

**FRUITLAND PARK LOCAL PLANNING AGENCY
MEETING MINUTES
July 28, 2022
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, July 28, 2022 at 6:15 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor John L. Gunter Jr., Commissioners Chris Bell (joined in by Zoom video teleconference call), and Patrick DeGrave

Members Absent: Commissioner John Mobilian.

Also present: City Manager Gary La Venia; Sandy Minkoff Esq., representing the City Attorney, City Treasurer Jeannine Racine, Police Chief Erik Luce, Robb Dicus, Public Works Director; Mses. Kelli Fielder and Emily Church, Community Development Department, Mr. Michael “Mike” Rankin, LPG Urban Regional Planners Inc. (consultant retained by the city) and Interim Community Development Director, Lake County Fire Rescue Lieutenant Jeff Lord and Firefighter Emergency Medical Technician Justin Davison; Planning and Zoning (P&Z) Board Vice Chair Dan Dicus; P&Z Member Fred Collins; District 2 Candidate and Seat 1 Board of Supervisors District 11 Janice Collins and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

ACTION: 6:10:22 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: 6:12:12 p.m. **By unanimous consent, the Local Planning Agency excused the absence of Commissioner Mobilian at this evening’s meeting.**

3. APPROVAL OF MINUTES

April 28, 2022 LPA meeting

ACTION: 6:10:55 p.m. **On motion of Commissioner DeGrave, seconded by Vice Mayor Gutner and unanimously carried, the LPA approved the previously cited minutes as submitted.**

PUBLIC HEARING

4. Public Hearing – Ordinance 2022-015 LSCPA- – Timbertop Lane - Petitioners: Stephanie Bailey Bouis and Patricia Bouis Thompson

After Mr. Minkoff read the following title of proposed Ordinance 2022-015 into the record, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM CITY OF FRUITLAND PARK COMMUNITY MIXED USE TO GENERAL MIXED USE OF 68.55 +/- ACRES OF PROPERTY GENERALLY LOCATED ON TIMBERTOP LANE; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Michael "Mike" Rankin, LPG Urban Regional Planners Inc. (consultant retained by the city) and interim community development director, outlined the process for this evening's meeting; noted the proposed project which he intends to elaborate later this evening at the city commission meeting, and conveyed the Planning and Zoning (P&Z) Board's recommendation of approval at its July 21, 2022 meeting.

Mr. Randall "Randy" R. Hodge, Intram Investments Inc., (purchaser for the proposed property), voiced his support of staff's report and referred to the development agreement that approved at the P&Z Board meeting. He conveyed his remarks with staff on retail development as their primary business with some element of residential development before attracting retailers to the project; gave reasons why he does not believe it would be workable for residential to be completed in the same corporation as commercial development, and expressed preference for the development agreement to be approved with the phasing language within the master development agreement (MDA) under proposed Ordinance 2022-014 (to be considered by the city commission later this evening) was approved by the P&Z Board instead of the language proposed before the LPA.

After Mr. Hodge indicated that a final determination has not been made for residential owner-occupied or rental (four or two-story) dwelling units, Mr. Rankin cited the responses received from the total number of notice letters sent to the surrounding property owners contiguous to the subject proposed site and the LPA expressed concerns on the subject proposal. (A copy of the property owners' responses to the letters was filed with the supplemental papers to the minutes of this meeting.)

Following further discussion, Ms. Kelly Froelich, Intram Investments Inc., confirmed that there was no change pertaining to the subject item; however, the phasing language is different in the MDA which was approved by the P&Z Board.

Later in the meeting, Mr. John Doyle, City of Fruitland Park resident and Ms. Janice “Jan” Collins, The Villages of (Pine Ridge) Fruitland Park and District 2 Candidate, appeared before the LPA citing reasons in opposition to the proposed development.

Messrs. Larry Blevins, City of Fruitland Park resident, indicated that he is affected by the proposed development and found out about the subject matter issue prior to this evening’s meeting. He recalled his previous appearance before the LPA and city commission advocating his request as a multi-family property and relayed his experiences with tenants as a result. Mr. Blevins asked that the LPA review the current zoning designation for the use in question and erect a buffer separating the residents.

Ms. Shayna S. Grunewald, City of Fruitland Park resident, questioned the cost to the residents, indicated that she is pro-development, and explained that she does not want the city to resemble the City of Leesburg.

ACTION 6 11:11 p.m. After much discussion and earlier in the meeting a **motion was by Vice Mayor Gunter and seconded by Commissioner DeGrave that the LPA take no action on proposed Ordinance 2022-015 as previously cited but refer it to the city commission for consideration.**

By unanimous consent, Mayor Cheshire closed the public hearing.

Mayor Cheshire called for a roll call vote on the motion with the LPA members voting as follows:

Vice Mayor Gunter	Yes
Commissioner Bell	Yes
Commissioner DeGrave	Yes
Mayor Cheshire	No

The motion was declared carried on a three to one (3-1) vote.

END OF QUASI-JUDICIAL PUBLIC HEARING

5. UNFINISHED BUSINESS

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

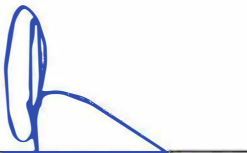
ACTION: 6:39:05 p.m. No action was taken.


6. PUBLIC COMMENTS

In response to a question posed by Mr. Robert “Bob” D. Willie, City of Fruitland Park, on the outcome and subsequent plans for of Timbertop Lane, Mr. La Venia explained that said roadway belongs to Lake County.

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

7. ADJOURNMENT
The meeting adjourned at 6:40 p.m.


Signed
Esther B. Coulson, City Clerk, MMC


Signed
Chris Cheshire, Mayor

