FRUITLAND PARK CITY COMMISSION REGULAR MEETING MINUTES
November 13, 2025

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida on Thursday, November 13, 2025, at 6:00 p.m.

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

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Interim Police Chief, Henry Rains, Human Resources Director John Klein; Public Works Director Robb Dicus; Michael "Mike" Rankin, Interim Community Development Director, LPG Urban & Regional Planners Inc. (consultant retained by the city), Sharon Williams, Administrative Manager of Community Development, Permit Technician II Kelli Fielder, and Gwen Johns, City Clerk.

Total Attendance: thirty-eight

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

After Mayor Cheshire called the meeting to order, an Invocation was given by George Mulford of Grace Bible Baptist 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) Wreaths Across America Proclamation

Mayor Cheshire read and presented the Proclamation to Representatives of the John Gellar Memorial Post 219 Family.

4. RECESSED TO LOCAL PLANNING AGENCY at 6:05 p.m.

5. RECESS TO COMMUNITY REDEVELOPMENT AGENCY at 6:12 p.m.

6. CONSENT AGENDA

(a) Approval of Minutes (city manager/city clerk)

October 23, 2025, Regular City Commission Meeting

ACTION: **A motion was made by Commissioner Williams and seconded by Commissioner Cosenza to approve the Consent Agenda as presented.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

7. REGULAR AGENDA

(a) Resolution 2025-083, Accepting the Independent Auditors' Financial Report for the Fiscal Year Ending September 30, 2024, with Accompanying Financial Statements.

Anita Geraci-Carver, City Attorney, read Resolution 2025-083 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ACCEPTING THE INDEPENDENT AUDITORS' REPORT FOR FISCAL YEAR ENDING SEPTEMBER 30, 2024, WITH ACCOMPANYING FINANCIAL STATEMENTS; PROVIDING FOR AN EFFECTIVE DATE.

Daniel Anderson, Partner with Maulden & Jenkins, is responsible for the City of Fruitland Park Audit. He presented the findings from the audit.

ACTION: **A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve Resolution 2025-083, as presented.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

(b) Resolution 2025-082, Approval to Purchase a Kubota Tractor for the Recreation Department.

Anita Geraci-Carver, City Attorney, read Resolution 2025-082 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PURCHASE FROM CRYSTAL TRACTOR AND EQUIPMENT, OF A KUBOTA V SERIES TRACTOR FOR SOCCER FIELD MAINTENANCE IN THE FRUITLAND PARK RECREATION DEPARTMENT; AUTHORIZING THE CITY MANAGER TO EXPEND THE FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE.

There were no public comments.

Commissioner Raysin asked about budgeted funds for the tractor. Ms. Yoder responded that the budgeted funds were from a quote during the previous year, and the tractor that was quoted was no longer available. The unit being considered for purchase has been labeled an aged unit, and the vendor said at this time, a non-air conditioned cab would cost about the same amount.

Commissioner Williams asked why the tractor was necessary. Ms. Yoder said in the past a vendor was used for approximately $30,000 per year to take care of ball fields, and this piece of equipment will allow for the work to be done in-house.

ACTION: **A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Resolution 2025-082, as presented.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

(c) Resolution 2025-074, Approval of Proposal Submitted by Circle G Construction, Inc., to Construct Concrete Slabs and Sidewalk Improvements at Veteran's Memorial Park.

Ms. Geraci-Carver read Resolution 2025-074, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY GOVERNING BOARD AND CITY COMMISSION APPROVING A PROPOSAL SUBMITTED BY CIRCLE G CONSTRUCTION, INC., TO CONSTRUCT CONCRETE SLABS AND SIDEWALK IMPROVEMENTS AT VETERAN'S MEMORIAL PARK; PROVIDING CONFLICTS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE

There were no public comments.

ACTION: **A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution 2025-074, as presented.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

(d) Resolution 2025-084, Approval of Ranking and Authorization of City Manager to Negotiate a Contract for an Engineering Firm to Design the Wastewater and Reclaimed Water Treatment Plant.

Ms. Geraci-Carver read Resolution 2025-084, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE RANKING OF ENGINEERING FIRMS FOR PROFESSIONAL DESIGN SERVICES RELATED TO THE CONSTRUCTION OF A NEW WASTEWATER TREATMENT PLANT AND RECLAIMED WATER TREATMENT PLANT AS RECOMMENDED BY THE SELECTION COMMITTEE; AUTHORIZING THE CITY MANAGER TO NEGOTIATE A CONTRACT; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Manila explained the content of Resolution 2025-084. She explained the RFQ process that was followed. Halff, Inc. was ranked number 1 and Ms. Manila shared some of the reasons Halff was chosen.

ACTION: **A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve Resolution 2025-084, as presented.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

8. PUBLIC HEARINGS

(a) Second and Final Reading of Ordinance 2025-008, Amending the Boundaries of the City of Fruitland Park, Pine Ridge Dairy Subdivision for 52.66± Acres Generally Located South of Pine Ridge Dairy Road and West of Brookstone Lane, Petitioner: Peterson & Myers, PA (Shelton Rice) on behalf of the owner, Pine Ridge Park, LP.

Ms. Geraci-Carver read Ordinance 2025-008, 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 52.66± ACRES OF LAND GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD AND WEST OF U.S. HIGHWAY 27/441; 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.

There were no public comments.

ACTION: **A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the final reading of Ordinance 2025-008, as presented.**

Shelton Rice, Attorney with Peterson & Myers, P.A., spoke about the Pine Ridge Dairy Subdivision project.

Ben Beckham, Engineer, was also present representing Pine Ridge Dairy Subdivision.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

(b) Rehearing of Resolution 2025-070, to Recertify Compliance under s. 200.065(13), F.S., Readopting the Final Millage Rate for FY 2025-2026

Mayor Cheshire stated the following:

On September 25, 2025, the City Commission adopted the final millage rate and final budget for FY 2025-2026.

The City Commission must rehear Resolution 2025-070 which adopted the final millage rate for FY 2025-2026 and rehear Resolution 2025-071 which adopted the final budget for FY 2025-2026 because the Notice of Proposed Tax Increase advertisement published on September 21, 2025 contained two errors.

The advertisement incorrectly stated that there were zero dollars in tax reductions to the Initially proposed tax levy due to "value adjustment board and other assessment charges" when there was actually $10,970 in such reductions.

The advertisement also incorrectly stated that the Actual proposed tax levy was $4,330,889 when it was actually that amount less $10,970, or $4,319,919.

In order to correct the violations, the City was required to publish a corrected Notice of Proposed Tax Increase. The City published the corrected Notice of Proposed Tax Increase as well as the Budget Summary for FY 2025-2026 on November 9, 2025.

As a result of the errors, the City Commission must rehear these two resolutions and recertify compliance under section 200.065(13), Florida Statute.

Ms. Manila explained the issue causing the City Commission to have to rehear and recertify compliance of the Final Millage rate for FY 2025-2026.

Ms. Geraci-Carver read Resolution 2025-070, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, ADOPTING A FINAL MILLAGE RATE OF 3.9134 LEVYING OF AD VALOREM TAXES FOR FISCAL YEAR 2025-2026; PROVIDING AN EFFECTIVE DATE.

ACTION: **A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to Approve Resolution 2025-070, Readopt the Final Millage Rate for Fiscal Year 2025-2026, and Recertify Compliance under s. 200.065(13), F.S.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

(c) Rehearing of Resolution 2025-071, to Recertify Compliance under s. 200.065(13), F.S., Readopting the Final Budget for FY 2025-2026

Ms. Geraci-Carver read Resolution 2025-071, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

There were no public comments.

ACTION: **A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to Approve Resolution 2025-071, to Recertify Compliance under s. 200.065(13), F.S., and Readopt the Final Budget for FY 2025-2026**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

END OF PUBLIC HEARINGS

9. QUASI-JUDICIAL PUBLIC HEARING

(a) Second and Final Reading of Ordinance 2025-009, Approval of a Large-Scale Comprehensive Plan Amendment for Pine Ridge Dairy Subdivision for 52.66± Acres Generally Located South of Pine Ridge Dairy Road and West of Brookstone Lane, Petitioner: Peterson & Myers, PA (Shelton Rice) on behalf of the owner, Pine Ridge Park, LP.

Ms. Geraci-Carver read Ordinance 2025-009, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN LOW AND URBAN MEDIUM TO CITY OF FRUITLAND PARK SINGLE FAMILY MEDIUM DENSITY OF 52.66± ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD, AND WEST OF U.S. HIGHWAY 27/441; 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.

ACTION: **A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to Approve the Final Reading of Ordinance 2025-009, as presented.**

Ms. Pearson asked if the housing would be affordable. Mr. Shelton Rice responded.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

(b) Second and Final Reading of Ordinance 2025-010, Rezoning to PUD, Pine Ridge Dairy Subdivision for 52.66± Acres Generally Located South of Pine Ridge Dairy Road and West of Brookstone Lane, Petitioner: Peterson & Myers, PA (Shelton Rice) on behalf of the owner, Pine Ridge Park, LP.

Ms. Geraci-Carver read Ordinance 2025-010, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 52.66± ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) TO PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD, WEST OF BROOKSTONE LANE AND WEST OF CR 468; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; 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.

Ms. Geraci-Carver reviewed the changes that had been made in the Master Development Agreement.

Vice Mayor DeGrave requested the cost of a friendly peer review of traffic analysis/study. The City Commission consensus was to obtain a review of the traffic analysis.

Mitchell Langley, 101 S Valley Road, wondered if the City could help with traffic mitigation, he discussed the areas where traffic is heavy along Pine Ridge Dairy Road.

ACTION: **A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the Final reading of Ordinance 2025-010.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

(c) First Reading of Ordinance 2025-024, Summit Storage Amendment to the Comprehensive Plan (Site-Specific Text Amendment)

Ms. Geraci-Carver read Ordinance 2025-024, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO INCLUDE A SITE-SPECIFIC TEXT AMENDMENT FOR REAL PROPERTY CURRENTLY DESIGNATED AS COMMERCIAL HIGH INTENSITY TO ALLOW DEVELOPMENT OF THE PROPERTY WITH A FLOOR AREA RATIO UP TO 1.02 FOR PROPERTY LOCATED AT 611 N. DIXIE AVENUE, FRUITLAND PARK, LAKE COUNTY, FLORIDA; 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.

Mayor Cheshire asked Ms. Geraci-Carver about the restrictions in the City with regard to storage units, used car dealerships and boat dealerships being. Mr. Rankin affirmed that there were restrictions if the requested use was not a permitted use.

There was additional discussion about the height of the project, and how that relates to the building height restrictions that were adopted by the City Commission. Mr. Rankin said when the project started, there was no 35' height restriction in place. Mayor Cheshire asked Anita to explain the ordinance, which changed the future land use designation for the subject property to allow them to increase the maximum floor area ratio, which in effect would allow them to build more of a building on the property than would otherwise be allowed. Ms. Geraci-Carver responded that currently the developer could have a floor area ratio of .5, but they are asking to double that to 1.02. Vice Mayor DeGrave did not see changes being requested by developers to be in the best interest of the City. He thought this request was too much to build on a small property. In addition, Vice Mayor DeGrave indicated that he could live with two stories but not four stories. Commissioner Cosenza agreed, as did Mayor Cheshire.

The applicant for the project, 611 N. Dixie Avenue, presented his request and why he thought the City Commission should approve the proposed structure.

Commissioner Raysin expressed concern about drainage.

Vice Mayor DeGrave stated he was unwilling to rewrite the code to make one exception. He said the property was simply too small for the proposed structure, and he was also concerned about drainage.

ACTION: **A motion was made by Mayor Cheshire and seconded by Commissioner Cosenza to DENY the First Reading of Ordinance 2025-024.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

END OF QUASI-JUDICIAL PUBLIC HEARING

10. (a) **City Manager**

i. **Grant of $19.2 million at 0 percent interest loan with 50% of the loan being forgiven, the grant funding could be used for the Water Treatment Plant**

Ms. Manila stated that the City of Fruitland Park has been approved to be entitled for a project amount of $19.2 million dollars, which would be a zero percent interest loan, and they would forgive 50% of the loan. The actual loan amount would be a $9.6 million grant that could be used for the water improvement projects.

Vice Mayor DeGrave asked what kind of impact fees would have to be generated on an annual basis to pay the debt and Ms. Manila said the impact fee study is in process and still being refined. The person conducting the impact fee study has been provided with this information.

(b) **City Attorney**

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

Ms. Geraci-Carver stated that she had been approached by a colleague whose firm is working with another firm with regard to the P-Phos settlement. There are two rounds of claims that local governments can make. The claim period ends in January, and the City would need to submit claim by then. This firm will handle the city's claim and send experts to do the required testing. If no money is recovered for the City, the city does not pay. If money is recovered, they would take 23 1/3% off the top with the City receiving the remainder of the funds. No obligation for the funds to be recovered. Ms. Geraci-Carver recommended that the City Commission contract with this firm and she has an agreement if the City Commission desires to move forward. Claim against Dupont and 3M.

Mr. Dicus said water testing has already started through the EPA. He recommended following the recommendation of the City Attorney.

Commissioner Williams felt that moving forward would be the best way to go. She agreed with Vice Mayor DeGrave.

The consensus of the City Commission was for Ms. Geraci-Carver to move forward as recommended.

11. UNFINISHED BUSINESS

There was none.

12. PUBLIC COMMENTS

Ms. Pearson asked about her service lines and Ms. Manila stated that she had been looking into funding for her service lines because the issues are with the lines on Ms. Pearson's property. Ms. Manila said she had found some opportunities for funding through Lake County and Ms. Pearson would need to complete an application.

13. COMMISSIONERS' COMMENTS

(a) **Commissioner Williams** – Nothing to report.

(b) **Commissioner Cosenza** – Nothing to report.

(c) **Commissioner Raysin** – Nothing to report.

(c) **Vice Mayor DeGrave** – Nothing to report.

14. MAYOR'S COMMENTS

Mayor Cheshire announced important upcoming dates:

Friday, November 21st	Fruitland Park Comedy Night at Gardenia Center 8:00 p.m. – 10:00 p.m.

Thursday & Friday November 27th & November 28th	City Hall Offices Closed to Observe Thanksgiving
Thursday, December 11th	City Commission Meeting at 6:00 p.m.
Friday, December 12th	Hometown Christmas on the City Hall Lawn 5:30 p.m. – 9:00 p.m.

15. ADJOURNMENT

The meeting adjourned at 7:55 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor