

**FRUITLAND PARK LOCAL PLANNING AGENCY  
MEETING MINUTES  
July 13, 2023**

A meeting of the City of Fruitland Park Local Planning Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, July 13, 2023 at 6:15 p.m.

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

**Member Absent:** Commissioner John Mobilian and Nonvoting Member Tyler Brandenburg School Board District 2.

**Also Present:** Gary La Venia City Manager; City Attorney Anita Geraci-Carver; City Treasurer Gary Bachmann; Captain Henry Rains; Sergeant David Cox, Police Department; Public Works Director Robb Dicus; Human Resources Director Betty McHale; Michael “Mike” Rankin, Interim Community Development Director, LPG Urban & Regional Planners Inc. (consultant retained by the city); Mses. Sharon Williams, Administrative Manager; Kelli Fielder, Permit and Zoning Technician, and Carrie Pruitt, Permit Technician, Community Development Department; Lieutenant/Paramedic Firefighter/Emergency Medical Technician Bryce Benton, Lake County Fire Rescue, Lake County Fire Rescue, and City Clerk Esther B. Coulson.

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Cheshire called the meeting to order.

ACTION: 6:12:40 p.m. No action was taken.

**2. ROLL CALL**

Mayor Cheshire requested that Ms. Coulson call the roll where a quorum was declared present and Commissioner Mobilian’s absence was acknowledged.

ACTION: 6:02:12 p.m. **By unanimous consent, the LPA excused the absences of Commissioner John Mobilian and Nonvoting Member Tyler Brandenburg School Board District 2.**

**3. APPROVAL OF MINUTES**

March 9, 2023 LPA meeting minutes.

ACTION: 6:03:28 p.m. **On motion of Commissioner Bell, seconded by Commissioner Gunter and unanimously carried, the LPA approved the March 9, 2023, LPA meeting minutes as submitted.**

## PUBLIC HEARING

**4. Public Hearing Ordinance 2023-009 SSCPA – 19.10± Acres Multi-Family Medium – South of Urick Street and West of Thomas Avenue - Petitioner: Kimaya, LLC**

After Ms. Geraci-Carver read into the record proposed Ordinance 2023-009 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 URBAN HIGH DENSITY TO CITY MULTI-FAMILY MEDIUM DENSITY OF 19.10 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; 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. (Continued from January 26 and February 9, 2023.)

Mr. Logan J. Opsahl, Lowndes et.al, Attorney representing the applicant, recalled the subject small-scale comprehensive plan amendment (SSCPA) and the draft master development agreement (MDA) previously considered before the city commission; referred to his earlier discussions with Ms. Geraci-Carver relative to same together with comparisons on the two draft MDAs, and addressed the applicant's following commitments, consistent with the (conceptual) site plan, to voluntarily restrict the densities to 170 dwelling units; to build-to-rent or purchase of town homes, duplexes or add single family or one of same, and to provide asset classes with the determination of all town homes or single-family dwellings and reassess current marketing trends with a flexible (conceptual) site plan proposing all town homes or single-family dwellings which would decrease density.

In response, Ms. Geraci-Carver clarified and identified the following three draft MDA's -  
- first initial draft showing the conceptual site plan (based on Mr. Opsahl's direction);  
second draft (following her discussion with Mr. Opsahl on the need for ultimate control and flexibility of the plan) revealing civil drawings with the acquisition of two more units and adjustment of the buildings' locations, and the third draft (sent to her from Mr. Opsahl) with strikethroughs and changes where he confirmed the determination of unit counts of the different asset classes on duplexes and town homes.

Subsequent to much discussion, Ms. Geraci-Carver gave reasons why she recommends the first or third draft MDA (based on duplexes and town homes in the conceptual site plan with the request for the applicant's commitment with same together with single family dwellings

Following extensive discussions, Mr. "Chuck" C. Hiott, Halff Associates, Inc. (consultants retained by the city), referred to the submittal of the conceptual site plan showing town homes and duplexes and in following the developer's placement of infrastructure and consistent to the plan, he accepted the following, contingent upon the applicant's approval:

- the flexibility to combine town homes, duplexes and single-family dwellings which would reduce the density/number of units;
- under Section 2, Land Use Development, accept the provision that apartments are not permitted;
- the commitment to an 8.8 density with a cap of 170 units, and
- under Section 3, Elevations and Architectural Features, Exhibit C, remove the language *Roofs shall be tile . . . .*

**ACTION:** 6:03:28 p.m. After discussion, **a motion was made by Vice Mayor DeGrave and seconded by Commissioner Gunter that the LPA recommend to the city commission the approval of Ordinance 2023-009 as previously cited.** (The LPA recognized the petitioner's request as previously cited and the amendment to commit to a future land use designation of 8.8 maximum density (not to exceed 170 units per acre) contingent upon the applicant's acceptance.

There being no one from the public 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.

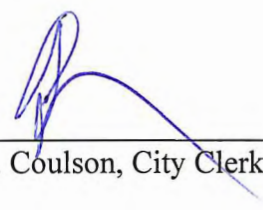
**ACTION:** 6:20:08 p.m. No action was taken.

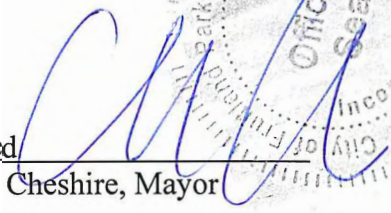
#### **6. PUBLIC COMMENTS**

There were no public comments at this time.

**ACTION:** 6:20:09 p.m. No action was taken.

7. **ADJOURNMENT**  
The meeting adjourned at 6:21 p.m.

  
Signed  
Esther B. Coulson, City Clerk, MMC

  
Signed  
Chris Cheshire, Mayor

