

**FRUITLAND PARK CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY
MEETING AGENDA
May12, 2022**

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, Florida 34731
On or Before 6:15 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES (city clerk)

- March 24, 2022

4. NORTHWEST LAKE COMMUNITY PARK BIDS (city manager)

Motion to recommend one of the following base bids (piggyback off Lake County's contract #22-908B) for Northwest Lake Community Park at the intersection of Shiloh Street and CR 25 (Dixie Avenue):

- Leesburg Concrete Company Inc.- \$164,871.00 and
- Public Restroom Company- \$185,633.00

5. UNFINISHED BUSINESS

6. 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.

7. 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

MEETING DATE: Thursday, May 12, 2022

DATE SUBMITTED: Monday, May 9, 2022

SUBMITTED BY: City Clerk

BRIEF NARRATIVE: Approval of minutes as submitted, if there are no corrections.

FUNDS REQUIRED: None

ATTACHMENTS: Draft minutes.

RECOMMENDATION: Approval

ACTION: Approve the March 24, 2022 CRA minutes as submitted.

**FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY
DRAFT MEETING MINUTES
March 24, 2022**

A Community Redevelopment Agency regular meeting was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, March 24, 2022 at 6:30 p.m.

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

Also present: City Manager Gary La Venia; City Attorney Anita Geraci-Carver, City Treasurer Jeannine Racine, Police Chief Erik Luce, 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

Mayor Cheshire called the meeting to order.

ACTION: 6:20:59 p.m. No action was taken.

2. ROLL CALL

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

ACTION 6:03:25 p.m. No action was taken

3. APPROVAL OF MINUTES

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

ACTION: 6:21:24 p.m. **On motion of Commissioner Mobilian, seconded by Commissioner Bell and unanimously carried, the CRA approved the previously cited minutes as submitted.**

4. FY 2020/21 ANNUAL CRA REPORT

The CRA considered its action to approval of its annual report for FY 2020/21.

ACTION: 6:21:40 p.m. After Ms. Racine reviewed the FY 2021/21 annual report, and **on motion of Commissioner Mobilian seconded by Commissioner Bell and unanimously carried, the CRA approved same as submitted.**

5. CRA REDEVELOPMENT PLAN DISCUSSION SPECIAL PRESENTATIONS

Mr. La Venia addressed the CRA Redevelopment Plan; recalled it was reviewed by the CRA in 2021 and indicated that the planned projects has not changed since that time.

ACTION: 6:23:30 p.m. No action was taken.

6. UNFINISHED BUSINESS

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

ACTION: 6:24:21 p.m. No action was taken.

7. PUBLIC COMMENTS

After Mayor Cheshire and Mr. La Venia voiced their disagreement to the remarks made by City of Fruitland Park Resident Ms. Anita Facto that sidewalks were planned for Mirror Lake, she gave reasons on the need for same.

Mayor Cheshire mentioned the intent for the Mirror Lake Drive and traffic control to be addressed by the city commission later this evening on its regular agenda and for discussions to be held with Lake County on the need for safe sidewalks in the area due to the construction of the new elementary school.

ACTION: 6:24:23 p.m. No action was taken.

8. OTHER BUSINESS

There were no public comments at this time.

ACTION: 6:26:00 p.m. No action was taken.

9. ADJOURNMENT

The meeting adjourned at 6:26 p.m.

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: Northwest Lake Community Park Restroom Facility

MEETING DATE: Thursday, May 12 2022

DATE SUBMITTED: Tuesday, May 3, 2022

BRIEF NARRATIVE: The City of Fruitland Park is utilizing the ability to piggyback off Lake County's contract #22-908B (which has been-reviewed and approved by the city attorney) for pre-cast structures has solicited and subsequently received two (2) bids for the construction and placement of pre-cast concrete bathroom facilities which will be situated on the Northwest Lake Community Park's recreational area which is-located at the intersection of Shiloh Street and CR 25 (Dixie Avenue). The following base bids:

- Leesburg Concrete Company Inc.- \$164,871.00 and
- Public Restroom Company- \$185,633.00

Note: Additional funds are requested as the city will facilitate the installation of water and sewer lines utilizing the public works department staff.

ITEM DESCRIPTION: Pre-cast concrete bathroom and storage room for Northwest Lake Community Park. It should be noted that the bid tendered by Leesburg Concrete includes the construction of a 6' by 17'6' storage room. The Public Restroom Company's bid is for bathrooms only.

FUNDS REQUIRED: \$185,000.00

- o \$150,000.00 Account # 0157400-60632, Northwest Lake Community Park Soccer Field grant funds from Lake County Board of County Commissioners for the Northwest Lake Community Park project
- o \$35,000.00 Account #20511-60632, Northwest Lake Community Park Soccer Field Community Redevelopment Agency funds for sewer and water lines and other ancillary work as needed for installation.

ATTACHMENTS: Executed county RFP #22-908B contract for Pre-Cast Structures, Contract between Lake County and Leesburg Concrete Company; Leesburg Concrete – Base Bid \$164,871.00; Public Restroom Company \$185,633.00; renderings of dimensions, building, and proposed structure location, and photographs

RECOMMENDATION: Based on the information and detail presented on the Agenda Summary Sheet and a review of the bids and products it is recommended the bid be awarded to Leesburg Concrete.



Easi-Set Precast Building Proposal DIV 3

DATE: 3/3/2022

PROPOSAL NO: KT-2021-134

Proposed Agreement Submitted To:

Michelle Yoder
Parks and Rec Director
506 West Berckman Street
Fruitland Park, FL 34731
561-804-7035
myoder@fruitlandpark.org

Project Reference:

NW Lake Park
Fruitland Park, FL

QTY DESCRIPTION

1 Sierra WET 2-USER PRECAST CONCRETE RESTROOM WITH STORAGE ROOM - PLANT ASSEMBLED

Includes:

- Post tensioned 6" thick floor panels. Exterior walls are 4" thick. Exterior is formliner Finish TBD. Roof panels are 5" thick and post tensioned. Roof panel overhang is 3" on all sides and has a cast in pitch for positive drainage. Roof is Formliner Finish TBD. Interior walls are Smooth Finish.
- Standard gray 5,000 psi compressive strength concrete mix design.
- Reinforcing, handling hardware and post tensioning per our engineered design.
- Welded connections filled with Sika 212 Non Shrink Grout for a smooth appearance
- Sikaflex joint sealants
- 2ea Impact Rated for HVHZ Windows with Obscure Glass
- 1ea 2868 steel door and 3ea each 3068 steel doors with steel frames and associated hardware to Comply with the FL Approval Codes **Schlage Hardware Included**
- Interior and exterior paint consists of a Loxon Conditioner/Primer with two finish coats of SUPERPAINT - all products are by Sherwin Williams - colors to be selected.
- Sunvent 164
Toilet tissue dispensers
42" ADA grab bars
36" ADA grab bars
Soap dispensers
- 2 each Viterous China Wall Mounted Toilets with Tank
2 each Viterous China Wall Mounted Sinks with push button non-tempered water
- 60 amp Electrical panel 6/12 circuits with required breakers
Wall mounted LED interior lights with motion sensor switches
LED wall pak exterior Light, w/photocell
Bathroom exhaust fans
GFI receptacles; one each in restroom, one in chase
- Grounding pigtail for connection to a lightning protection system supplied and installed by others
- Submittals and shop drawings
- Engineering and calcs by a Florida Registered Engineer
- Third Party in plant inspection for DBPR compliance
- **Freight to the project location**
- **Unloading and setting on site**
- **Crane and operator**
- DOT permits and escort, if applicable

LAKE COUNTY CONTRACT PRICING, ITEM 8, SIERRA OUTBACK DOUBLE PLUMBED RESTROOM \$147,150.00

OPTIONS:

Diaper Changing Station - Horizontal Wall Mounted	505 x 2	\$1,010.00
American Std Model #3695.128 rear discharge	1030 x 2	\$2,060.00
Xelerator Model XLBW	1090 x 2	\$2,180.00
100 amp upgrade electrical package		\$1,900.00
Sa 12" Centrifugal fiberglass exhaust fan	587	\$587.00
Kohler China SoHo white wall mounted sink	492.00 X 2	\$984.00
200 Ton Crane upcharge		\$9,000.00
Total with added options		\$164,871.00

Excludes

- SALES TAX
- PAYMENT AND PERFORMANCE BOND
- SITE PREPARATION
- FINAL HOOK UPS OF UTILITIES
- ANY SITE SURVEYING
- DUTIES, FEES OR PERMITS, CIVIL DRAWINGS
- ROOF MEMBRANE
- **ANY ITEM OR IT'S INSTALLATION NOT MENTIONED ABOVE IS EXCLUDED**



**Easi-Set Precast Building Proposal
DIV 3**

DATE: 3/3/2022

PROPOSAL NO: KT-2021-134

Project Reference:

NW Lake Park
Fuitland Park, FL

NOTES:

CRANE MUST HAVE SOLID GROUND TO ACCESS WITHIN 25' OF SUB BASE

The building, it's contents and equipment, specifically described above are included in the total price. Furnishings, fittings, equipment and compliance with an entire specification not described are not included in this project. Any changes to the equipment, furnishings, any component of this building described above may result in additional costs. This document, with it's description shall supersede conflicting contract or purchase order verbiage.

To be produced and delivered to mutually agreed upon schedule

LEESBURG CONCRETE COMPANY, INCORPORATED IS A PCI CERTIFIED PLANT

Terms: \$ 5,900.00 down payment required to commence engineering. Progress billing to be invoiced as produced. No Retainage.

Sales Tax, if applicable, is not included. If exempt, tax exempt certificate to be provided by customer.

Payment is to be delivered to Leesburg Concrete Company, Incorporated at 1335 Thomas Avenue, Leesburg, FL 34748

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.

All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance on above work. Workmen Compensation and Public Liability Insurance on above work to be taken out by Leesburg Concrete Company, Incorporated.

In the event this Proposal is accepted and the amount agreed to be paid is not timely received by Leesburg Concrete Company, Inc., then Leesburg Concrete Company, Incorporated shall be entitled to reasonable attorney's fees, costs, and expenses to collect the amount owed. Unpaid balance shall accrue at the rate of 1.5% per month.

This proposal may be withdrawn if not accepted within 90 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. Payment will be made as outlined.

Respectfully Submitted

Signed _____
Kirk Rouse

Signature _____

Printed Name _____

Date: _____

Price Proposal: NorthWest Lake Park - City of Fruitland Park, FL
Date: November 15, 2021
Reference: 11109-10/21/2021-0

Our Offer to Sell:

1. Restroom Building delivered to site @ \$ 185,633

Public Restroom Company herein bids to *furnish (building only per plans and specifications, delivered to site with all costs except installation including applicable taxes excluding retention. (Retention is not allowed as this is materials or a product fully assembled before shipment to the site and therefore not subject to retention.)*

2. Installation: Turnkey Installation of the Building above @ \$ 20,018 with retention allowed.

Public Restroom Company also includes in this two-part quotation our turnkey installation package for this building. Our national factory authorized installation team will:

- a. Arrive onsite to confirm and verify the Owner/General Contractor provided scope of work in preparation for installation including access to the site.
- b. Verify the building pad size, building corners, finished slab elevation, utility depth and location, meter size and distance from building, and compaction compliance.
- c. Excavate the utility trenches for placement of our prefabricated underground piping tree for the buildings plumbing and electrical, set the kit in place, provide the water test for inspection before backfilling, and then place the site adjacent coarse sand you provide to us alongside the building pad and screed it level for final building placement. We will need onsite water availability for wetting the sand bed before building placement to consolidate the pad.
- d. Set the building on the site pad.
- e. Connect the utility piping stub ups to the building piping stub down building points of connection for water, sewer, and electrical conduit to the building internal electrical panel.

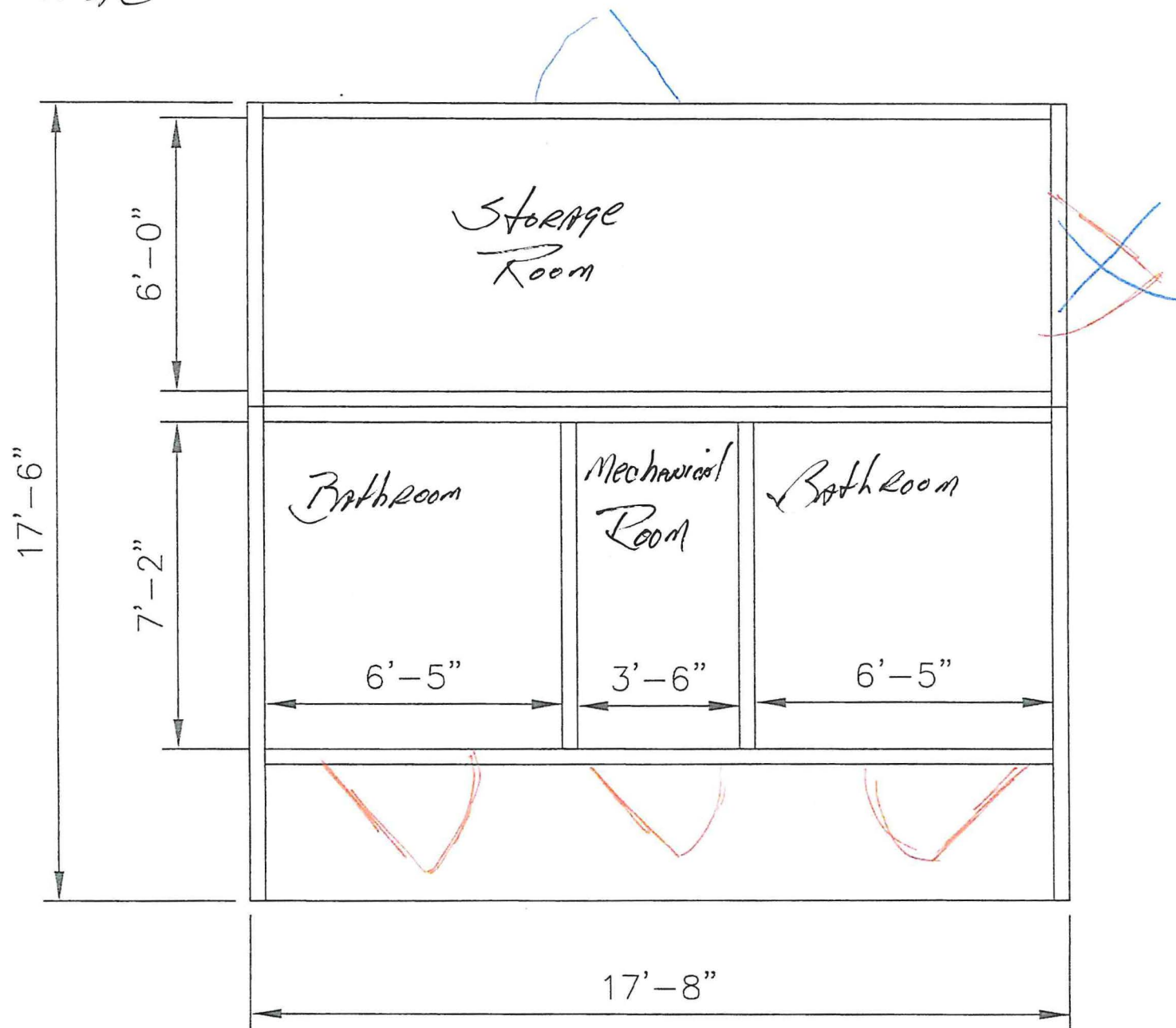
3. Owner/General Contractor Final Tie In of Utilities and other site work:

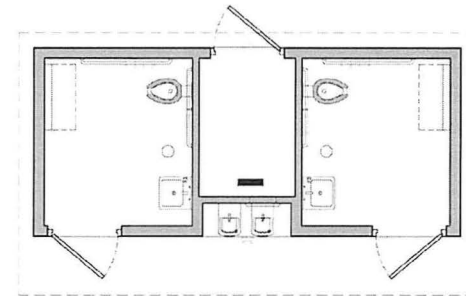
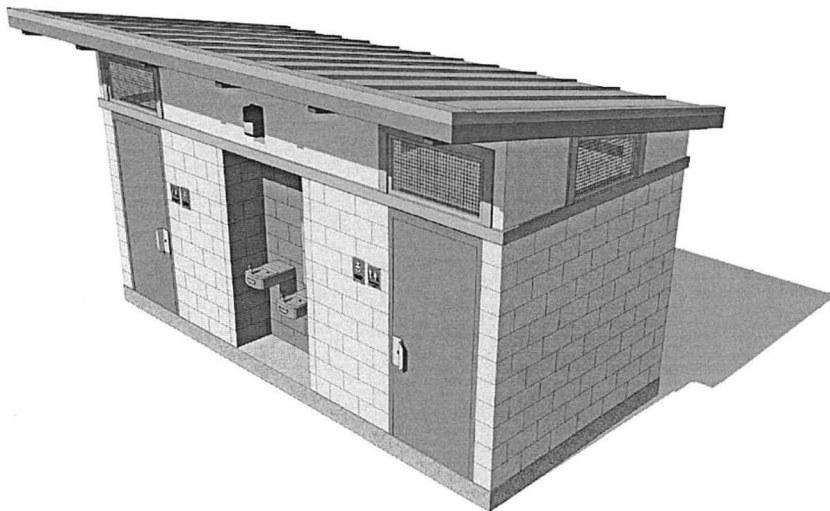
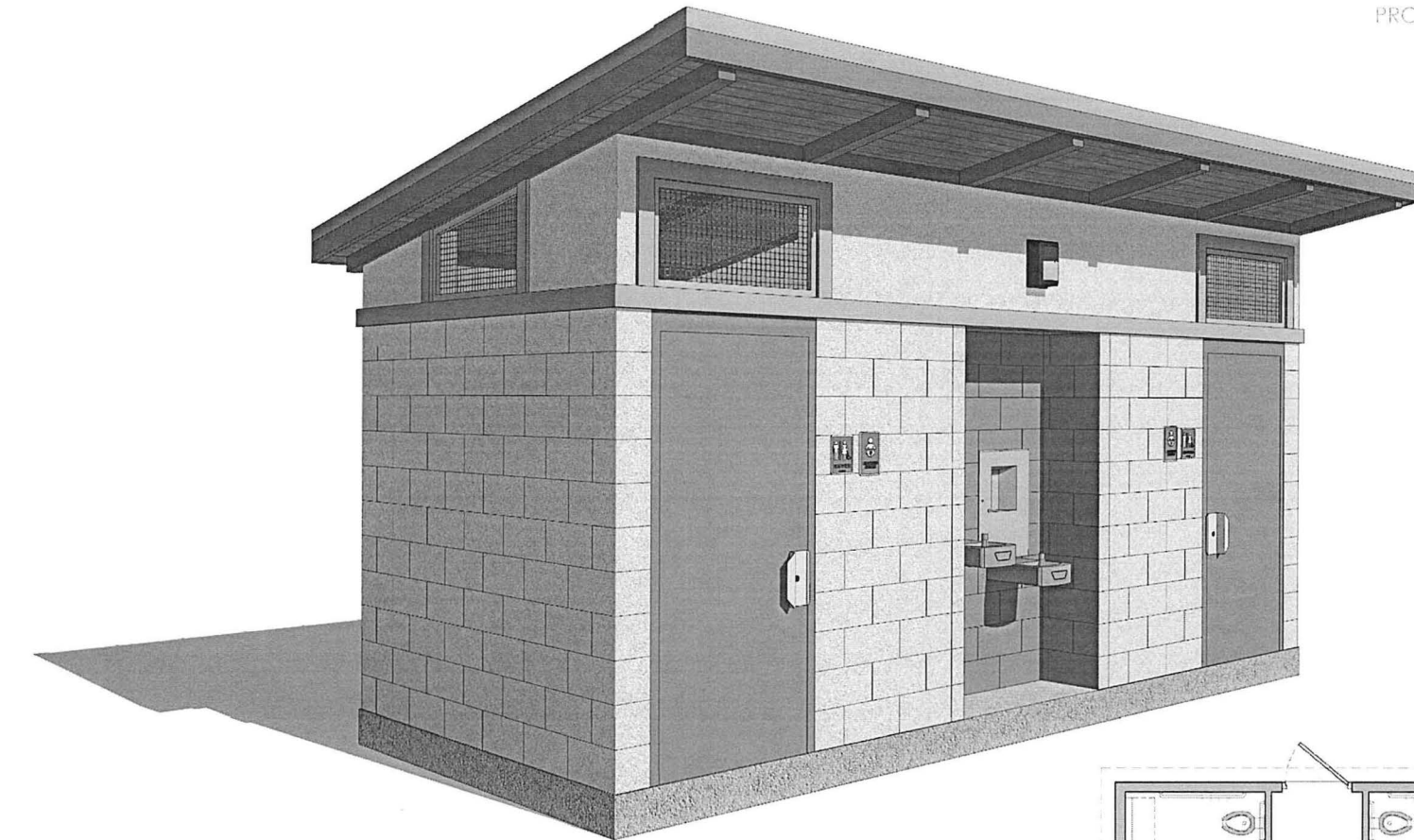
The exterior utility connections for water, sewer and electrical 6' or less from the footprint of the building are by owner/general contractor.

4. Total Cost of building and installation @ \$ 205,651



Leesburg Concrete





FLOOR PLAN

SCALE: NOT TO SCALE

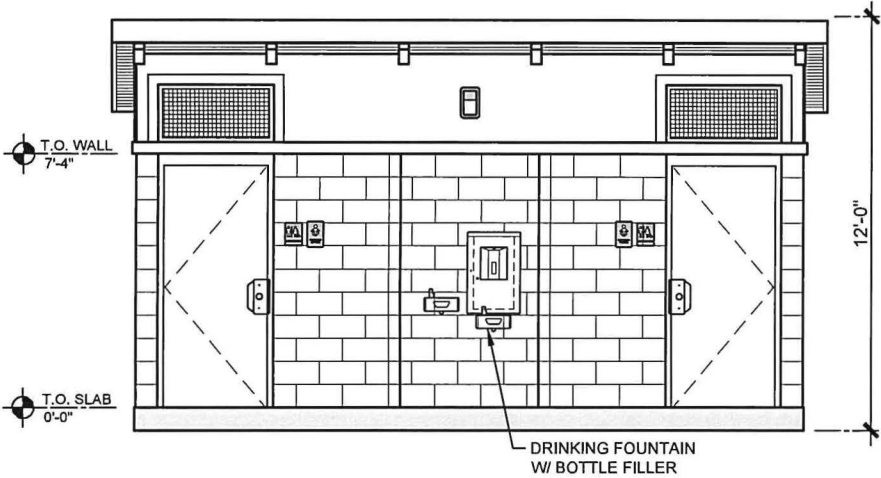
RESTROOM BUILDING
FRUITLAND PARK, FLORIDA
NORTHWEST LAKE PARK

ARTIST IMPRESSION: 3D RENDERING ONLY FOR REPRESENTATION. COLORS AND MATERIALS ARE SUBJECT TO CHANGE
COPYRIGHT 2021, PUBLIC RESTROOM COMPANY THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF PUBLIC RESTROOM COMPANY AND SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF PUBLIC RESTROOM COMPANY.



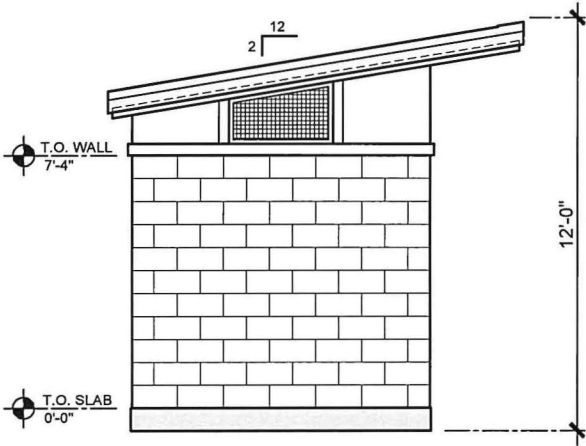
www.PublicRestroomCompany.com

2587 BUSINESS PARKWAY
MINDEN NEVADA 89423
P: 888-888-2060 F: 888-888-1448



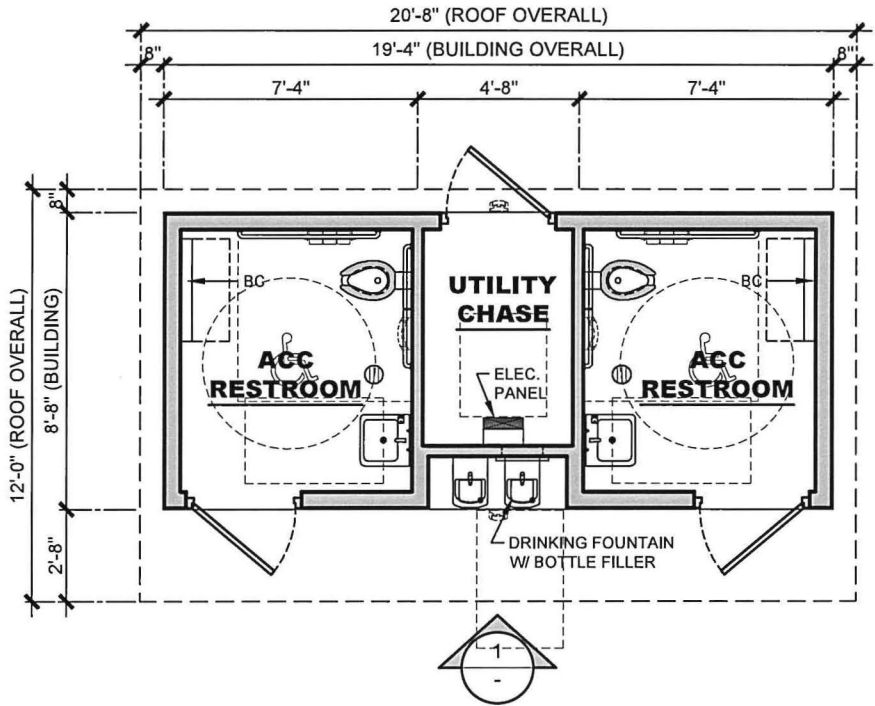
ELEVATION 1

SCALE: 3/16"=1'-0"



ELEVATION 2

SCALE: 3/16"=1'-0"



FLOOR PLAN

SCALE: 3/16"=1'-0"



COPYRIGHT 2021. PUBLIC RESTROOM COMPANY THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF PUBLIC RESTROOM COMPANY AND SHALL NOT BE REPRODUCED, USED, OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF PUBLIC RESTROOM COMPANY.

BUILDING TYPE:	RESTROOM BUILDING
PROJECT:	NORTHWEST LAKE PARK FRUITLAND PARK, FL

REVISION #	REVISION DATE:
-	-
PROJECT #:	START DATE:
11109	10/21/2021
	DRAWN BY: EOR

SHEET#	MAX. PERSON / HOUR:
	90 S



PROPOSED RESTROOM / STORAGE BUILDING FOR:
CITY OF FRUITLAND PARK, FL





PROPOSED RESTROOM / STORAGE BUILDING FOR:
CITY OF FRUITLAND PARK, FL





PROPOSED RESTROOM / STORAGE BUILDING FOR:
CITY OF FRUITLAND PARK, FL



**CITY OF FRUITLAND PARK
CRA AGENDA ITEM SUMMARY SHEET
Item Number: 6**

ITEM TITLE: Public Comments

MEETING DATE: Thursday, May 12, 2022

DATE SUBMITTED: Monday, May 9, 2022

SUBMITTED BY: City Clerk

BRIEF NARRATIVE: **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 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.

FUNDS REQUIRED: None

ATTACHMENTS: Resolution 2013-023, Public Participation Policy and Chapter 286 Florida Statutes

RECOMMENDATION: None

ACTION: None

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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