

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA**

January 9, 2025

Revised 1/7/25 – Typo Corrections-4(b), 4(f), next commission meeting date

City Hall Commission Chambers

506 W. Berckman Street

Fruitland Park, Florida 34731

6:00 p.m.

1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation – Pastor Charles “Chuck” Padgett, Trinity Assembly of God

Pledge of Allegiance – Interim Police Chief

2. ROLL CALL

3. CONSENT AGENDA

Routine items and items not anticipated to be controversial are placed on the Consent Agenda to expedite the meeting. If a commissioner, staff member or member of the public wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on remaining item(s); and (3) Discuss each pulled item separately and vote.

Approval of Minutes (interim city manager/city clerk)

December 12, 2024 regular and December 3 workshop meetings.

4. REGULAR AGENDA

(a) Resolution 2025-005 City Manager’s Employment Agreement

(city attorney/interim city manager/human resources director)

A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF FRUITLAND PARK, FLORIDA, APPROVING
THE CITY OF FRUITLAND PARK CITY MANAGER’S
EMPLOYMENT AGREEMENT BETWEEN THE CITY OF
FRUITLAND PARK, FLORIDA AND KAREN MANILA.;
AUTHORIZING EXECUTION OF THE AGREEMENT;
PROVIDING FOR AN EFFECTIVE DATE.

**(b) Resolution 2025-007 Water Wastewater Master Plans Updates -
Utility Fund - FY 2024-25 Budget Amendment** (city

attorney/interim city manager/city treasurer)

A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF FRUITLAND PARK, FLORIDA, PURSUANT TO
SEC. 6.07 OF THE CITY CHARTER AMENDING THE
2024-2025 FISCAL YEAR BUDGET BY INCREASING
EXPENDITURES IN THE UTILITY FUND BUDGET IN

THE AMOUNT OF \$161,305 FOR ENGINEERING FEES TO PREPARE A WASTEWATER MASTER PLAN AND DECREASING THE SEWER IMPACT FEE ACCOUNT IN THE UTILITY FUND BUDGET IN THE SAME AMOUNT; AND PROVIDING FOR AN EFFECTIVE DATE.

- (c) **Resolution 2025-009 Water and Wastewater Master Plans Update, Reclaimed Water Master Plan Development, Water and Wastewater System Rate, Impact Fee Study Update, and Effluent Disposal Areas Preliminary Geotechnical Investigation – Professional Services Proposal – Halff Inc.** (city attorney/interim city manager)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE CITY OF FRUITLAND PARK WATER, WASTEWATER AND RECLAIMED WATER MASTER PLAN, RATE AND IMPACT FEE STUDY UPDATE PROPOSAL DATED DECEMBER 13, 2024 BETWEEN THE CITY OF FRUITLAND PARK AND HALFF ASSOCIATES, INC. TO PREPARE AN UPDATE TO THE POTABLE WATER SYSTEM MASTER PLAN AND WATER SYSTEM HYDRAULIC MODEL, AN UPDATE TO THE WASTEWATER AND RECLAIMED WATER SYSTEM MASTER PLAN, AND AN UPDATE TO THE WATER AND WASTEWATER SYSTEM RATE AND IMPACT FEE STUDY IN AN AMOUNT NOT TO EXCEED \$161,305.00; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

- (d) **Resolution 2025-008 New Joint-Use Public Safety Building Lake County ILA - ARPA - FY 2024/25 Budget Amendment** (city attorney/interim city manager/city treasurer)

- (e) **Resolution 2025-001 Building Permit Fees Public Safety Building - FY 2024/25 Budget Amendment** (city attorney/interim city manager/city treasurer)

- (f) **Resolution 2025-004 – Utility Impact Fee Agreement – “Enclave at Lake Geneva”** (city attorney/interim city manager/public works director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE UTILITY IMPACT FEE AGREEMENT BETWEEN THE CITY AND FRUITLAND PARK DEVELOPMENT IV, LLC RELATING TO A RESIDENTIAL PROJECT KNOWN

AS THE ENCLAVE AT LAKE GENEVA GENERALLY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

PUBLIC HEARING

- (g) **Public Hearing - Resolution 2025-006 - Enclave at Lake Geneva Preliminary Plan – Lake Ella Road and South to Spring Lake Road – Petitioner: Fruitland Park Development IV, LLC** (city attorney/interim city manager/community development)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF ENCLAVE AT LAKE GENEVA GENERALLY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

- (h) **Second Reading and Public Hearing – Ordinance 2024-015 “The Code of Ordinances of the City of Fruitland Park”** (city attorney/interim city manager/community development)

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE CITY OF FRUITLAND PARK, FLORIDA; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE. (The first reading was held on December 12, 2024.)

- (i) **Second Reading and Public Hearing – Ordinance 2024-012 Boundary Amendment (Annexation) – 9.67± Acres South of Lake Ella Road, East of Taylor Mill Road and West of US Highway 27/441 -- Petitioners: Michael A. and Maria C. Windhorst** (city attorney/interim city manager/community development)

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 9.67± ACRES OF LAND GENERALLY

LOCATED SOUTH OF LAKE ELLA ROAD, EAST OF TAYLOR MILL 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; PROVIDING FOR AN EFFECTIVE DATE. (The first reading was held on December 12, 2024.)

- (j) **Second Reading and Public Hearing - Ordinance 2024-014 - Small-Scale Comprehensive Plan Amendment - 9.67+ Acres South of Lake Ella Road, East of Taylor Mill Road and West of US Highway 27/441 -- Petitioners: Michael A. and Maria C. Windhorst** (city attorney/interim city manager/community development)

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 TO CITY OF FRUITLAND PARK MULTI-FAMILY HIGH DENSITY OF 9.67 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF LAKE ELLA ROAD, EAST OF TAYLOR MILL 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. (The first reading was held on December 12, 2024.)

QUASI-JUDICIAL PUBLIC HEARING

- (k) **First Reading and Quasi-Judicial Public Hearing - Ordinance 2025-001 3rd Amended and Restated MDA - Petitioner: Fruitland Park Development IV, LLC** (city attorney/interim city manager/community development)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, AMENDING ORDINANCE 2023-012, 2006-13 and 2022-012 TO ADOPT A THIRD AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT RELATING TO REAL PROPERTY CURRENTLY ZONED PLANNED UNIT DEVELOPMENT CONSISTING OF APPROXIMATELY 145.7 ± ACRES OF PROPERTY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; AMENDING THE CONCEPTUAL SITE PLAN; INCREASING THE ACREAGE, INCREASING THE DENSITY AND NUMBER OF RESIDENTIAL UNITS; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on

END OF QUASI-JUDICIAL PUBLIC HEARING

END OF PUBLIC HEARING

- 5. (a) **City Manager**
 - i. **Economic Development Status Update Report**
 - ii. **Commercial Developments Permits Issued Status Update Report**
 - iii. **Public Safety Building Status (Design Elements) Update Report**
 - iv. **Lake County Water Authority 2023 Stormwater Grant Discussion**
- (b) **City Attorney**
Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628

6. UNFINISHED BUSINESS

7. PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Action may not be taken by the City Commission at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the City Commission. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the City Commission addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

8. COMMISSIONERS' COMMENTS

(a) Commissioner Cosenza III

(b) Commissioner Mobilian

(c) Commissioner Bell

(d) Vice Mayor DeGrave

9. MAYOR'S COMMENTS

10. ADJOURNMENT

DATES TO REMEMBER

- January 10, 2025, city commission regular,
- January 10, 2025, Lake County League of Cities, *Habitat* Update, City of Clermont City Center, 620 Montrose Street, Clermont, Florida 34711 at noon;
- January 20, 2025, city hall closed – Martin Luther King Jr. Day,
- January 23, 2025, city commission regular,

For additional events, please visit [Calendar | City of Fruitland Park Florida](#).

Please note that in addition to the city commission meetings, more than one city commissioner may be present at the above-mentioned events.

Any person requiring special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.)

If a person decides to appeal any decision made by the City of Fruitland Park with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.