

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
FEBRUARY 26, 2026**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida on Thursday, February 26, 2026, at 6:00 p.m.

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

Members Absent: Commissioner Joseph Cosenza III

Also Present: City Manager Karen Manila, Acting City Attorney Sandy Minkoff, Interim Police Chief Henry Rains, Human Resources Director John Klein; Community Development Administrative Manager Sharon Williams, Sherie Lindh, LPG Urban-Regional Planners, and Gwen Johns, City Clerk.

Total Attendance: 26

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

After Mayor Cheshire called the meeting to order, an Invocation was given by Braxton Butts, Heritage Community Church, followed by Interim Police Chief Rains who 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. PRESENTATION

(a) Presentation of Proclamation to Hunter Bush, Eagle Scout

Mayor Cheshire read and presented the Proclamation to Hunter Bush and congratulated him on the achievement of Eagle Scout.

4. CONSENT AGENDA

(a) Approval of Minutes.

February 12, 2026, Regular City Commission Meeting
February 12, 2026, Vita Serena Workshop

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 2026-015, Budget Amendment to Fund Task Order for 30% Design of Wastewater Treatment Plant

Mr. Minkoff read Resolution 2026-015 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PURSUANT TO SECTION 6.07 OF THE CITY CHARTER AMENDING THE 2025-2026 FISCAL YEAR BUDGET BY INCREASING EXPENDITURES IN THE UTILITY FUND BUDGET IN THE AMOUNT OF \$431,965 FOR ENGINEERING FEES TO DEVELOP A PRELIMINARY ENGINEERING DESIGN OF THE WASTEWATER TREATMENT PLANT AND DECREASING THE SEWER IMPACT FEE RESERVES IN THE UTILITY FUND BY THE SAME AMOUNT; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Raysin 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.

(b) Resolution 2026-016, Approval of Professional Services Agreement with Halff Associates, Inc. to Perform Preliminary Engineering Design of the Wastewater Treatment Plant

Mr. Minkoff read Resolution 2026-016 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING HALFF ASSOCIATES INC.'S PHASE 1 WASTEWATER TREATMENT PLANT PRELIMINARY ENGINEERING DESIGN PROPOSAL DATED JANUARY 30, 2026; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; PROVIDING FOR AN EFFECTIVE DATE.

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

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

(c) Resolution 2026-017, Approval of First Amendment to Subrecipient Agreement between the City of Fruitland Park and Lake County for Disbursement of Unexpended ARPA Funds

Mr. Minkoff read Resolution 2026-017 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE FIRST AMENDMENT TO SUBRECIPIENT AGREEMENT BETWEEN THE CITY OF FRUITLAND PARK AND LAKE COUNTY, FLORIDA FOR DISBURSEMENT OF AMERICAN RESCUE PLAN ACT FUNDS TO USE UNEXPENDED FUNDS FROM THE SPRING LAKE WATER MAIN PROJECT TO COVER EXPENSES RELATED TO THE PLANNING AND DESIGN OF A NEW WASTEWATER TREATMENT PLANT; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Raysin 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.

6. PUBLIC HEARING

(a) First Reading of Ordinance 2026-006, Waste Management CPI Adjustment

Mr. Minkoff read Ordinance 2026-006 by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ADOPTING RATES FOR THE PROVISION OF WASTE MANAGEMENT SERVICES TO THE RESIDENTS OF THE CITY OF FRUITLAND PARK; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Williams and seconded by Vice Mayor DeGrave to approve the first reading of Ordinance 2026-006, as presented.

Mayor Cheshire called for public comments. There were none.

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

(b) Second Reading of Ordinance 2026-001, Annexation for Approximately 4.0 ± Acres Generally Located South of CR 466A and West of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc. on behalf of the owner, Villages Ranch LLC.

Mr. Minkoff read Ordinance 2026-001 by title only.

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 4.0 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; 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; PROVIDING FOR AN EFFECTIVE DATE.

Theodore Martell, Kimley-Horn, was present to represent the owner of the property. He stated that the owner would like to annex the property even if a zoning designation of C-2 is not an option.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the second reading of Ordinance 2026-001, as presented.

Mayor Cheshire called for public comments. There were none.

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

(c) Second Reading of Ordinance 2026-002, Small Scale Comprehensive Plan Amendment for Approximately 4.0 ± Acres Generally Located South of CR 466A and West of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc. on behalf of the owner, Villages Ranch LLC.

Mr. Minkoff read Ordinance 2026-002 by title only.

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 COMMERCIAL HIGH INTENSITY OF 4.00 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE.; 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.

Vice Mayor DeGrave inquired about the zoning designation in relation to the small-scale comprehensive plan amendment. Mr. Minkoff said that either C-1 or C-2 zoning assignment would fit within the comprehensive plan designation.

Sherie Lindh, LPG, stated that another option that had not yet been considered would be to do a commercial PUD, and with that there would need to be a conceptual development plan and a developer's agreement to address particular uses on the site. She further noted that the applicant would submit a plan to identify particular uses and if there were any uses that were deemed undesirable by the City Commission, those changes could be negotiated.

Following a lengthy discussion, the City Commission recessed at 6:25 p.m. The commission reconvened at 6:35 p.m.

After some research, Mr. Minkoff stated that the comprehensive plan indicates two to three general commercial categories, one is neighborhood and the other is high intensity. The neighborhood designation is not applicable along the 466A corridor. He stated this would be the correct comprehensive plan designation, and the words "high intensity" may be something that the commission would like to address at a later date. He stated the designation does not require high intensity use, it simply allows for C-1 and C-2 uses, or the commission may choose to do a commercial PUD.

Vice Mayor DeGrave was pleased that Mr. Minkoff confirmed that the language in the plan does not require high intensity.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the second reading of Ordinance 2026-002, as presented.

Mayor Cheshire called for public comments. There were none.

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

(d) First Reading of Ordinance 2026-003, Rezoning to C-2 of Approximately 4.0 ± Acres Generally Located South of CR 466A and West of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc., on behalf of the owner, Villages Ranch LLC – Quasi-Judicial Hearing

Mr. Minkoff read Ordinance 2026-003 by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 4.0 +/- ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND AGRICULTURE (A) TO CITY OF FRUITLAND PARK GENERAL COMMERCIAL (C-2) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED 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.

Mayor Cheshire stated that this zoning request was not desired by the City Commission, and to change the zoning the request will need to be readvertised.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to deny the first reading of Ordinance 2026-003, as presented.

Mayor Cheshire called for public comments.

Mr. Martel asked the City Commission to consider tabling the item to allow the applicant to resubmit requesting a commercial PUD.

The motion was to deny was withdrawn by Vice Mayor DeGrave, as was the second by Commissioner Williams.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Raysin to TABLE the first reading of Ordinance 2026-003.

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

END OF PUBLIC HEARING

7. (a) City Manager

Ms. Manila shared details about Ms. Jo-Ann Glendinning's, the City's long-time Library Director, memorial services to be held on Saturday, February 28, 2026. She stated that Jo-Ann served the City of Fruitland Park for seventeen years, and she would be missed. A funeral spray was sent on behalf of the City.

(b) City Attorney

i. Linda Herald v. City of Fruitland Park, Lake County Case No. 2025-CA-000116

Mr. Minkoff stated that a trial order had been entered, setting a trial date for July. He noted there would likely be mediation proceedings in March or April to see if the case can be resolved.

8. UNFINISHED BUSINESS

There was no unfinished business.

9. PUBLIC COMMENTS

Eric Branch, Mirror Lake Village resident, addressed the City Commission with concerns related to living in a development with 40' sized lots. He shared some of the challenges that

he has experienced in his neighborhood and urged the City Commission to avoid approving 40' lots in the City.

There was a brief discussion about income-subsidized dwelling units and the City Commission requested information about whether developers have the ability to obtain a subsidy on properties without discussing it at the City Commission level. Ms. Manila said she would contact Lake County and obtain some information.

William Morris, 3132 Lowe Court, The Villages, addressed a drainage problem in front of his home. He provided a brief history and Ms. Manila stated that she would speak with Robb Dicus, Public Works Director, about the issue and get back to the resident.

Mitchell Langley, 101 S Valley Road, agreed that the City Commission should consider eliminating 40' lots. He recognized Vice Mayor's many comments about the disallowance of 40' lots and suggested amending the comprehensive plan.

Vice Mayor DeGrave shared his sentiments about 40' lots and stated that the recent development only received an affirmative vote from him because of the proximity of the homes to existing power lines.

10. COMMISSIONERS' COMMENTS

- (a) **Commissioner Williams** – Nothing to report.
- (b) **Commissioner Cosenza** – Nothing to report.
- (c) **Commissioner Raysin** – Nothing to report.
- (d) **Vice Mayor DeGrave** – Nothing to report.

11. MAYOR'S COMMENTS

Mayor Cheshire announced the following important dates:

Wednesday, March 4, 2026	Special City Commission Meeting at 6:00 p.m.
Thursday, March 12, 2026	Regular City Commission Meeting at 6:00 p.m.
Saturday, March 28, 2026	Fruitland Park Day

15. ADJOURNMENT

The meeting adjourned at 7:00 p.m.


Gwen Johns, MMC, City Clerk


Chris Cheshire, Mayor