

**FRUITLAND PARK LOCAL PLANNING AGENCY
MEETING MINUTES
November 10, 2022
6:30 p.m.**

A meeting of the Fruitland Park Local Planning Agency was held at 506 W. Beckman Street, Fruitland Park, Florida 34731 on Thursday, November 10, 2022 at 6:30 p.m.

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

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; Interim Community Development Director Michael “Mike” Rankin, LPG Urban Regional Planners Inc. (consultant retained by the city); Deputy Finance Director Gary Bachman; and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

ACTION: 6:18:40 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: 6:18:51 p.m. No action was taken.

3. APPROVAL OF MINUTES

The LPA considered its action to approve the September 22, 2022 LPA meeting minutes.

ACTION: 6:19:14 p.m. **On motion of Commissioner Mobilian, seconded by Commissioner Gunter and unanimously carried, the LPA approved the previously cited minutes as submitted.**

PUBLIC HEARING

4. Public Hearing – Ordinance 2022-023 – SSCPAs 14.98± Acres – North of CR 466A and East of Oliver Lane- Petitioner: T. D. Burke

After Ms. Geraci-Carver recognized the public hearing and not a Quasi-Judicial Public Hearing as a legislative action by the LPA and read into the record the title of proposed Ordinance 2022-023 the substance of which is as follows, 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 SMALL SCALE

COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TO CITY MULTI-FAMILY HIGH DENSITY ON 14.98 +/- ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND EAST OF OLIVER 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.

After Mr. Rankin described the subject proposed project, he responded to an inquiry posed by Ms. Kathleen Salt, Villages of Fruitland Park (Pine Ridge) resident, to which Mayor Cheshire and Ms. Geraci-Carver described the procedures involved amongst the Technical Review Committee, Planning and Zoning (P&Z) Board, LPA and city commission bodies which led up to the consideration of the subject item.

Following Ms. Theresa Moreman, VOFP (Pine Hills) resident, questions on the consideration of the subject item by reviewing agencies and recommended bodies before it is deliberated by the city commission, Ms. Geraci-Carver and Mayor Cheshire described the procedures involved, and reiterated the process in that regard.

After Mr. Don Brozick, Villages of Fruitland Park ((VOFP) Pine Hills) resident and The Village Community Development District No. 11 Chairperson, relayed the residents' concerns regarding effective communication, safety and security and notification to the specific property owners on the subject issue, Mr. Rankin pointed out the notification requirements that were followed under Florida State Statutes and confirmed the number of letters that were sent by certified mail to surrounding property owners within 250 feet of the subject project and the responses received with regard to same; copies of which are filed with the supplemental papers to the minutes of this meeting.

Mr. Carl Yauk, Villages of Fruitland Park (Pine Hills) resident, addressed the problem the lack of communication for individuals residing within the Fruitland Park area; referred to his previous appearance before the elected body regarding suggesting publications on the city's forthcoming activities, similar to the City of Leesburg's electric billings, which has not occurred.

Mr. Rankin concurred in the affirmative to the request posed by Mr. Bernie Wade, The Village resident and property owner adjacent to the subject property, that the property owners' notification would be made available to him at city hall by visiting Ms. Sharon Williams, Community Development, during business hours on Monday, November 14, 2022.

ACTION: 6:19:29 p.m. Later in the meeting, a motion was made by Commissioner Mobilian and seconded by Commissioner Gunter that the LPA recommend the approval of Ordinance 2022-023 as previously cited.

Earlier in the meeting and 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 PUBLIC HEARING

5. UNFINISHED BUSINESSES

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

ACTION: 6:40:01 p.m. No action was taken.

6. PUBLIC COMMENTS

Ms. Cynthia L. Mueller, The Villages of Fruitland Park (Pine Hills) resident, voiced problems with adjacent property owners not receiving notification; gave her opinion on what really matters to be the responses received in opposition, and pointed out her concerns when visiting Lake County's website on the approved funding of the roadway project improvements for CR 466A earmarked in the future.

ACTION: 6:40:06 p.m. No action was taken.

7. ADJOURNMENT

The meeting adjourned at 6:47 p.m.

Signed _____
Esther B. Coulson, City Clerk, MMC

Signed _____
Chris Cheshire, Mayor

