

FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY

July 9, 2026, at 6:00 p.m. or as soon as possible thereafter

City Hall Commission Chambers

506 W. Berckman Street

Fruitland Park, Florida 34731

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES (city clerk)

(a) May 28, 2026 CRA Minutes

4. ACTION ITEMS

(a) Resolution 2026-034, Interlocal Agreement with Lake County pertaining to Tax Increment Revenues. (city manager/city attorney)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE INTERLOCAL AGREEMENT REGARDING TAX INCREMENT REVENUES BETWEEN LAKE COUNTY, THE CITY OF FRUITLAND PARK, AND THE CITY OF FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

5. 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 Community Redevelopment Agency at this meeting; however, questions may be answered by staff or issues may be referred to 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 CRA. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the CRA addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

6. UNFINISHED BUSINESS

7. ADJOURNMENT

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 CRA 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 SILENCE ALL ELECTRONIC DEVICES

FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY
MEETING MINUTES
May 28, 2026

A meeting of the Fruitland Park Community Redevelopment Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, May 28, 2026, at approximately 6:03 p.m.

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

Also Present: City Manager Karen Manila, City Attorney Sandy Minkoff, Police Chief Henry Rains, Human Resources Director John Klein; Finance Director Kim Gehrke; Community Development Administrative Manager Sharon Williams, Administrative Assistant Community Development Emily Church, Interim Community Development Director Michael Rankin, and Director of Community Services Barbara Fields.

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

2. ROLL CALL

With a quorum being present, Mayor Cheshire requested that Ms. Williams call the roll.

3. APPROVAL OF MINUTES (city clerk)

(a) November 13, 2025 CRA Minutes

ACTION: **A motion was made by Vice Mayor DeGrave, and seconded by Commissioner Cosenza, to approve the minutes as presented. Mayor Cheshire called for a vote and declared the motion carried unanimously.**

4. ACTION ITEMS

(a) Resolution 2026-028, Paving Overlay for Valley of the Springs and Brookstone (city manager/public works director)

Ms. Geraci-Carver read Resolution 2026-028, by title only:

A RESOLUTION OF THE CITY OF FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY GOVERNING BOARD AND CITY COMMISSION APPROVING A PROPOSAL FROM PAQCO, INC. IN THE AMOUNT OF \$279,328.75 FOR RESURFACING ROADS LOCATED WITHIN THE CRA AND AS AUTHORIZED BY THE CRA PLAN; APPROVING THE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND PAQCO, INC. FOR PAVEMENT AND BASE REPAIR, ON-CALL ITB #24-502 AS MODIFIED; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution 2026-028. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 5-0.

4. PUBLIC COMMENTS

There were no public comments at this time.

ACTION: No action was taken.

5. UNFINISHED BUSINESS

There were no unfinished business items to come before the CRA at this time.

ACTION: No action was taken.

6. ADJOURNMENT

The meeting adjourned at 6:05 p.m.

Gwen Johns, MMC
City Clerk

Chris Cheshire, Mayor

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: **CRA 4a**

ITEM TITLE: **Resolution 2026-034 Interlocal Agreement With Lake County Regarding Tax Increment Revenues**

MEETING DATE: July 9, 2026

DATE SUBMITTED: June 26, 2026

SUBMITTED BY: city attorney/city manager

BRIEF NARRATIVE: **Resolution 2026-034** approves an interlocal agreement with Lake County to allow Lake County to retain 100% of Ambulance MSTU instead of contributing to the City of Fruitland Park Community Redevelopment Agency.

Lake County has requested that the City Commission consider a change to what the county contributes to the city's Community Redevelopment Agency (CRA). The CRA was established in 1995 with a boundary amendment in 2006. The boundaries of the CRA are, more or less, the historical, original part of the city.

Community Redevelopment Agencies (CRA) are created to improve and revitalize targeted geographic areas with the primary goal being to remove blight and encourage new public and private investment to boost the local economy and quality of life. CRAs are funded by capturing incremental value increases within their boundaries that can be used for specific improvements within the CRA. The city, county and ambulance district contribute tax revenues associated with the incremental value increases within the CRA boundaries. Prior to this year Lake County Water Authority also contributed to the CRA but stopped as they are not statutorily required to do so.

The county is asking the city to consider an interlocal agreement that would allow the county to retain 100% of the Ambulance MSTU revenues that are currently contributed to the CRA. This year the Ambulance MSTU contribution to the CRA totaled \$69,531.

If the interlocal is approved, the CRA funding will decrease by \$70,000 per year in perpetuity. Consideration needs to be given to the homestead exemption changes that are to take effect January 2027, if the Statewide referendum passes in November. The city will see decreased property tax revenues for the general operations as well as the CRA.

FUNDS BUDGETED: None

ATTACHMENTS: Resolution 2026-034, Interlocal Agreement

RECOMMENDATION:

Denial due to the fiscal uncertainty associated with the November 2026 referendum proposing an increase in the homestead exemption to \$150,000 the first year and \$250,000 the second year. The measure could significantly reduce the city's ad valorem tax revenues, making it prudent to defer additional financial commitments until the referendum outcome and its fiscal impacts are known. Motion would be to DENY and a yes vote would support the motion, thereby denying the request.

ACTION TO BE TAKEN:

Approve or Deny Resolution 2026-034

RESOLUTION 2026-034

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE INTERLOCAL AGREEMENT REGARDING TAX INCREMENT REVENUES BETWEEN LAKE COUNTY, THE CITY OF FRUITLAND PARK, AND THE CITY OF FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fruitland Park created the City of Fruitland Park Community Redevelopment Agency (the “CRA”) pursuant to Chapter 163, Part III, Florida Statutes, within its boundaries; and

WHEREAS, the CRA is a duly created and existing community redevelopment agency authorized to receive increment revenues as defined in §163.340(22), Florida Statutes, and calculated pursuant to §163.387(1), Florida Statutes; and

WHEREAS, Lake County Board of County Commissioners adopted Ordinance 2000-35 which established the countywide Lake County Municipal Services Taxing Unit (MSTU) for Ambulance and Emergency Medical Services (EMS), and a portion of the MSTU revenue has been paid to the CRA to fund the adopted CRA plan for redevelopment purposes rather than such funds being used for the special purpose of funding countywide ambulance and EMS services; and

WHEREAS, Lake County requests that the City of Fruitland Park agree, pursuant to interlocal agreement, that no incremental revenue payments from the MSTU will be due to the CRA and such funds will be used by the County for its intended purpose of providing countywide ambulance and Emergency Medical Services; and

WHEREAS, the City Commission of the City of Fruitland Park, Florida finds it is in the best interest of the City and its residents to approve the Interlocal Agreement Regarding Tax Increment Revenues.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The Interlocal Agreement Regarding Tax Increment Revenues between Lake County, Florida, the City of Fruitland Park, Florida and the City of Fruitland Park Community Redevelopment Agency, **a copy of which is attached**, is approved.

Section 2. The Commission authorizes the Mayor to execute the Interlocal Agreement.

Section 3. This resolution shall take effect immediately upon its final adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED this 9th day of July, 2026, by the City Commission of the City of Fruitland Park, Florida.

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

SEAL

CHRIS CHESHIRE, MAYOR/CHAIRMAN OF CRA

ATTEST:

GWEN JOHNS, CITY CLERK

Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice Mayor DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Williams	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Raysin	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
VACANT	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

Approved as to form:

Anita Geraci-Carver, City Attorney

**INTERLOCAL AGREEMENT
REGARDING TAX INCREMENT REVENUES**

THIS INTERLOCAL AGREEMENT (the “Agreement”) is made by and between **LAKE COUNTY**, a political subdivision existing under the Constitution and State Laws of Florida (“County”), the **CITY OF FRUITLAND PARK**, a municipal corporation existing under the State of Laws of Florida (“Fruitland Park”), and **THE CITY OF FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY**, which is a dependent special district (the “Agency”); collectively referred to herein as the “Parties.”

WHEREAS, Lake County is a non-chartered political subdivision of the State of Florida; and

WHEREAS, Fruitland Park is a municipal corporation existing under the laws of State of Florida; and

WHEREAS, Chapter 163, Part III, Florida Statutes, known as the “Community Redevelopment Act of 1969” (the “Redevelopment Act”) governs the creation and operation of community redevelopment agencies; and

WHEREAS, pursuant to the Redevelopment Act, the City of Fruitland Park created The City of Fruitland Park Community Redevelopment Agency, and Amended Area, within its boundaries, which is a duly created and existing community redevelopment agency authorized to receive “increment revenues” (“Increment”) as defined in Section 163.340(22), Florida Statutes, and calculated pursuant to Section 163.387(1), Florida Statutes; and

WHEREAS, the Agency oversees various the Trust Funds for the Redevelopment Area (the “Redevelopment Area”); and

WHEREAS, on June 27, 2000, the Board of County Commissioners adopted Ordinance 2000-35 which established the countywide Lake County Municipal Services Taxing Unit (MSTU) for Ambulance and Emergency Medical Services; and

WHEREAS, since the MSTU was established, a portion of the MSTU revenue has been paid to the Agency to fund the municipal plan for the Redevelopment Area rather than such funds being used for the special purpose of funding countywide ambulance and Emergency Medical Services; and

WHEREAS, Section 163.01, Florida Statutes, known as the “Florida Interlocal Cooperation Act of 1969,” (the “Cooperation Act”) permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the Parties find this Interlocal Agreement to be necessary, proper, and convenient to the exercise of their powers, duties, and purposes authorized by law; and

WHEREAS, this Interlocal Agreement is entered into pursuant to the powers and authority granted to the Parties under the Constitution and laws of the State of Florida, including, but not limited to the authority of Section 163.01, Florida Statutes; and

WHEREAS, Section 163.387(3)(b), Florida Statutes, provides that alternate provisions contained in an interlocal agreement between a taxing authority and the governing body that created the community redevelopment agency may supersede the provisions of this section with respect to that taxing authority; and

WHEREAS, the Parties wish to enter into this Agreement pursuant to provisions of Section 163.387(3)(b); and

WHEREAS, the Parties are in agreement that a portion of the Incremental Revenues paid from the MSTU as calculated pursuant to Section 163.387(1) paid by the Parties to the various Trust Funds of the Redevelopment Area is not necessary for redevelopment purposes, nor appropriate to be used for the Redevelopment Area; and

WHEREAS, the Parties are in agreement that no Incremental Revenue payments from the MSTU should be made which would allow the County to use the funds for its intended purpose of providing countywide ambulance and Emergency Medical Services.

NOW, THEREFORE, it is hereby agreed by the Parties as follows:

ARTICLE I INTRODUCTION

Section 1. Authority. This Interlocal Agreement is entered into pursuant to the authority set forth in the Cooperation Act, the Redevelopment Act, and other applicable laws.

Section 2. Recitals and Exhibits. The recitals so stated are true and correct and by this reference are incorporated herein.

Section 3. Authority to Contract. The execution of this Interlocal Agreement has been duly authorized by the appropriate official bodies of the Parties, each Party has complied with all applicable requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

Section 4. Ambulance and Emergency Medical Services MSTU. Commencing on January 1, 2026, and on each January 1 thereafter for the duration of the time period that Incremental Revenues are collected for the Redevelopment Area established by the City of Fruitland Park, Lake County shall retain **One Hundred Percent (100%)** of the portion of such Incremental Revenues accruable to and payable from Lake County's Ambulance and Emergency Services MSTU.

Section 5. Limitations on Governmental Liability. Nothing in this Interlocal Agreement shall be deemed a waiver of immunity limits of liability of any of the Parties beyond any statutory limited waiver of immunity or limits of liability contained in Section 768.28, Florida Statutes, as amended, or other statutes. Nothing in this Interlocal Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim, which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 6. Negotiation at Arm's Length. This Interlocal Agreement has been negotiated fully between the Parties as an arm's length transaction and with the assistance of legal counsel. All Parties participated fully in the preparation of this Interlocal Agreement. In the case of a dispute concerning the interpretation of any provision of this Interlocal Agreement, the Parties are deemed to have drafted, chosen, and selected the language, and the language in question will not be interpreted or construed against any of the Parties.

Section 7. Notices. Any notices required or allowed to be delivered shall be in writing and be deemed to be delivered when: (i) hand delivered to the official hereinafter designated, or (ii) upon receipt of such notice when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to a Party at the address set forth opposite the Party's name below, or at such other address as the Party shall have specified by written notice to the other Parties delivered in accordance herewith.

If to Lake County: County Manager
P.O. Box 7800
Tavares, Florida 32778

With a copy to: Lake County Attorney
P.O. Box 7800
Tavares, Florida 32778

If to Fruitland Park/Agency: City Manager
506 West Berkman Street
Fruitland Park, Florida 34731

Section 8. Assignment or Transfer. No Party may assign or transfer its rights or obligations under this Interlocal Agreement to another unit of local government, political subdivision, or agency of the State of Florida without the prior written consent of the other Parties. No Party may transfer its rights or obligations under this Interlocal Agreement to a private party or entity.

Section 9. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the Lake County, Fruitland Park, the Agency, and their respective successors.

Section 10. Filing. The Fruitland Park City Clerk is hereby authorized and directed, after approval of this Interlocal Agreement by the respective governing bodies of the Parties and the execution thereof by the duly qualified and authorized officers of each of the Parties hereto, to cause this Interlocal Agreement to be filed with the Clerk of the Circuit Court in Lake County, Florida, in accordance with the requirements of Section 163.01(11) of the Cooperation Act.

Section 11. Applicable Law and Venue. This Interlocal Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Florida. Venue shall lie in Lake County, Florida for any action, in equity or law, with respect to the enforcement or interpretation of this Interlocal Agreement.

Section 12. Severability. If any part of this Interlocal Agreement is held by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such invalid, illegal or unenforceable part shall be deemed severable and the remaining parts of this Interlocal Agreement shall continue in full force and effect provided that the rights and obligations of the Parties are not materially prejudiced and the intentions of the Parties can continue to be effected.

Section 13. Joint Effort. The preparation of this Interlocal Agreement has been a joint effort of the Parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

Section 14. No Third-Party Beneficiaries. This Agreement is an administrative agreement generated solely for the benefit of the Parties hereto and no right or cause of action shall accrue by reason of or for the benefit of any third-party. Nothing in this Agreement, expressed or implied, is intended nor shall it be construed to confer upon or give any person or entity any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the Parties hereto and their respective representatives, heirs, successors, and assigns.

Section 15. Mutual Cooperation. The Parties agree to cooperate and deliver any further documents or perform any additional acts to accomplish the agreements set forth herein.

Section 16. Construction. This Interlocal Agreement is the result of the negotiations among and between the Parties and such that all Parties have contributed materially and substantially to its preparation and shall not be construed more strictly against one Party than the other.

Section 17. Intent and Interpretation. This Agreement shall not be construed as modifying or altering the governmental powers of the Parties as they now exist or may be modified in the future, except as are lawfully and expressly provided by the terms of this Agreement.

Section 18. Entire Agreement. This instrument constitutes the entire agreement between the Parties and supersede all previous discussions, understandings and agreements between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions herein shall be made by the Parties in writing by formal amendment.

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND THE CITY OF FRUITLAND
PARK REGARDING TAX INCREMENT REVENUES

Section 19. Effective Date. This Interlocal Agreement shall become effective upon the filing of same pursuant to Section 10 above.

IN WITNESS WHEREOF, the Parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on the date and year first above written.

COUNTY

ATTEST:

LAKE COUNTY, FLORIDA, through its
BOARD OF COUNTY COMMISSIONERS

Gary Cooney, Clerk
Board of County Commissioners
Of Lake County, Florida

Leslie Campione, Chairman

This _____ day of _____, 2026.

Approved as to form and legality:

Melanie Marsh
County Attorney

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND THE CITY OF FRUITLAND
PARK REGARDING TAX INCREMENT REVENUES

**CITY OF FRUITLAND PARK,
FLORIDA**

By: _____
Chris Cheshire, Mayor

This ____ day of _____, 2026.

Attest:

By: _____
Gwen Johns, MMC, City Clerk

APPROVED AS TO FORM AND LEGALITY
AS TO CITY OF FRUITLAND PARK ONLY.

Anita Geraci-Carver, City Attorney

**THE CITY OF FRUITLAND PARK
COMMUNITY REDEVELOPMENT
AGENCY**

By: _____
Chair Chris Cheshire

This ____ day of _____, 2026.

Attest:

By: _____
Clerk Gwen Johns

APPROVED AS TO FORM AND LEGALITY
AS TO AGENCY ONLY.

CRA Attorney