

**FRUITLAND PARK LOCAL PLANNING AGENCY  
MEETING MINUTES**

**August 22, 2019**

City Hall Commission Chambers

506 W. Berckman Street

Fruitland Park, Florida 34731

**6:15 p.m.**

A regular meeting of the Fruitland Park Local Planning Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, August 22, 2019 at 6:15 p.m.

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

**Also Present:** City Manager Gary La Venia; City Attorney Anita Geraci-Carver; Police Chief Erik Luce; Interim Fire Chief Donald Gilpin; Deputy Fire Chief Tim Yoder, and Firefighter Brandon Cutter, Fire Department; Public Works Director Dale Bogle; Community Development Director Tracy Kelley; City Treasurer Jeannine Racine and City Clerk Esther B. Coulson.

**1. CALL TO ORDER**

ACTION: 6:03:00 PM Mayor Cheshire called the meeting to order.

**2. ROLL CALL**

ACTION: 6:02:58 PM At Mayor Cheshire's request, Ms. Coulson called the roll and a quorum was declared present.

**3. APPROVAL OF MINUTES**

July 25, 2019 LPA meeting minutes.

ACTION: 6:03:12 PM **On motion of Commissioner Bell, seconded by Commissioner Mobilian an unanimously carried, the LPA approved the July 25, 2019 minutes as submitted.**

**4. Quasi-Judicial Public Hearing – First Reading - Ordinance 2019-003 – Rezoning – Petitioner: Leesburg Fruit Company Rufus M. Holloway, Trustee/Holloway Properties, Inc.**

At Mayor Cheshire's request, Ms. Geraci-Carver read into the record proposed Ordinance 2019-003, the substance of which is as follows and called for interested parties to be heard:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 177 ± ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF URICK STREET AND EAST OF CR 468 FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD), WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT

AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on September 5, 2019.)

After Ms. Geraci-Carver administered the oath of office to Messrs. Greg A. Beliveau, LPG Urban and Regional Planners Inc. and later to Ted Wicks, Wicks Engineering, on behalf of the applicant, and Dan Tatro, Grizzard Commercial Real Estate Group, who testified at this evening's meeting.

Mr. Beliveau described the subject project (annexation of real property approved by the city on January 14, 2016) and noted the existing uses as an amendment to the existing PUD outlined in the subject proposed ordinance. He relayed the recommendation of approval at the August 15, 2019 Planning and Zoning (P&Z) Board and the applicant's request for clarification to the language cited under subsections 9.d. and 9.e., site access and transportation improvements of the proposed master development agreement.

After extensive discussions, Mr. Wicks assured the dedication of the roadways when the applicant files for the record plat in the public records before the city commission in the development phases where the roadways would be transferred to the city subject to the two-year maintenance.

Vice Mayor Gunter disclosed that he recently viewed the subject property's location.

After discussion and there being no comments from the public, **by unanimous consent, Mayor Cheshire closed the public hearing.**

**ACTION: 6:03:25 PM A motion was made by Commissioner Bell and seconded by Commissioner Mobilian that the local planning agency recommend the approval of proposed Ordinance 2019-003 as previously cited with the following:**

- **revise the language under subsections 9.d. and 9.e., Site Access and Transportation Improvements under the master development agreement;**
- **dedicate the affected local roadways (as long as they are not private) to be developed according to the City of Fruitland Park's specifications provided that no service vehicles use the local roadways and sidewalks once transferred to the city, and**
- **for the applicant to meet the requirements of the maintenance bond.**

**Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously carried.**

**END OF QUASI-JUDICIAL PUBLIC HEARING**

**5. PUBLIC COMMENTS**

There were no comments from the public at this time.

ACTION: 6:24:40 PM No action was taken.

**6. OTHER BUSINESS**

There was no other business to come before the LPA at this time.

ACTION: 6:24:53 PM No action was taken.

**7. ADJOURNMENT**

**The meeting adjourned at 6:25 p.m.**

The minutes were approved at the October 10, 2019 meeting.

Signed   
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Esther B. Coulson, City Clerk

Signed   
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Chris Cheshire, Mayor