

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING MINUTES
JUNE 25, 2026**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida on Thursday, June 25, 2026, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, Commissioners Martina Williams, and Michael Raysin

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Police Chief Henry Rains, Finance Director Kim Gehrke; Community Development Administrative Manager Sharon Williams, Permit Tech Kelli Fielder, Interim Community Development Director Michael Rankin, Director of Community Services Barbara Fields, Director of Public Works Robb Dicus, City Clerk Gwen Johns, and Fourteen Fruitland Park Police Officers

Total Attendance: 93

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

After Mayor Cheshire called the meeting to order, an Invocation was given by Chuck Padgett of Trinity Assembly.

Police Chief Henry Rains led the Pledge of Allegiance to the flag.

2. ROLL CALL

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

3. PRESENTATIONS

(a) Swearing-In Ceremony for Police Chief Henry Rains

Police Chief Henry Rains was joined at the podium by his daughter, Amanda. Mayor Cheshire administered the Oath of Office and congratulated Chief Rains on his promotion from Interim Police Chief to Police Chief of the City of Fruitland Park. Chief Rains had some comments that he shared, and Pastors George Mulford and Chuck Padgett prayed over the Police Department and the City of Fruitland Park. A reception followed at the Gardenia Center.

Law Enforcement Agencies from the Lake County Sheriff's Office, Lake County Municipalities, the University of Central Florida Agency, and others were represented in support of Chief Rains.

4. CONSENT AGENDA

(a) Approval of Minutes.

June 8, 2026, Emergency City Commission Meeting

June 11, 2026, Regular City Commission Meeting

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the Consent Agenda, as presented.

Mayor Cheshire called for a vote on the motion and declared it carried unanimously, 4-0.

5. REGULAR AGENDA

(a) Resolution 2026-030, Building Permit Fee and Fire Plan Review and Inspection Fee Schedules.

Ms. Geraci-Carver read Resolution 2026-030, by title only:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ADOPTING FEES FOR BUILDING PERMITS, FIRE PLAN REVIEW AND INSPECTIONS; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Commissioner Raysin and seconded by Commissioner Williams to approve Resolution 2026-030. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 4-0.

(b) Resolution 2026-031, Approving the First Amendment to Agreement between Alpha International I LLC, and the City of Fruitland Park.

Ms. Geraci-Carver read Resolution 2026-031, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE FIRST AMENDMENT TO AN AGREEMENT BETWEEN ALPHA INTERNATIONAL I LLC AND THE CITY OF FRUITLAND PARK FOR BUILDING PERMITTING SERVICES; PROVIDING AN EFFECTIVE DATE.

A motion was made by Commissioner Williams and seconded by Vice Mayor DeGrave to approve Resolution 2026-031. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 4-0.

6. PUBLIC HEARING

END OF PUBLIC HEARING

7. (a) City Manager

Nothing additional to report.

(b) City Attorney

Nothing additional to report.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. PUBLIC COMMENTS

Carl Yauk, 1123 Ritter Road, The Villages, asked about the fee schedule and inquired who developed it. He also requested clarification regarding comments made at the previous meeting concerning the Vita Serena project, specifically referencing statements by Richard Wohlfarth that the MDA provides sewer capacity is not reserved or guaranteed until a builder or developer pays for it. Mr. Yauk asked whether that would make the City liable for the capacity. City Attorney Anita Geraci-Carver stated she would follow up with Mr. Yauk after the meeting.

Ken Hutchinson, 107 E. LaVista Street, stated there was discussion at the previous meeting regarding code enforcement and expressed concern that issues still remain.

Mayor Cheshire asked about sending a mailer to residents regarding code compliance. Ms. Manila stated information would be included in upcoming utility bills, followed by public education efforts. She added that she has discussed conducting a citywide review with the Development Department to identify areas with violations and outlined the compliance process.

Mitchell Langley, 101 S. Valley Road, referenced a letter from Lake County Board of County Commissioners regarding development, noting that the letter stated Commissioner Tim Morris opposed the annexation of Vita Serena. He shared his concerns about the Commission's responsiveness to community input.

Vincent Polite, 1908 Belle Creek Loop, Fruitland Park, stated his commitment to preserving Fruitland Park as a small-town community.

9. COMMISSIONERS' COMMENTS

(a) Vice Mayor DeGrave – Nothing to report.

(b) Commissioner Williams – Nothing to report.

(c) Commissioner Raysin – Nothing to report.

10. MAYOR'S COMMENTS

Mayor Cheshire announced upcoming dates to remember.

Mondays, Wednesdays & Fridays

Miles & Smiles Wellness Program

Monday, beginning in June

Summer Camp Program in Progress

Monday, beginning in June

Summer Reading Program in Progress

Tuesdays, beginning June 9th

Dancing Through the Decades
6:00 p.m. at the Gardenia Center

Friday, July 3rd

City Offices will be Closed in
Observance of Independence Day

Thursday, July 9th

City Commission Meeting

Tuesday, August 18th

Election Primary for District 3

11. ADJOURNMENT

The meeting adjourned at 7:38 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor