

**FRUITLAND PARK LOCAL PLANNING AGENCY
MEETING MINUTES
September 22, 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, September 22, 2022 at 6:15 p.m.

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

Member Absent: Commissioner Chris Bell.

Also present: City Manager Gary La Venia; City Attorney Anita Geraci-Carver; City Treasurer Jeannine Racine; Police Chief Erik Luce, Officer Anthony Buehler, Police Department; Mr. Michael “Mike” Rankin, LPG Urban Regional Planners Inc. (consultant retained by the city) and Interim Community Development Director; Deputy Finance Director Gary Bachman; Deputy City Clerk Candice Dennis, and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

ACTION: 6:11:22 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: 6:11:32 p.m. **By unanimous consent, the Local Planning Agency excused the absence of Commissioner Chris Bell at this evening’s meeting.**

3. APPROVAL OF MINUTES

The LPA considered its action to approve the July 28, 2022 LPA meeting minutes.

ACTION: 6:11:44 p.m. **On motion of Commissioner Mobilian, seconded by Vice Mayor Gutner and unanimously carried, the LPA approved the previously cited minutes as submitted.**

QUASI-JUDICIAL PUBLIC HEARING

4. First Reading and Quasi-Judicial Public Hearing – Ordinance 2022-019 – PUD – Lake Ella Road and East of Rolling Acres Road – Petitioner Daryl M. Carter, Trustee of Lake Eller Road Land Trust

After Ms. Geraci-Carver read into the record the title of proposed Ordinance 2022-019, Mayor Cheshire outlined the process of the quasi-judicial public hearing, and called for interested parties to be heard:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 158 +/- ACRES OF PROPERTY FROM PLANNED UNIT DEVELOPMENT TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF LAKE ELLA ROAD AND EAST OF ROLLING ACRES ROAD; APPROVING A MASTER DEVELOPMENT AGREEMENT; DIRECTING THE CITY MANAGER OR DESIGNEE TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Rankin, who was sworn-in by Ms. Geraci-Carver, gave testimony at this evening's meeting where he described the proposed project and confirmed the presence of the applicant.

Ms. Lindsay C. T. Holt, Crawford, Modica & Holt, attorney representing the property owner, addressed the problem in presenting evidence at the LPA and expressed preference to submit same at the next hearing.

After James "Brian" Eldridge, Fruitland Park Unincorporated Area resident, referred to the certified letters that were sent to the surrounding property owners and pointed out the location of his nearby residence, Mr. Rankin outlined the sign posting and notification requirements within city limits.

In response, Ms. Kim Davis, Fruitland Park Unincorporated Area resident, voiced concerns on the sign posting locations and believed that notification ought to be sent to individuals who would be negatively impacted by the subject proposed project.

Mr. Danny McClea, Camp Geneva, gave reasons why he is requesting a wooded landscape buffer of the proposed subject property, shown on the site plan which borders the east perimeter of Camp Geneva, to be increased from 25 to 100 feet.

Ms. Jean Massy, Fruitland Park Unincorporated Area resident, voiced concerns on the siting of existing native endangered species that co-exist in the area which she believes ought to be reviewed before developing the subject property.

ACTION: 6:11:59 p.m. Earlier in the meeting, **a motion was made by Commissioner DeGrave and seconded by Commissioner Mobilian that the LPA approve moving its consideration of proposed Ordinance 2022-019 as previously cited to the city commission.**

By unanimous consent, Mayor Cheshire closed the public hearing.

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

END OF QUASI-JUDICIAL PUBLIC HEARING

5. UNFINISHED BUSINESSES

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

ACTION: 6:24:25 p.m. No action was taken.

6. PUBLIC COMMENTS

There were no public comments to come before the LPA at this time.

ACTION: 6:24:26 p.m. No action was taken.

7. ADJOURNMENT

The meeting adjourned at 6:25 p.m.

Signed _____
Esther B. Coulson, City Clerk, MMC

Signed _____
Chris Cheshire, Mayor

**FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY
MEETING MINUTES
September 22, 2022**

A Community Redevelopment Agency regular meeting was held at 506 West Berckman Street, Fruitland Park, Florida 34731 on Thursday, September 22, 2022 at 6:30 p.m.

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

Member Absent: Commissioner Chris Bell.

Also present: City Manager Gary La Venia; City Attorney Anita Geraci-Carver; City Treasurer Jeannine Racine; Police Chief Erik Luce, Officer Anthony Buehler, Police Department; Mr. Michael “Mike” Rankin, LPG Urban Regional Planners Inc. (consultant retained by the city) and Interim Community Development Director; Deputy Finance Director Gary Bachman; Deputy City Clerk Candice Dennis, and City Clerk Esther B. Coulson.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Cheshire called the meeting to order.

ACTION: 6:24.50 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: 6:25:02 p.m. **By unanimous consent, the Community Redevelopment Agency excused the absence of Commissioner Bell at this evening’s meeting.**

3. APPROVAL OF MINUTES

The CRA considered its action to approve the July 14, 2022 CRA meeting minutes,

ACTION: 6:25:17 p.m. **On motion made by Commissioner Mobilian, seconded by Commissioner DeGrave and unanimously carried, the CRA approved the minutes as previously cited.**

4. GARDENIA PARK COMPLEX SWIMMING POOL HOUSE AND CALES MEMORIAL ATHLETIC COMPLEX CONCESSION STAND - ROOF QUOTES

The CRA considered its action on staff’s recommendation to select and award a bid to one of the following vendors to replace the current shingle roof with new metal roof at the swimming pool house located at Gardenia Park and concession stand at Cales Memorial Athletic Complex:

- Covenant Roofing & Construction Inc.		
\$53,514.00	\$44,234.00	\$ 9,280.00

- Randall Construction & Roofing			
\$37,439.34	\$19,011.68		\$56,451.02
- Salt Roofing			
\$47,250.00	\$ 9,750.00		\$57,000.00

After discussion, Ms. Yoder gave reasons why she recommends awarding the bid to Covenant Roofing & Construction Inc.

ACTION: 6:25:17 p.m. **On motion of Commissioner DeGrave, seconded by Vice Mayor Gunter and unanimously carried, the CRA approved staff's recommendation to award the bid for the above-captioned project to Covenant Roofing & Construction Inc. for \$53,514.**

5. CRA REDEVELOPMENT PLAN STATUS UPDATE

The city commission discussed the status of CRA redevelopment plan design standards for the downtown district.

ACTION: 6:28:04 p.m. After discussion and by unanimous consent, the CRA accepted the city manager's recommendation to hold **workshops on the CRA Redevelopment Plan on October 13, 2022 and November 10, 2022 both at 5:00 p.m.**

6. PUBLIC COMMENTS

No one came before the CRA at this time.

ACTION: 6:29:48 p.m. No action was taken.

7. UNFINISHED BUSINESS

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

ACTION: 6:30:15 p.m. No action was taken.

8. ADJOURNMENT

By unanimous consent, the meeting adjourned at 6:30 p.m.

Signed _____
Esther B. Coulson, City Clerk, MMC

Signed _____
Chris Cheshire, Mayor

