

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
May 8, 2025**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida 34731, on Thursday, May 8, 2025, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, and Commissioner Joseph “Joey” Cosenza

Members Absent: Seats for Districts 2 and 5 are currently vacant.

Also Present: City Attorney Anita Geraci-Carver, Human Resources Director John Klein; City Treasurer Gary Bachmann; Finance Deputy Director Kimberly Gehrke; Public Works Director Robb Dicus; Interim Police Chief Henry Rains; Interim Community Development Director Michael Rankin; Administrative Manager Sharon Williams and City Clerk Gwen Johns

Total Attendance: 22

1. CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE

After Mayor Cheshire called the meeting to order, Larry Miller, of the American Legion, led the Pledge of Allegiance to the Flag and gave an Invocation.

2. ROLL CALL

After the Invocation and Pledge of Allegiance, Mayor Cheshire called the meeting to order and announced the decorum for this evening’s meeting. He then requested that Ms. Johns call the roll where a quorum was declared present.

3. RECESS TO THE LOCAL PLANNING AGENCY

Mayor Cheshire recessed the meeting at approximately 6:02 p.m. The meeting was reconvened at 6:10 p.m.

4. CONSENT AGENDA

(a) Approval of Minutes – April 24, 2025, Regular Meeting.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza that the City Commission approve the consent agenda, as presented. The motion carried by a unanimous vote.

5. PUBLIC HEARING

(a) Final Reading and Adoption of Ordinance No. 2024-010, Comprehensive Plan Building Height Restriction

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2024-010, the substance of which is as follows:

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO RESTRICT BUILDING HEIGHTS TO 3-STORIES WITH A MAXIMUM HEIGHT OF 35' WITHIN ALL CITY OF FRUITLAND PARK FUTURE LAND USE DESIGNATIONS APPLICABLE TO ALL PROPERTIES WITHIN THE CITY OF FRUITLAND PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN; AND PROVIDING FOR APPROVAL AND AN EFFECTIVE DATE.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Ordinance 2024-010, on final reading and as previously cited.

Mayor Cheshire called for interested parties to be heard. There being none, the public hearing was closed.

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

(b) Final Reading and Adoption of Ordinance No. 2024-011, Land Development Code Amendment, Building Height Restriction

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2024-011, the substance of which is as follows:

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING CHAPTER 154 OF THE CITY OF FRUITLAND PARK'S LAND DEVELOPMENT CODE TO RESTRICT BUILDING HEIGHTS TO 3-STORIES WITH A MAXIMUM HEIGHT OF 35' WITHIN ALL CITY OF FRUITLAND PARK ZONING DISTRICTS APPLICABLE TO ALL PROPERTIES WITHIN THE CITY OF FRUITLAND PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR APPROVAL AND AN EFFECTIVE DATE.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Ordinance 2024-010, on final reading and as previously cited.

Mayor Cheshire called for interested parties to be heard. There being none, the public hearing was closed.

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

- (c) First Reading of Ordinance No. 2025-011, Annexation, CR 468 Subdivision for Approximately 32.03± Acres Generally Located West of CR 468 and South of Myrtle Lake Ave., Petitioner: Burgland Capital, LLC on behalf of the owner, William Kent Stokes Trust**

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2025-011, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 32.03± ACRES OF LAND GENERALLY LOCATED WEST OF CR468 AND SOUTH OF MYRTLE LAKE AVE.; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Rankin described the proposed project and stated that the Planning and Zoning Board recommended approval with the condition that all lots be 50' in size.

Vice Mayor DeGrave expressed concern about proposed lot sizes. He also noted that the site appeared heavily wooded. He asked if construction would require clear cutting the corner. Luke Classon, an Engineer with Appian Engineering, stated the only trees around the edge of the development that would be preserved were the Oak Trees. He said all pine trees would be cleared. Vice Mayor DeGrave stated that he was hesitant to approve the development at the proposed density. The City Commission expressed their desire for the developer to build a subdivision of decreased density with no less than 50' sized lots. Jason Lee, Burgland Capital, indicated that the developer was willing to build out the development with 50' lots, exclusively. Frank Bombeeck, Burgland Capital, stated that a plan showing nothing but 50' lots had been submitted to the Community Development Department. He stated that he would stand behind that plan if it was the desire of the City Commission.

Vice Mayor DeGrave wondered if the property could be annexed at a lower density. Mr. Rankin thought that a not to exceed clause with regard to the number of units per acre in the Master Development Plan would protect the City.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Ordinance 2025-011, on first reading and as previously cited.

Mayor Cheshire called for interested parties to be heard. There being none, the public hearing was closed.

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

- (d) **First Reading and Public Hearing of Ordinance 2025-012, Small Scale Comprehensive Plan Amendment – CR 468 Subdivision for Approximately 32.03± Acres Generally Located West of CR 468 and South of Myrtle Lake Ave., Petitioner: Burgland Capital, LLC, on behalf of the owner, William Kent Stokes Trust.**

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2025-012, the substance of which is as follows:

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 MEDIUM DENSITY TO CITY MULTI-FAMILY HIGH DENSITY OF 32.03± ACRES OF PROPERTY GENERALLY LOCATED WEST OF CR 468 AND SOUTH OF LAKE MYRTLE AVE.; 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.

Ms. Geraci-Carver advised the City Commission that if their desire was to look at a different land use category, they would need to provide direction accordingly. She noted that the lot sizes were not applicable for the small-scale comprehensive plan amendment.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Ordinance 2025-012, with the condition designating the City of Fruitland Park Land Use Density that does not allow more than 4 units per acre, on first reading and as previously cited.

Mayor Cheshire called for interested parties to be heard. There being none, the public hearing was closed.

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

6. QUASI-JUDICIAL PUBLIC HEARING

- (a) **First Reading and Public Hearing of Ordinance 2025-013, Rezoning to PUD – CR 468 Subdivision for Approximately 32.03± Acres Generally Located West of CR 468 and South of Myrtle Lake Ave., Petitioner: Burgland Capital, LLC, on behalf of the owner, William Kent Stokes Trust.**

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2025-013, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING APPROXIMATELY 32.03± ACRES OF PROPERTY GENERALLY LOCATED WEST OF CR 468 AND SOUTH OF LAKE MYRTLE AVE.; FRUITLAND PARK, FLORIDA FROM LAKE COUNTY AGRICULTURE AND RESIDENTIAL PROFESSIONAL ZONING TO THE CITY OF FRUITLAND PARK DESIGNATION OF PUD, PLANNED UNIT DEVELOPMENT, WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR SEVERABILITY, REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave asked for clarification with regard to changing the subdivision to 50' lots, exclusively. He wondered if the pie shaped lots would still have 50' frontages. Mr. Rankin responded, and Mr. Classon clarified that at the front setback, the lots would be 50', however he noted that at the street, some lots may be closer to 40 feet. He stated no variances would be required.

Ms. Geraci-Carver advised that there were items in the Master Development Agreement that would need clarification. She stated the points of clarification that needed to be made and there was no objection to her working with staff and the applicant to revise the agreement.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Ordinance 2025-013, with the condition to authorize Ms. Geraci-Carver to work on revisions to the MDA prior to second reading, on first reading and as previously cited.

Mayor Cheshire called for interested parties to be heard. There being none, the public hearing was closed.

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

7. (a) City Manager

(b) City Attorney

- i. **Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628** – Ms. Geraci-Carver had no new updates.
- ii. **Linda Harold v. City of Fruitland Park, Lake County Case No. 2025-CA-000116** – Ms. Geraci-Carver had no new updates.

8. UNFINISHED BUSINESS

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

9. PUBLIC COMMENTS

There were no public comments.

10. COMMISSIONERS' COMMENTS

(a) Commissioner Cosenza

ACTION: Nothing to report.

(b) Vice Mayor DeGrave

ACTION: Nothing to report.

11. MAYOR'S COMMENTS

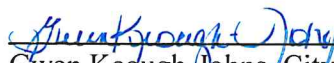
a. Dates to Remember

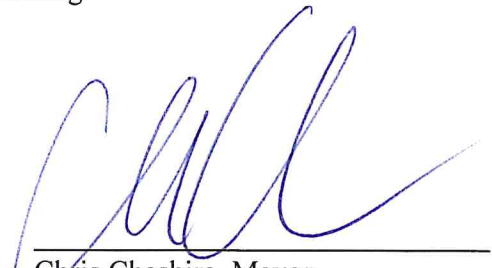
Mayor Cheshire announced the following events:

May 1 st – 30 th	Food for Fines at Fruitland Park Library
May 5 th – 9 th	Teacher Appreciation Week
Thursday, May 22 nd	City Commission Meeting

13. ADJOURNMENT

The meeting adjourned at 6:51 p.m.


Gwen Keough-Johns, City Clerk


Chris Cheshire, Mayor