apply to this Ordinance.

SECTION 6. Each taxing authority will annually appropriate to the Fund the aforesated sum at the beginning of their fiscal year. Payment of the sum shall be in accordance with state law.

SECTION 7. The Agency, with the approval of the City Commission, is directed to establish the Fund and to develop and promulgate rules, regulations and criteria whereby the Fund may be promptly and effectively administered, including the establishment and the maintenance of books and records and adoption of procedures whereby the Agency may, expeditiously and without undue delay, utilize the monies received for their allocated statutory purpose.

SECTION 8. The Agency shall accept full responsibility for the receipt, custody, disbursement, accountability, management and proper application of all monies paid into the fund subject to the provisions of Section 2 of this Ordinance.

SECTION 9. Any and all ordinances or parts of ordinances that are in conflict herewith are hereby repealed.

SECTION 10. If any part of this Ordinance is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of the remainder, which shall remain in full force and effect.

SECTION 11. This ordinance shall take effect immediately upon its final adoption.

PASSED AND ORDAINED this 16th day of March, 1995, by the City Commission of the City of Fruitland Park, Florida.

William R. White
William R. White, Mayor
City of Fruitland Park

Attest:

Linda S. Rodrick
Linda S. Rodrick, City Clerk
City of Fruitland Park

First Reading: March 2, 1995

Second Reading: March 16, 1995

Approved as to form:

Gary J. Cooney
Gary J. Cooney
City Attorney

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REDEVELOPMENT PLAN MAJOR GOALS

7.0 MAJOR GOALS, OBJECTIVES AND POLICIES

Goal 1 **Overall Redevelopment: Establish downtown Fruitland Park as a focal point for the community and attract visitors from the entire region.**

Objective 1.1 Increase the visual attractiveness and unity of downtown Fruitland Park by identifying a common theme and incorporating architectural standards into the LDR by 2016.

Objective 1.2 Continue to encourage additional civic activities and community events in the downtown area.

Objective 1.3 Continue to maintain and enhance existing development and encourage development of undeveloped or underdeveloped property in the CRA.

Goal 2 **Overall Image Goal: Increase the visibility, identity and unity of the downtown through physical design, promotion and improved signage by 2020.**

Objective 2.1 Develop a unified advertisement campaign for downtown retailers by 2025.

Objective 2.2 Incorporate standards in the LDR for the redevelopment of historic structures by 2020.

Objective 2.3 Publish a list of under-represented specialty retail shops by 2020.

Objective 2.4 Develop a set of standards and program for creation of City and District identity and wayfinding signage.

Objective 2.5 Improve the road and sidewalk conditions in the residential areas.

Objective 2.6 Improve sidewalk connection within the downtown commercial areas and adjacent residential areas.

Florida Department of Transportation (FDOT) Grants

The Florida Department of Transportation (FDOT) has several grant programs available for Cities and Counties. Available grants may be used for roadway enhancements (streetscaping / hardscaping, crosswalks, etc.) roadway landscape improvements (SB 1446) and safety improvement grants. These grants are available annually and program funding is limited to available department funding and a competitive award process. The local FDOT Regional office in Chipley, Florida administers the grants.

Florida Department of Environmental Protection (FDEP) Grants

The Florida Department of Environmental Protection has several grant programs available for Cities and Counties for parks and recreation via the Division of Recreation.

Community Development Block Grants (CDBG)

The purpose of this federal grant program is to provide annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons.

Funding Sources and Projections

The CRA Projections are listed below for both districts and all taxing authorities (Fruitland Park, Lake County BCC, Lake County Water Authority, and Lake County Ambulance).

2015 -\$235,000
2016- \$245,000
2017- \$280,000
2018- \$300,000
2019- \$310,000
2020- \$315,000

**FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY MEETING
MINUTES
September 22, 2016**

A meeting of the Fruitland Park Community Redevelopment Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, September 22, 2016 at 7:00 p.m.

Members Present: Mayor Christopher Bell, Vice Mayor John L. Gunter, Jr., Commissioners Christopher Cheshire, Ray Lewis and Rick Ranize.

Also Present: City Manager Gary La Venia, City Attorney Anita Geraci-Carver, City Treasurer Jeannine Michaud-Racine; Police Chief Michael A. Fewless, Assistant Fire Chief Don Gilpin; Fire Department Lieutenant Tim Yoder, Firefighters Emily Fisher, Madison Leary, Chris Lewis, and David Campbell, Fire Department; Community Development Administrative Assistant Tracy Kelley, Public Works Director Dale Bogle; and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Bell called the meeting to order at 7:10 p.m.

2. ROLL CALL

Upon Mayor Bell's request, Ms. Coulson called the roll and a quorum was declared present.

3. PUBLIC COMMENTS

No one from the public appeared before the CRA at this time.

4. APPROVAL OF MINUTES

On motion of Commissioner Cheshire, seconded by Vice Mayor Gunter and unanimously carried, the CRA approved the August 25, 2016 minutes as submitted.

5. RESOLUTION 2016-002, CRA

Ms. Geraci-Carver read into the record proposed CRA Resolution 2016-002, the substance of which is as follows:

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF FRUITLAND PARK, FLORIDA,
RECOMMENDING ADOPTION OF THE AMENDED COMMUNITY
REDEVELOPMENT PLAN TO THE CITY COMMISSION OF THE
CITY OF FRUITLAND PARK; PROVIDING FOR AN EFFECTIVE
DATE.

By unanimous consent, and upon the request of the Chief Executive Officer, LPG Urban and Regional Planners, Inc., the CRA recommended the approval of carrying over LPG's testimony to the regular city commission meeting.

Mr. Greg Beliveau, LPG Urban and Regional Planners Inc., referred to the city commission's consideration of the Community Redevelopment Plan (CRA) at its

April 7, 2016 workshop. He indicated that LPG, at the city commission's request, identified CRA projects to expend CRA funds --- namely, specific city streets, water connection lines, and tree trimming -- forecasted to be available over a five-year period; pointed out a complete list of items under Section 7.0, Major Goals, Objectives and Policies reflected on page 30 of the CRA Plan.

After discussion and **on motion of Commissioner Ranize, seconded by Vice Mayor Gunter and unanimously carried, the CRA adopted Resolution 2016-002 and recommending approval to the city commission for approval.**

6. NEW BUSINESS

Commissioner Ranize requested the CRA's opinion to including two individuals (a resident and business owner) to serve on the CRA which has to be implemented by ordinance by the city commission.

In response to Mayor Bell's inquiry, Mr. Beliveau mentioned the hardship in the past when involving citizen participation at the city and recognized and gave examples where various municipal CRAs composed of the entire elected body, elected body with citizens, and citizens.

Commissioner Ranize requested that the matter be placed on the next agenda for consideration.

7. ADJOURNMENT

There was no further business to come before the CRA at this time, on motion made, second and unanimously carried, the meeting adjourned at 7:22 p.m.

The minutes were approved at the March 23, 2017 meeting.

Signed _____
Esther B. Coulson, City Clerk

Signed _____
Christopher Bell, Mayor

QUOTE PROPOSAL

C.W. ROBERTS CONTRACTING, INC

4208 CR 124-A

Wildwood, Florida

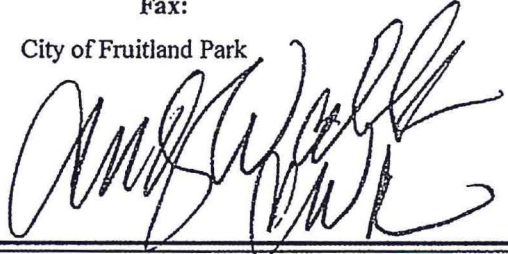
Contact: Andy Walker

Phone: 941.915.4933

Fax:

Quote To:

City of Fruitland Park

Job Name:FPN:Date of Plans:Revision Date:Phone:Fax:

Quote Revision:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
100	Berryhill Cr	1.00	LS	28,110.00	28,110.00
200	Century Street	1.00	LS	21,200.00	21,200.00
300	Arecia Street	1.00	LS	4,560.00	4,560.00
400	Penn Street	1.00	LS	21,000.00	21,000.00
500	Foxhill Street	1.00	LS	17,175.00	17,175.00
600	James Street	1.00	LS	10,600.00	10,600.00
700	MarySue Street	1.00	LS	12,720.00	12,720.00
800	Jewell Street	1.00	LS	13,800.00	13,800.00
900	Cul De Sac West Hilltop	1.00	LS	4,770.00	4,770.00
1000	Parking Stall at Park	1.00	LS	4,300.00	4,300.00
GRAND TOTAL					\$138,235.00

3/7/17



PAQUETTE COMPANY

101 WEBER AVENUE

LEESBURG, FL 34748

PH. #(352) 365-0006 / FX. #(352) 315-0500

TOWN OF FRUITLAND PARK - 2017

TO: DALE BROGLE

TOWN OF FRUITLAND PARK

PAQCO, Inc. proposes to furnish the following work, including all labor, materials and equipment - complete in accordance with the following:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
1	CENTURY STREET (1" MIN. S-III)	2,045	SY	\$6.85	\$14,008.25
2	ARECIA STREET (1" MIN. S-III)	475	SY	\$6.85	\$3,253.75
3	PENN STREET (1" MIN. S-III)	2,800	SY	\$6.85	\$19,180.00
4	FOXHILL STREET (1" MIN. S-III)	1,684	SY	\$6.85	\$11,535.40
5	JAMES STREET (1" MIN. S-III)	1,080	SY	\$6.85	\$7,398.00
6	MARYSUE STREET (1" MIN. S-III)	1,288	SY	\$6.85	\$8,822.80
7	JEWELL STREET (1" MIN. S-III)	1,338	SY	\$6.85	\$9,165.30
8	CUL DE SAC / HILLTOP (1" MIN.) (CUL-DE-SAC AND ROAD TO HYD)	560	SY	\$6.85	\$3,836.00
9	BERRYHILL CIRCLE	7,435	SY	\$6.85	\$50,929.75
***	STREETS BID AS A WHOLE				
***	INCLUDES TACK COAT				
***	INCLUDES TRAFFIC CONTROL AND PREPWORK PRIOR TO PAVING				
				PROPOSAL TOTAL:	\$128,129.25

TERMS:

Net cash upon receipt of invoice, no retainage to be held. Subject to credit approval. All monies not paid when due shall bear interest at the maximum rate allowed by law at the place of the project and any cost incurred in collection said monies. Including Attorney fees and court cost will be due under this contract.



PROPOSAL NO. _____
 SHEET NO. _____
 DATE _____

PROPOSAL SUBMITTED TO: City of Fruitland park
 NAME _____
 ADDRESS _____
 PHONE NO. 352-263-8421

WORK TO BE PERFORMED AT: listed below
 ADDRESS _____
 DATE OF PLANS 12/17/16
 ARCHITECT _____

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

Remove & Replace concrete sidewalks

<u>1</u>	<u>404w Berckman St</u>	<u>13</u>	<u>Squares</u>
<u>2</u>	<u>Berckman St.</u>	<u>4</u>	<u>"</u>
<u>3</u>	<u>Berckman St</u>	<u>2</u>	<u>"</u>
<u>4</u>	<u>Railroad St</u>	<u>6</u>	<u>"</u>
<u>5</u>	<u>Mirror Lk.</u>	<u>6</u>	<u>"</u>
<u>6</u>	<u>College St & Fontana</u>	<u>12</u>	<u>"</u>
<u>7</u>	<u>United Pent. Church</u>	<u>4</u>	<u>"</u>
<u>8</u>	<u>Fruitland St.</u>	<u>3</u>	<u>"</u>

Replace with 4" 3000 psi concrete with welded wire mesh
Five trees need stump grinder for roots

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ 10,350.00) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Michael S. Baly
 Per Bay to Bay Const.
 Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
 Date _____
 Signature _____

From: Anita Geraci
To: [Gary La Venia](#); [Christopher Cheshire](#); [John Gunter](#); [Christopher Bell](#); [Rick Ranize](#); [Ray Lewis](#)
Cc: [Esther Coulson](#); [Susan Wright](#)
Subject: Urgent - Legislative Items for the Week
Date: Monday, March 13, 2017 12:03:11 PM

Good morning,

HB 13 which will terminate all CRA's by the year 2037, will not allow any new projects to be added to the CRA plan and will not allow any new debt for the CRA after the Effective Date of the bill passed the subcommittee 9-6 and is going to the House, Ways and Means Committee and may be heard this Wednesday. The League of Cities opposes this bill. This bill is not good for the City. I recommend you reaching out to our local representative and those on the House, Ways and Means Committee to voice your concern.

SB 80 is the public records bill which removes the mandatory award of attorney's fees against a local government and makes it discretionary instead. This is good for the City. In the last committee the bill was amended to add even better language for the City. It will be heard tomorrow in the Senate Judiciary committee. I encourage you to reach out to the local senator and the Senate Judiciary committee and voice your support for this bill.

HB 687 will be heard Wednesday in the House Energy & Utilities Subcommittee. This bill is not good for the City. It will allow for-profit wireless communications companies to install their lines within the City's right of way for \$15.00 per year. I recommend you reach out to local representative and those on the Energy and Utilities Subcommittee and oppose this bill.

If you have any questions, please let me know.

Thank you,

Anita

Board Certified in City, County & Local Government Law



1560 Bloxam Avenue
Clermont, Florida 34711
(352) 243-2801
(352) 243-2768 facsimile

Please note if your communication with me relates to my position as City Attorney, Town Attorney or College Board Attorney: Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communication may therefore be subject to public disclosure.

This message contains legally privileged and confidential information intended only for the individual or entity

named above. If the reader of this message is not the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If this communication was received in error, please notify the sender and promptly delete this message from your computer. Thank you.