

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
FEBRUARY 12, 2026**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida on Thursday, February 12, 2026, 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; Interim Community Development Director Michael Rankin; Community Development Administrative Manager Sharon Williams, 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. RECESSED TO LOCAL PLANNING AGENCY at 6:02 p.m. and reconvened the City Commission meeting at 6:04 p.m.

4. CONSENT AGENDA

(a) Approval of Minutes.

January 22, 2026, Regular City Commission Meeting

(b) Resolution 2026-013, Approval of Proportionate Share Mitigation Agreements for Enclave at Lake Geneva.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PROPORTIONATE SHARE MITIGATION AGREEMENT FOR THE PROJECT ENCLAVE AT LAKE GENEVA, PARCELS G AND H, SCHOOL CONCURRENCY CASE #2025-09; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

- (c) **Resolution 2026-014, Approval of Staff Recommendation and Authority to Enter into a Legal Services Agreement with Crawford, Modica & Holt for the Provision of Planning and Zoning Special Magistrate Services.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING SELECTION OF CRAWFORD, MODICA & HOLT TO SERVE AS PLANNING AND ZONING SPECIAL MAGISTRATE FOR THE CITY OF FRUITLAND PARK AND AUTHORIZING CITY STAFF TO ENTER INTO A CONTRACT WITH CRAWFORD, MODICA & HOLT; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Cosenza 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, 5-0.

5. REGULAR AGENDA

6. PUBLIC HEARING

- (a) **First Reading of Ordinance 2026-005, Authorization to Submit a Loan Application to the State Revolving Fund (SRF) Loan Program.**

Ms. Geraci-Carver read Ordinance 2026-005, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AUTHORIZING THE CITY MANAGER TO SUBMIT A LOAN APPLICATION PURSUANT TO THE STATE REVOLVING FUND LOAN PROGRAM; APPLYING FOR A LOAN WITH FIFTY-PERCENT LOAN FORGIVENESS FOR FUNDS FOR DRINKING WATER CAPITAL PROJECTS DESIGNATED AS PROJECT DW-35083; AUTHORIZING THE LOAN AGREEMENT; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

Carl Yauk, 1123 Ritter Road, asked how the remainder of the project would be funded. Ms. Manila responded.

A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve the first reading of Ordinance 2026-005, as presented.

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

(b) Resolution 2026-009, Approval of Request for an Extension of the Fruitland Hills Development Order

Ms. Geraci-Carver read Resolution 2026-009, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING AN EXTENSION OF THE DEVELOPMENT ORDER ENTERED MARCH 17, 2025, THAT APPROVED CONSTRUCTION PLANS FOR THE CONSTRUCTION OF FRUITLAND HILLS SUBDIVISION CONSISTENT WITH THE PRELIMINARY PLAT APPROVED IN RESOLUTION 2024-018 ON VACANT PROPERTY LOCATED EAST OF U.S. HIGHWAY 27/441, NORTH OF REGISTER ROAD AND WEST OF MAYBERRY ROAD; AUTHORIZING THE MAYOR TO ISSUE A DEVELOPMENT ORDER EXTENDING THE APPROVED CONSTRUCTION PLANS UNTIL OCTOBER 22, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution 2026-009, as presented.

Carl Yauk, 1123 Ritter Road, expressed concern regarding the county's backlog in processing title services in allowing right of way dedication, which has delayed their ability to move forward with construction. He asked if there were any developments in Fruitland Park that would be impacted. Mr. Rankin responded that City staff continues to perform exceptionally in advancing projects for the City while waiting for the County to finish their processes.

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

(c) Resolution 2026-004, Griffin Preserve Preliminary Plan Approval for Property Generally Located between East of US Highway 441/27 and East of Register Road. Petitioner: Sloan Engineering on behalf of the owner Griffin Preserve LLC.

Ms. Geraci-Carver read Resolution 2026-004, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF GRIFFIN PRESERVE GENERALLY LOCATED BETWEEN EAST OF US HIGHWAY 441/27 AND EAST OF REGISTER ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution 2026-004, as presented.

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

(d) Second Reading of Ordinance 2026-004, Amending the Code of Ordinances to Increase the City Manager's Purchasing and Contracting Authority.

Ms. Geraci-Carver read Ordinance 2026-004, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING SECTIONS 2-289 AND 2-291 IN CHAPTER 2 OF THE CODE OF ORDINANCES INCREASING THE CITY MANAGER'S PURCHASING AND CONTRACTING AUTHORITY; PROVIDING FOR CODIFICATION, SEVERABILITY AND CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the Second Reading of Ordinance 2026-004, as presented.

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

(e) First 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., 1550 Miller Blvd.

Ms. Geraci-Carver 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 SEDVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave felt there needed to be a discussion about zoning districts C-1 versus C-2, since the Planning and Zoning Board indicated that they thought a C-1 zoning designation might be more appropriate. Vice Mayor DeGrave felt C-1 would be better since the intended use for the property is unknown.

Theodore Martell, Engineer at Kimley-Horn, stated that the owner has no specific plans for the property. However, they requested C-2 zoning designation to allow flexibility in the use of the property which would be offered for lease. Vice Mayor DeGrave pointed out that the City maintains control by designating the property C-1 instead of

C-2 since there are several permitted uses in C-2 that would not be allowed under C-1 designation.

Mr. Martell noted the property owner had indicated they would be okay with accepting an amended list of uses under a C-2 zoning designation. Vice Mayor DeGrave stated that the amended list of uses would be those designated under a C-1 zoning category.

Ms. Geraci-Carver advised the Commission that they had to decide based on the application. Vice Mayor DeGrave stated that a C-1 zoning would better serve the City in this instance.

Mayor Cheshire said that if the subject property were annexed, it would be the desire of the commission to annex it in with a C-1 zoning designation.

Ms. Geraci-Carver noted that in order to consider C-1, the applicant would need to make a request to do so, and the ordinance would need to be readvertised. She noted that the annexation and future land use designations could be approved, and an email from the applicant stating they agree with moving forward to rezoning the property to C-1 would be sufficient to reschedule the first reading.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the First Reading of Ordinance 2025-029, as presented.

Mitchell Langley, 101 S Valley Road, expressed concerns about traffic and asked for an update with regard to the widening of 466A. Mayor Cheshire indicated that the last update on 466A was that it should be under construction by the end of the year.

Sarah McCallam, 2125 Miller Blvd, echoed Mr. Langley's comments. She said that the widening of 466A would greatly benefit her neighborhood. She also urged the City Commission to consider water and wastewater when annexing properties into the city.

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

- (f) First 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 1550 Miller Blvd.**

Ms. Geraci-Carver 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 clarified that this small-scale comprehensive plan amendment was not specifically granting a C-2 zoning designation and Ms. Geraci-Carver said no, she advised that the allowable zoning categories would be C-1, C-2, PUD or PFD.

Ms. McCallam suggested that the City Commission consider this area as a gateway into the City of Fruitland Park.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the First Reading of Ordinance 2026-002, as presented.

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

- (g) 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 – 1550 Miller Blvd.**

Ms. Geraci-Carver read Resolution 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.

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

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

END OF PUBLIC HEARING

7. (a) City Manager

Ms. Manila asked Interim Community Development Director to provide a development update.

Mr. Rankin stated that a lot of infill is happening along US 441 and there is speculated activity along Miller Boulevard. He mentioned that he had spoken to someone about development along US 441, which could be tied to a flag restaurant.

(b) City Attorney

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

8. UNFINISHED BUSINESS

There was no unfinished business.

9. PUBLIC COMMENTS

Carl Yasuk, 1123 Ritter Road, asked about several agenda items that had come before the commission during the last few months. It was suggested that Mr. Yauk contact City Manager Karen Manila for updates on those items.

Mitchell Langley, 101 S Valley Road, mentioned recent operational actions being taken in the City. He stated concern that the media was contacted. Ms. Manila advised Mr. Langley and all present that there had been no official contact made to the media by any of the City Administrative staff members. She indicated that the news person said that they had received an anonymous tip.

Mr. Yauk suggested that prior to the wastewater treatment plant project being put out for bid, that engineering specs and drawings be approved by the State of Florida.

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:

Monday, January 19th

City Offices Closed in Observance of
Martin Luther King Jr. Holiday

Thursday, January 22nd

City Commission Meeting 6:00 p.m.

Thursday, February 5th

AARP Tax Aide Kickoff at Library

Friday, February 7th

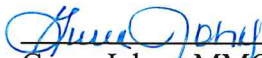
5K Love Run 8:00 a.m.

Friday, February 13th

Progressive Dinner & Comedy Night

15. ADJOURNMENT

The meeting adjourned at 6:38 p.m.



Gwen Johns, MMC, City Clerk



Chris Cheshire, Mayor