

**FRUITLAND PARK CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY
MEETING AGENDA**

March 24, 2022

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, Florida 34731

As Soon As Practical at 6:30 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES (city clerk)

- February 10, 2022 special
- January 13 2022, special and
- December 9, 2021, regular

4. FY 2020-21 ANNUAL CRA REPORT (city treasurer)

Motion to consider the approval of the CRA Annual Report for FY 2020-21.

5. CRA REDEVELOPMENT PLAN DISCUSSION (city manager)

CRA Redevelopment Plan discussion. LPG Urban and Regional Planners Inc.

6. UNFINISHED BUSINESS

7. 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.

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 CRA 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.

**CITY OF FRUITLAND PARK
CRA AGENDA ITEM SUMMARY SHEET
Item Number: 3**

ITEM TITLE: Draft CRA Meeting Minutes
For the Meeting of: March 24, 2022
Submitted by: City Clerk
Date Submitted: March 16, 2022
Funds Required: No
Attachments: Draft minutes

Item Description: Meeting Minutes –

- February 10, 2022 special
- January 13 2022, special and
- December 9, 2021, regular

Action to be Taken: Approve the minutes.

Staff's Recommendation: Approve the meeting minutes as submitted, if there are no corrections.

Additional Comments: None

City Manager Review: Yes

Mayor Authorization: Yes

**FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY
DRAFT SPECIAL MEETING MINUTES
February 10, 2022**

A Community Redevelopment Agency special meeting was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, February 10, 2022 at 6:15 p.m.

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

Member Absent: Commissioner Patrick DeGrave

Also Present: City Manager Gary La Venia; City Attorney Anita Geraci-Carver, City Treasurer Jeannine Racine; Lieutenant Henry Rains, Police Department; Community Development Director Dwyane Williams; Public Works Director Robb Dicus; Parks and Recreation Director Michelle Yoder; Administrative Assistant Candice Dennis and City Clerk Esther B. Coulson.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Cheshire called the meeting to order.

ACTION: 6:19:11 p.m. No action was taken.

2. ROLL CALL

Mayor Cheshire requested that Ms. Coulson call the roll where a quorum was declared present; announced the absence of Commissioner DeGrave who will not be attending this evening's meeting, and recognized the following changes to this evening's agenda:

4. Millings and Curbing Quote

To be withdrawn at staff's request.

5. CRA Redevelopment Plan Proposal

Power-point presentation

ACTION: 6:19:21 p.m. Upon Mayor Cheshire's recommendation and **by unanimous consent, the CRA accepted the previously cited changes to this evening's agenda.**

3. CHANDELIER INSTALLATION QUOTE - COMMUNITY CENTER

The CRA considered its action to approve Marathon Electric's quote for eight chandeliers already purchased to be installed at the community center for \$9,600.

At Mayor Cheshire's request, Mr. La Venia described the quotes received for eight chandeliers, already purchased to be installed at the community center, from Electrical Works for \$11,680.00 and Marathon Electric for \$9,600.

ACTION: 6:19:55 p.m. **On motion of Commissioner Mobilian, seconded by Vice Mayor Gunter and unanimously carried, the CRA approved staff's recommendation to accept the lowest responsive and responsible bidder, the quote from Marathon Electric for \$9,600 to install eight chandeliers at the community center.**

4. MILLINGS AND CURBING QUOTE- GARDENIA PARK PARKING AREA AT THE RECREATION COMPLEX – WITHDRAWN

Motion to consider Bay -to-Bay Construction's quote to install new concrete curbing and millings at Gardenia Park's parking area.

ACTION: 6:22:14 p.m. **On motion of Vice Mayor Gunter, seconded by Commissioner Bell and unanimously carried, the CRA withdrew from this evening's agenda its action to consider the approval of Bay-to-Bay Construction's quote to install new concrete curbing and millings at Gardenia Park's parking area at the recreation complex at staff's request.**

5. CRA REDEVELOPMENT PLAN PROPOSAL STATUS UPDATE REPORT

Mr. La Venia recalled the CRA's direction (at its previous meetings) to obtain an estimate of redevelopment plans for Berckman Street on downtown district's redevelopment plan design standards estimate which include the and surrounding corridors from LPG Urban & Regional Planners Inc.

Mr. Michael Rankin, LPG Urban and Regional Planners Inc. (consultants retained by the city), gave a power-point presentation on the CRA Redevelopment Proposal and Plan for the Downtown District and Corridor; a copy of which was distributed for the record and filed with the supplemental papers to the minutes of this meeting.

ACTION: 6:22:40 p.m. **After further discussion, and on motion of Commissioner Bell, seconded by Vice Mayor Gunter and unanimously carried, the CRA recommended the approval of its redevelopment plan proposal from LPG Urban and Regional Planners Inc. (The proposal (not to exceed \$24,000) will include boundaries outside the CRA.)**

6. PUBLIC COMMENTS

Mr. Carl Yauk, Villages of Pine Hills (Fruitland Park) resident, voiced concerns on Agenda Item 3., chandelier installation quote for the community center and the municipal complex budget.

ACTION: 6:39:10 p.m. No action was taken.

7. UNFINISHED BUSINESS

There was no unfinished business to come before the CRA at this time.

ACTION: 6:42:18 p.m. No action was taken.

8. ADJOURNMENT
The meeting adjourned at 6:42 p.m.

The minutes were approved at the March 24, 2022 meeting.

Signed _____
Esther B. Coulson, City Clerk, MMC

Signed _____
Chris Cheshire, Mayor

**FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY
DRAFT MEETING MINUTES
January 13, 2022**

A Community Redevelopment Agency meeting was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, January 13, 2022 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.

Also Present: City Manager Gary La Venia; City Attorney Anita Geraci-Carver, Senior Finance Sue Parker; Chief Erik Luce; Community Development Director Dwyane Williams; Public Works Director Robb Dicus, Administrative Assistant Candice Dennis, and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

ACTION: 6:31:04 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: 6:31:09 p.m. No action was taken.

3. ENGAGEMENT LETTER – MCDIRMIT DAVIS, CPA

The CRA considered its action to approve the engagement letter from McDirmit Davis, CPA.

ACTION: 6:31:32 p.m. After discussion, and **on motion of Vice Mayor Gunter, seconded by Commissioner DeGrave, and unanimously carried, the CRA approved the November 11, 2021 engagement letter as previously cited.**

4. CRA REDEVELOPMENT PLAN STATUS UPDATE REPORT

Discussion on redevelopment plan estimate on architectural, residential, commercial and industrial design standards.

Mr. La Venia relayed recent discussions he had with LPG Urban Planning Inc. regarding the CRA redevelopment plan and the intent to present a proposal at a future meeting.

ACTION: 6:32:40 p.m. No action was taken.

5. PUBLIC COMMENTS

There were no public comments at this time.

ACTION: 6:35:27 p.m. No action was taken.

6. UNFINISHED BUSINESS

There was no unfinished business at this time.

ACTION: 6:35:47 p.m. No action was taken.

7. ADJOURNMENT

The meeting adjourned at 6:35 p.m.

The minutes were approved at the March 24, 2022 meeting.

Signed _____
Esther B. Coulson, City Clerk, MMC

Signed _____
Chris Cheshire, Mayor

**FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY
DRAFT MEETING MINUTES
December 9, 2021**

A Community Redevelopment Agency meeting was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, December 9, 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.

Also Present: City Manager Gary La Venia; City Attorney Anita Geraci-Carver, City Treasurer Jeannine Racine; Chief Erik Luce; Community Development Director Dwyane Williams, Public Works Director Robb Dicus, and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

ACTION: 6:10:35 p.m. No action was taken.

2. ROLL CALL

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

3. APPROVAL OF MINUTES

The CRA considered its action to approve the August 26, 2021 CRA meeting minutes.

ACTION: 6:10:58 p.m. **On motion of Commissioner DeGrave, seconded by Commissioner Bell and unanimously carried, the CRA approved the August 26, 2021 minutes as submitted.**

4. 2022 CRA MEETING SCHEDULE

The CRA considered its action to approve the 2022 CRA meeting schedule.

ACTION: 6:11:12 p.m. **On motion of Commissioner DeGrave, seconded by Commissioner Mobilian and unanimously carried, the CRA approved the 2022 CRA meeting schedule.**

5. CRA REDEVELOPMENT PLAN STATUS UPDATE REPORT

The CRA discussed the architectural, residential, commercial and industrial design standards.

After Mr. La Venia recalled the CRA's August 26, 2021 directive to provide preliminary streetscaping, he addressed the opportunity to seek grant funds for residential-professional use designation to improve Berckman Street; reported on the previous roadway improvements that were accomplished utilizing CRA funds, and acknowledged the

redevelopment proposal for approximately \$25,000 from Urban Land Institute or utilize LPG Urban and Regional Planners Inc. (consultants retained by the city) in this regard.

Following some discussion, Commissioner DeGrave cited reasons on the need to utilize CRA funds to facilitate a plan, after a study is conducted, for Berkman Street and CR 466A -- the streetscaping design of which has already been developed by Lake County -- and suggested the need for the city's vision on such renderings before development is considered as an extension to the land development code.

ACTION: 6:11:35 p.m.. Following much discussion and **by unanimous consent, the CRA directed the city manager to request an estimate of redevelopment plans from LPG Urban and Regional Planners Inc. during the week of December 13, 2021 and report back to the elected body.** (To include an engineering study for roadway improvements for Berkman Street, Rose Street, College Avenue, CR 466, CR 468, CR 25A, CR 66A, and US Highway 27/441 and predictions on average daily trips and traffic flow.)

Mayor Cheshire referred to the streetscaping design prepared by LPG which was addressed at the September 18, 2014 city commission workshop.

6. PUBLIC COMMENTS

There were no public comments at this time.

ACTION: 6:33:56 p.m. No action was taken.

7. UNFINISHED BUSINESS

There was no unfinished business to come before the CRA at this time.

ACTION: 6:34:24 p.m. No action was taken.

8. ADJOURNMENT

The meeting adjourned at 6:34 p.m.

The minutes were approved at the March 24, 2022 meeting.

Signed _____
Esther B. Coulson, City Clerk, MMC

Signed _____
Chris Cheshire, Mayor

**CITY OF FRUITLAND PARK
CRA AGENDA ITEM SUMMARY SHEET
Item Number: 4**

ITEM TITLE: FY 2020-21 Annual CRA Report
For the Meeting of: March 24, 2022
Submitted by: City Treasurer
Date Submitted: March 15, 2022
Funds Required: No
Attachments: CRA Annual Report FY 2020-21
Item Description: **CRA Annual Report** - Florida Statutes require an annual report of the year's redevelopment activities including a financial statement of assets and liabilities, and revenue and expenses due March 31st of each year. The annual report for FY 2020-21 is attached.

Action to be Taken: **Approve the CRA Annual Report for FY 2020-21.**

Staff's Recommendation: Approval.

Additional Comments:

City Manager Review: Yes

Mayor Authorization: Yes

Community Redevelopment Agency
City of Fruitland Park

Annual Report FY 2020-2021

The Florida Community Redevelopment Act of 1969 (Florida Statutes: Title XI, Chapter 163, Part III) provides a vehicle for local communities to form a Community Redevelopment Agency (CRA) and create a Redevelopment Trust Fund through Tax Increment Financing (TIF) for financing improvements within a target area.

The City of Fruitland Park established its CRA in March 1995. The Community Redevelopment Plan was updated and approved in August 2020.

The CRA Base Year Tax Value for OOF1 dated 3/16/1995 is \$17,896,110 and for 00F2 dated 6/28/2005 is \$67,646,734. FY2021 Current Year Tax Value for 00F1 is \$62,306,956 and for 00F2 is \$88,308,841. The increase in tax value from the base value of 00F1 is \$44,410,846 and for 00F2 is \$20,662,107 for a total increase of \$65,072,953.

Pursuant to Chapter 163.356(3)(c) of the Florida Statutes, a progress report of the year's redevelopment activities, including a complete financial statement of assets, liabilities, income and expenses, is due March 31 of each year. This annual report briefly summarizes the redevelopment activities conducted by the CRA in FY 20-21 and includes the year's financial statements.

In FY20-21, nine streets were paved (Hamlet Court, Village Court, West Catabwa (Rose/College), Cindy Ave, Patricia Ave, West Hilltop), fixed depression at Lake St, fixed bad area Areca St, restriped stop bars, and patched Poinsettia. The Community Center remodeled the bridal room, put a fence in the back of Recreation, painted, and removed trees. Electrical work was done including power to the shed and new outlets and switches.

Prepared for
City of Fruitland Park Board of Commissioners
March 2022

**CITY OF FRUITLAND PARK
CRA FINANCIAL STATEMENT FOR FY2021**

CRA ACTIVITY REPORT FY2021

FY2020 Fund Balance \$ **308,981.60**

Income - Revenue FY2021

City of Fruitland Park	\$ 241,923.00
Lake County Commission	\$ 302,022.50
Lake County Water Authority	\$ 20,821.00
Lake County Ambulance District	\$ 27,779.50
Interest	\$ 1,800.98
Rent & Late Fees	
TOTAL REVENUES	\$ 594,346.98

Operating Expenses FY2021

Misc. Expense	
Professional Fees	\$ (1,267.50)
Audit	\$ (5,000.00)
Memberships	
Special District Fees	\$ (175.00)
Grant Program-Rose Plantation	\$ -
Improvements	
466a (BESH, Core & Main LP)	
Municipal Complex	\$ -
Community Center	\$ (41,795.19)
Remodel Communiity Center (Bridal Room, Fence back of Rec, Paint CC, Removal of trees, Electrical work (outlets, switchses, power to shed), table cloths))	
Streets	\$ (148,020.00)
Repaved 9 streets	
<i>Paved (Hamlet Court, Village Court, West Catabwa (Rose/College), Cindy Ave, Patricia Ave, West Hilltop), Fix depression at Lake St, Fix bad area Areca St, Restripe stop bars, Patch Poinsettia</i>	
Transfer to Other Funds Fund	
Tx 10% UT for 466a Relocate	\$ -
Tx 20% CM, 10 CT	\$ (41,669.60)
Transfer to General Fund	\$ (41,669.60)
TOTAL EXPENSES	\$ (237,927.29)
FY2021 Fund Balance	\$ 665,401.29

GOVERNMENTAL BALANCE SHEET	
Assets	
SBOA Investments	\$ 566,154.87
CD Citizens Bank	\$ 100,000.00
	\$ 666,154.87
Liabilities	
Accts Payable	
Rent Deposit- R Holiday	\$ (753.58)
	\$ 665,401.29

**CITY OF FRUITLAND PARK
CRA AGENDA ITEM SUMMARY SHEET
Item Number: 5**

ITEM TITLE: CRA Redevelopment Plan Discussion
For the Meeting of: March 24, 2022
Submitted by: City Manager
Date Submitted: March 15, 2022
Funds Required: No
Attachments:
Item Description: CRA Redevelopment Plan – LPG Urban
Regional Planners Inc. Florida

Action to be Taken:

Staff's Recommendation:

Additional Comments:

City Manager Review: Yes

Mayor Authorization: Yes

**CITY OF FRUITLAND PARK
CRA AGENDA ITEM SUMMARY SHEET
Item Number: 7**

ITEM TITLE:	Public Comments
For the Meeting of:	March 24, 2022
Submitted by:	City Clerk
Date Submitted:	March 16, 2022
Funds Required:	None
Account Number:	N/A
Amount Required:	N/A
Balance Remaining:	N/A
Attachments:	Yes, Resolution 2013-023, Public Participation Policy and Chapter 286 Florida Statutes

Item Description: 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 (CRA) 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.

Action to be Taken: **None**

Staff's Recommendation: N/A

Additional Comments: N/A

City Manager Review: Yes

Mayor Authorization: Yes

RESOLUTION 2013 -023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A PUBLIC PARTICIPATION POLICY WITH REGARD TO MEETINGS OF CITY BOARDS AND COMMISSIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission wishes to adopt a public participation policy for meetings of the City's boards and commissions; and

WHEREAS, the City Commission accordingly desires to pass this Resolution 2013-023 to do so.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AS FOLLOWS:

Section 1. The following Public Participation Policy shall apply to meetings of City boards or commissions as provided herein.

Sec. 1. Citizen's Rights

(a) Definition. For the purposes of this section, "board or commission" means a board or commission of the City of Fruitland Park.

(b) Right to be Heard: Members of the public shall be given a reasonable opportunity to be heard on a proposition before a City board or commission except as provided for below. Public input shall be limited to three (3) minutes. This right does not apply to:

1. An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the board or commission to act;
2. An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
3. A meeting that is exempt from §286.011; or
4. A meeting during which the Commission is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.

Sec. 2. Suspension and Amendment of these Rules

(a) Suspension of these Rules: Any provision of these rules not governed by the City Charter or City Code may be temporarily suspended by a vote of a majority of the Commission.

(b) Amendment of these Rules: These rules may be amended or new rules adopted by resolution.

- (c) Effect of Variance from Rules: The failure to follow this Public Participation Policy shall not be grounds for invalidating any otherwise lawful act of the City's boards or commissions.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Resolution.

Section 3. This Resolution shall become effective immediately upon passage.

RESOLVED this 26 day of September, 2013, by the City Commission of the City of Fruitland Park, Florida.



Christopher J. Bell, Mayor

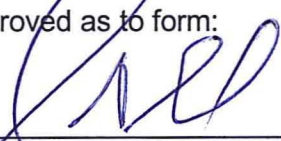
ATTEST:


MARIE AZZOLINO, Acting City Clerk

Passed First Reading 9/26/2013

Passed Second Reading N/A

Approved as to form:


SCOTT A. GERKEN, City Attorney

Select Year:

The 2020 Florida Statutes

[Title XIX](#)[Chapter 286](#)[View Entire Chapter](#)

PUBLIC BUSINESS

PUBLIC BUSINESS: MISCELLANEOUS PROVISIONS

286.0114 Public meetings; reasonable opportunity to be heard; attorney fees.—

(1) For purposes of this section, “board or commission” means a board or commission of any state agency or authority or of any agency or authority of a county, municipal corporation, or political subdivision.

(2) Members of the public shall be given a reasonable opportunity to be heard on a proposition before a board or commission. The opportunity to be heard need not occur at the same meeting at which the board or commission takes official action on the proposition if the opportunity occurs at a meeting that is during the decisionmaking process and is within reasonable proximity in time before the meeting at which the board or commission takes the official action. This section does not prohibit a board or commission from maintaining orderly conduct or proper decorum in a public meeting. The opportunity to be heard is subject to rules or policies adopted by the board or commission, as provided in subsection (4).

(3) The requirements in subsection (2) do not apply to:

(a) An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the board or commission to act;

(b) An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;

(c) A meeting that is exempt from s. [286.011](#); or

(d) A meeting during which the board or commission is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.

(4) Rules or policies of a board or commission which govern the opportunity to be heard are limited to those that:

(a) Provide guidelines regarding the amount of time an individual has to address the board or commission;

(b) Prescribe procedures for allowing representatives of groups or factions on a proposition to address the board or commission, rather than all members of such groups or factions, at meetings in which a large number of individuals wish to be heard;

(c) Prescribe procedures or forms for an individual to use in order to inform the board or commission of a desire to be heard; to indicate his or her support, opposition, or neutrality on a proposition; and to indicate his or her designation of a representative to speak for him or her or his or her group on a proposition if he or she so chooses; or

(d) Designate a specified period of time for public comment.

(5) If a board or commission adopts rules or policies in compliance with this section and follows such rules or policies when providing an opportunity for members of the public to be heard, the board or commission is deemed to be acting in compliance with this section.

(6) A circuit court has jurisdiction to issue an injunction for the purpose of enforcing this section upon the filing of an application for such injunction by a citizen of this state.

(7)(a) Whenever an action is filed against a board or commission to enforce this section, the court shall assess reasonable attorney fees against such board or commission if the court determines that the defendant to such action acted in violation of this section. The court may assess reasonable attorney fees against the individual filing such an

action if the court finds that the action was filed in bad faith or was frivolous. This paragraph does not apply to a state attorney or his or her duly authorized assistants or an officer charged with enforcing this section.

(b) Whenever a board or commission appeals a court order that has found the board or commission to have violated this section, and such order is affirmed, the court shall assess reasonable attorney fees for the appeal against such board or commission.

(8) An action taken by a board or commission which is found to be in violation of this section is not void as a result of that violation.

History.—s. 1, ch. 2013-227.

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