FRUITLAND PARK CITY COMMISSION REGULAR MEETING MINUTES
August 28, 2025

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731, on Thursday, August 28, 2025, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Commissioner Martina Williams, Commissioner Joseph Cosenza III, and Commissioner Michael Raysin

Members Not Present: Vice Mayor Patrick DeGrave

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Human Resources Director John Klein, Deputy Finance Director Kim Gherke, Public Works Director Robb Dicus, Interim Police Chief Henry Rains, Interim Community Development Director Michael Rankin, Permit Tech II Kelli Fielder and Clerk Gwen Johns

Total Attendance: 23

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

After Mayor Cheshire called the meeting to order, Brian Tillman of Covenant Life Church, gave the Invocation and Interim 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.

RECESSED FOR THE LOCAL PLANNING AGENCY MEETING
RECONVENED AS THE CITY COMMISSION

3. CONSENT AGENDA

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

July 24, 2025, Regular Meeting

(b) Resolution 2025-57, Approval of the 4th Amendment to the Interlocal Agreement between Lake County and the City of Fruitland Park relating to the Provision of Library Services.

A RESOLUTION OF THE CITY COMMISSIONERS OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, APPROVING THE FOURTH AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA, AND THE CITY OF FRUITLAND PARK, RELATING TO THE PROVISION OF LIBRARY SERVICES; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT; PROVIDING FOR AN EFFECTIVE DATE.

(c) Resolution 2025-060, Approval to Dispose of Surplus Computer Equipment

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, DECLARING CERTAIN PERSONAL PROPERTY AS SURPLUS, OBSOLETE, AND WHICH SERVES NO USEFUL FUNCTION; PROVIDING AUTHORIZATION FOR DESTRUCTION OF SAID PERSONAL PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

(d) Resolution 2025-061, Designating Administrative Authority for the Approval of Plats and Replats

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, DESIGNATING AN ADMINISTRATIVE AUTHORITY TO RECEIVE, REVIEW, AND PROCESS A PLAT OR REPLAT SUBMITTAL, AND DESIGNATING AN ADMINISTRATIVE OFFICIAL TO APPROVE, APPROVE WITH CONDITIONS, OR DENY A PLAT OR REPLAT, AS REQUIRED BY CHAPTER 2025-164, LAWS OF FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve the Consent Agenda as presented. The motion carried unanimously by voice vote.

4. REGULAR AGENDA

5. PUBLIC HEARING

(a) Resolution 2025-022 – Major Site Plan for Approximately 10.42± Acres of Property Generally Located South of Urick Street and East of Wilder Street. Petitioner: Catalyst Design Group on behalf of the owner, Birch Enterprises LLC.

Anita Geraci-Carver, City Attorney, read Resolution No. 2025-022 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW CONSTRUCTION OF MULTI-FAMILY APARTMENT BUILDINGS AND A CLUBHOUSE INCLUSIVE OF ASSOCIATED PARKING AND STORMWATER; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Rankin, Interim Community Development Director, provided an overview of the request for Major Site Plan.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Resolution No. 2025-022, as previously cited.

Mayor Cheshire opened the public hearing. No one indicated a desire to speak, and the public hearing was closed.

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

(b) Resolution 2025-030, Proportionate Fair Share Mitigation, Urick & Wilder

Anita Geraci-Carver, City Attorney, read Resolution No. 2025-030 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PROPORTIONATE FAIR SHARE MITIGATION AGREEMENT FOR THE PROJECT URICK AND WILDER STREET MULTIFAMILY RESIDENTIAL SCHOOL CONCURRENCY CASE # 2024-29; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver explained school concurrency.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution 2025-030, as previously cited.

Mayor Cheshire opened the public hearing. The public hearing was closed.

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

(c) Resolution 2025-041, Approving a Permanent Utility Easement for Ingress-Egress from Birth Enterprises for the Urick & Wilder Apartment Project

Anita Geraci-Carver, City Attorney, read Resolution No. 2025-041 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING A PERMANENT UTILITY AND INGRESS-EGRESS EASEMENT IN FAVOR OF THE CITY OF FRUITLAND PARK, FLORIDA FROM BIRCH ENTERPRISES, LLC, FOR THE URICK WILDER APARTMENT PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE EASEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution 2025-041, as previously cited.

Mayor Cheshire opened the public hearing. The public hearing was closed.

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

(d) **Second Reading of Ordinance No. 2025-018, Petition to Amend the Boundaries of The Enclave at Lake Geneva Community Development District (CDD), adding approximately 9.70 ± Acres to the Overall Development, for Property Generally Located South of Lake Ella Road, East of Taylor Mill Road, and West of U.S. Highway 27/441; Petitioner: Kutak Rock LLP (authorized agents Tucker Mackie & Ryan Dugan) on behalf of the "District."**

Anita Geraci-Carver, City Attorney, read Ordinance No. 2025-018, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING ORDINANCE 2024-01; ADDING APPROXIMATELY 9.70± ACRES TO THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT BOUNDARIES, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve the Final Reading and Adoption of Ordinance No. 2025-018, as previously cited.

Mayor Cheshire opened the public hearing. The public hearing was closed.

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

(e) **Resolution No. 2025-059, Approving Digital Solutions Agreement with GHD Services, Inc., for Website Redesign.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE DIGITAL SOLUTIONS AGREEMENT BETWEEN THE CITY OF FRUITLAND PARK, FLORIDA AND GHD SERVICES, INC. FOR REDESIGN OF THE CITY'S WEBSITE PER THE SPECIFICATIONS SET FORTH IN THE AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

Karen Manila, City Manager, explained the Resolution along with the current website versus moving forward with the GovStack product.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution No. 2025-059, as previously cited.

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

6. QUASI-JUDICIAL PUBLIC HEARING

(a) First Reading of Ordinance No. 2025-009, Large Scale Comprehensive Plan Amendment - Pine Ridge Dairy Subdivision for 52.52± 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.

Anita Geraci-Carver, City Attorney, read Ordinance No. 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 Commissioner Cosenza and seconded by Commissioner Williams to approve the First Reading of Ordinance No. 2025-009, as previously cited.**

Mayor Cheshire opened the public hearing.

Mitchell Langley wondered why access was not discussed. Ms. Anita-Carver said that it would be addressed at the time of zoning.

Shelton Rice, Attorney with Peterson & Myers, said the majority of the site is four units per acre. Approximately 20% allows for up to seven units per acre. He also stated that the developer intends to address access following the State of Florida's review.

Mayor Cheshire clarified that the density is being reduced.

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

END OF QUASI-JUDICIAL PUBLIC HEARING

7. (a) City Manager

i. Discussion Item: Step Comparison and Adjustments for Sworn Law Enforcement Officers

Ms. Manila indicated that she had been asked to bring back additional information regarding step increases for law enforcement that were discussed at the budget workshop. She explained the process for increasing base salaries for law enforcement personnel. She discussed the comparison with other cities, and stated that the recommended action, if approved, would help the City remain competitive in the recruitment and retention of employees.

The consensus of the City Commission was to move forward with the recommendation for final approval at the budget hearings.

(b) City Attorney

i. Linda Herald v. City of Fruitland Park, Lake County Case No. 2025-CA-000116
ii. Senate Bill 180 – Lawsuit to Challenge
iii. Senate Bill 954 – Certified Recovery Residences
iv. Senate Bill 1730 – Affordable Housing
v. Senate Bill 1080 – Local Government Land Development Regulations

Ms. Geraci-Carver reviewed opportunities for the City to act with regard to legislative actions. She advised the City Commission of what addressing the issues would entail.

Ms. Geraci-Carver stated that local government agencies are taking legal action against SB 180. She explained the content of SB 180 and how it would impact local jurisdictions. Lake County has agreed to participate, and their portion will be $10,000. She stated that if the City of FP is interested, she would find out what the cost would be. The City is not required to participate. Ms. Geraci-Carver did not think it would be imperative for the City to participate at this time. She will monitor the lawsuit and keep the City Commission informed.

8. UNFINISHED BUSINESS

There were no unfinished business items.

9. PUBLIC COMMENTS

Faith , Representative Nan Cobb, present as point of contact. Ms. Manila stated that the City does plan to apply for appropriations to assist with the new Wastewater Plant.

10. COMMISSIONERS' COMMENTS

Commissioner Williams – No comment.

Commissioner Cosenza – Commented on the FLC Conference.

Commissioner Raysin – No comment.

11. MAYOR'S COMMENTS

No comment.

12. ADJOURNMENT

The meeting adjourned at 6:32 p.m.

Gwen Keough-Johns, City Clerk

Chris Cheshire, Mayor