FRUITLAND PARK CITY COMMISSION REGULAR MEETING MINUTES JANUARY 8, 2026

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida on Thursday, January 8, 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, Brenda Sigala, Permit Tech 1 & Kelli Fielder, Permit Tech II and Gwen Johns, City Clerk.

Total Attendance: 49

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

After Mayor Cheshire called the meeting to order, an Invocation was given by Chuck Padgett, Trinity Assembly, 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 6:03 p.m. and reconvened the City Commission meeting at 6:10 p.m.

Mayor Cheshire asked Ms. Geraci-Carver to explain changes to the agenda. She stated the items were being rearranged so that one presentation could be made for each project. The applicant for each project will address any questions and comments at one time, and public comments will be made for each project and will apply to all of the related agenda items.

4. CONSENT AGENDA

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

December 11, 2025, Regular City Commission Meeting

A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve the minutes from December 11, 2025, as presented.

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

5. REGULAR AGENDA

(a) Approval of a Site Plan Modification Pertaining to Amenities for the Evolve at Grove Park Project – Petitioner: Evolve Fruitland Park LLC.

Michael Rankin, Interim Community Development Director, explained the request. He stated that as final inspections were conducted, staff noticed a segway from the approved site plan to what is before the City Commission for review. Staff determined that the developer needed to present the site modifications to the City Commission for approval since they were not consistent with the actual plan that was approved in March 2022.

John McDonald, on behalf of Evolve FP, LLC, stated that he originally presented this project, and he promised the City Commission a project packed full of amenities. Noting that this type of project evolves over time, particularly throughout the course of construction, some of the needs that the developer thought they had based on The Villages population were not meeting the needs of the tenants being attracted to the project. Therefore, the developer decided to install a playground in lieu of three of the planned pickleball courts. In addition, an outdoor putting green was added. Those were the first revisions to the approved plans. The second revision was related to sidewalks. Mr. McDonald stated that all buildings were to be placed around a pond which would provide residents with a waterfront view. However, upon their review, the St. Johns River Water Management District (SJRWMD) did not approve the wet retention pond. What was planned to be a pond with sidewalks around it did not come to fruition. There are still sidewalks within the development which provide connectivity around the structures. There were a lot of sidewalks which did not lead to any destination, and the developer believes the current configuration is better than that proposed and approved. The project is finished, and he requested that the City Commission approve the minor changes that were made to the site plan.

Mr. McDonald noted that the Attorney and Civil Engineer for the project were present to answer any questions.

Vice Mayor DeGrave asked when the developer planned to discuss with the City Commission their decision to modify the approved plan, noting that such changes typically require a hydraulic review to ensure the revisions will function as intended. He asked if City staff had seen that review. Mr. McDonald stated they had been collaborating with staff on all of the changes. He added that SJRWMD has complete say over the final design and any changes have been submitted to the city. He said any changes related to water or other utilities have been submitted to the city for review and approval. He said the developer had to completely redesign the engineering of the pond from a wet pond to a dry pond. He also said that removing pickleball courts and replacing them with a playground should have been a conversation with staff. Anything related to utilities was put in front of the city for approval. Vice Mayor DeGrave asked if all of the amenities were included in the Master Development Agreement (MDA). Ms. Geraci Carver said the amenities are not typically specified in the MDA unless there is something specific that the Commission requests. The site plan is usually detailed out, and the Commission has an opportunity to comment on them. He showed illustrations of the final project and amenities. He showed the original version of "amenity island" and the current version and stated that he feels the final project being delivered is better than what had been proposed. He said open space is sought after by tenants. He also noted there are still opportunities to meander around and behind the buildings.

Vice Mayor DeGrave thought it was interesting that Mr. McDonald called the project "enhanced." He struggled with the changes being made and forgiveness being asked for after the fact. He pointed out that the word "enhanced" is subjective.

Commissioner Cosenza referred to the retention pond, asking if that area would be enhanced. Mr. McDonald said the area would be sodded, even though it will hold water during the rainy season, approximately two months. He said it is going to be a challenge for the developer to maintain the dry pond. Commissioner Cosenza questioned the placement of grass that would continually die.

Mayor Cheshire asked why SJRWMD did not approve the wet pond. Mr. McDonald responded that it had a lot to do with the soils and the water table.

Mr. Rankin noted that staff was aware of the SJRWMD review, and if any comments are given, they are duly noted. This project has been a struggle because Mr. Rankin said he is the one who requested this come back to the commission because it was supposed to be a retention pond that retains water, to a detention pond that detains water. As Mr. McDonald mentioned, the area will have moisture sometimes, but not all the time. Mr. Rankin believed that the SJRWMD turned this down because of the condition of the soil and permeation.

Mayor Cheshire asked when the SJRWMD denied the plan. Mr. McDonald responded that it was after the City Commission saw the site plan but before the buildings were constructed. Mayor Cheshire asked what would have happened if the city commission had known about this, noting that now there is an eyesore even though the apartments and amenities are beautiful.

Vice Mayor DeGrave stated that he specifically asked if the quality of the development shown in the illustrations during the review process was what would actually be constructed, and he was assured that it would be.

Mayor Cheshire commented that he was okay with the playground but would have liked to have known about the dry pond before this point in the process.

Mayor Cheshire asked about safety issues with the pond now being a dry hole in the ground that will collect water during rainy season. Mr. McDonald said the water would not be deep; it would be anticipated to be no more than approximately 6 inches.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the Site Plan Modification Pertaining to Amenities for the Evolve at Grove Park Project.

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

(b) Approval of a Request for Release of Performance Bond by Halff, Inc., Engineer for the Development of Arbor Park Phase I, on behalf of the Owner, Garden Street Communities.

Vice Mayor DeGrave asked if the City should retain a higher percentage for the streets. Mr. Rankin said a maximum of 115% was requested, but it would depend on the market. He added his level of comfort was that the expense should be covered. His opinion was based on his involvement with projects in other Cities for bond release where the expense had been covered.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to Approve the Request for Release of Performance Bond by Halff, Inc., Engineer for the Development of Arbor Park Phase I, on behalf of the Owner, Garden Street Communities.

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

(c) Resolution 2026-001, Budget Amendment to Appropriate ARPA Interest for the Purchase of Land to Construct a Water Treatment Plant.

Ms. Geraci-Carver read Resolution 2026-001, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PURSUANT TO SECTION 6.07 OF THE CITY CHARTER AMENDING THE 2025-2026 FISCAL YEAR BUDGET BY INCREASING EXPENDITURES IN THE UTILITY FUND BUDGET TO FUND THE PURCHASE OF REAL PROPERTY FOR THE NEW WATER TREATMENT PLANT AND DECREASING THE ARPA INTEREST EARNINGS RESERVE FUND BY THE SAME AMOUNT; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Resolution 2026-001, as presented.

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

(d) Resolution 2026-002, Approval of a Professional Services Agreement with Halff Associates, Inc. to Perform a Drinking Water Facilities Plan and Budget Amendment to Fund the Plan.

Ms. Geraci-Carver read Resolution 2026-002, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING PROFESSIONAL SERVICES PROPOSAL DATED DECEMBER 19, 2025, FROM HALFF AND ASSOCIATES, INC. TO DEVELOP A DRINKING WATER FACILITIES PLAN; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; PURSUANT TO SEC. 6.07 OF THE CITY CHARTER APPROVING AN AMENDMENT TO THE 2025-2026 FISCAL YEAR BUDGET TO FUND DEVELOPMENT OF THE PLAN BY INCREASING EXPENDITURES IN THE ENGINEERING FEES FUND AND DECREASING THE ARPA INTEREST EARNINGS RESERVE FUND BY THE SAME AMOUNT; PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave asked Ms. Manila about using the ARPA money for the Public Safety Building. He asked if by shifting both this one and the land acquisition, if any funding for the Public Safety Building would be jeopardized. Ms. Manila said no.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Resolution 2026-002, as presented.

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

(e) Resolution 2026-003, Approving a Negotiated Engineering Contract for the Wastewater and Reclaimed Water Treatment Plants.

Ms. Geraci-Carver read Resolution 2026-003, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING AN AGREEMENT FOR ENGINEERING SERVICES RELATED TO CONSTRUCTION OF A NEW WASTEWATER TREATMENT PLANT AND RECLAIMED WATER TREATMENT PLANT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver advised the City Commission that much of the agreement had been negotiated, and there were a few proposed changes from Halff that had been discussed with Halff and the City Manager. She stated the changes were not substantive and suggested that approval of the resolution include allowance for the City Manager to make necessary changes based on the review and comments.

Vice Mayor DeGrave asked if this approval would serve as authorization to begin the entire project. Ms. Manila noted she would be asking the Commission for direction on getting started with the design. She asked Mr. Ern to discuss the funding needed to get started on the 30% design.

Rob Ern, Halff Associates, stated that a task order page was provided in the agenda packet and it shows the first phase will be the facilities plan which is necessary for the submission for funding. The second phase will be preliminary design, approximately 30% design, which is the level that can be submitted to the Florida Department of Environmental Protection (FDEP). The rest will be the final design of the project. The next meeting for state revolving fund money will be in August, however, waiting until then to start would significantly slow the project. Mr. Ern suggested that impact fees should be available and could be used for the 30% design. He was fairly confident that 30-50% of the plant would be paid for through grant funding. He then discussed other grant opportunities in which the city could participate.

Vice Mayor DeGrave asked if any of the preliminary work would be reimbursable. He said some of this has to be done before submitting for grant funding. Mr. Ern responded that everything done during final design would be reimbursable; but the first $400,000 - $450,000 would be applied to the first preliminary design, which would not be reimbursable. He also stated that some of the other grant programs require a match, and if money is spent out of pocket and not reimbursed, it will count toward the required match. Ms. Manila said there are impact fee funds available to start the project.

A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution 2026-003, to include an allowance for the City Manager to make necessary changes based on the review and comments.

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

(f) Resolution 2025-089, Approval of a Site Plan / Development Order Extension for the Blue Penguin Car Wash.

Ms. Geraci-Carver read Resolution 2025-089, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING AN EXTENSION OF THE APPROVED MAJOR SITE PLAN ALLOWING FOR CONSTRUCTION OF A CAR WASH INCLUSIVE OF PARKING, STORMWATER MANAGEMENT, AND IRRIGATED LANDSCAPING ON VACANT PROPERTY LOCATED ON SOUTH DIXIE AVENUE AND U.S. HIGHWAY 27 NORTHWEST OF DR. MARTIN LUTHER KING BOULEVARD; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER AND INTERIM COMMUNITY DEVELOPMENT DIRECTOR TO ISSUE A DEVELOPMENT ORDER EXTENDING THE APPROVED MAJOR SITE PLAN UNTIL AUGUST 10, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave asked if this property was for sale and Mr. Rankin said no, and that the plan is to construct a car wash. He noted the site plan had been approved. In addition, a variance was approved for landscaping due to transmission lines on the property. Vice Mayor DeGrave asked if the site plan extended MDA would travel with the site and Ms. Geraci-

Carver said yes, although it would not necessarily require them to build a car wash. This would go with the new owner if they wanted to build a car wash.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Resolution 2025-089, as presented.

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

(g) Resolution 2025-090, Authorization to Purchase License Plate Readers (FLOCK Cameras) using a Florida Department of Law Enforcement Equipment Grant.

Ms. Geraci-Carver read Resolution 2025-090, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING EXPENDITURE OF $18,250.00 FOR 5 FLOCK LICENSE PLATE READER CAMERAS, AND IMPLEMENTATION FEE AND ANNUAL SUBSCRIPTION FEE FOR THE FIRST YEAR; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT BETWEEN THE CITY AND FLOCK GROUP, INC.; PROVIDING FOR AN EFFECTIVE DATE.

Interim Police Chief Rains discussed the LPRs and stated they are not used for writing or issuing citations or enforcement of traffic violations. He provided some statistics.

Sargeant Anthony Buehler explained how the FLOCK camera network works.

A question-and-answer period ensued about details of how the FLOCK cameras would be used by the Fruitland Park Police Department. There was also discussion about the cost for the equipment, software and maintenance. Ms. Geraci-Carver clarified the termination options included in the contract to be used in the event the city chooses not to budget for the cameras in the future.

A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve Resolution 2025-090, as presented.

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

7. PUBLIC HEARING

(a) First Reading of Ordinance 2025-023, Designating Administrator for the Approval of Final Plats.

Ms. Geraci-Carver read Ordinance 2025-023, by title only.

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING SECTION 157.060(D)(20, 28, AND 29) AND SECTION 157.060 (E) AND (F) OF

THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE 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; REVISING CERTIFICATIONS ON THE FINAL PLAT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver explained the request being approved by this ordinance. She said preliminary plats will be presented to the City Commission.

A motion was made by Commissioner Williams and seconded by Commissioner Cosenza to approve the first reading of Ordinance 2025-023, as presented.

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

(b) First Reading of Ordinance 2025-025, Annexation of Approximately 93.74± Acres Generally Located North of CR 466A and West of Micro Racetrack Road, Vita Serena, for Applicant Richard Wohlfarth on behalf of Joseph C. Burke, Jr., Owner.

Ms. Geraci-Carver read Ordinance 2025-025, 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 93.74± ACRES OF LAND GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; 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 SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

Logan Opsahl, Attorney with the Lowndes firm, 215 N Eola Drive, presented the Vita Serena project, which consists of 93± acres on the Lake and Sumter County line. He stated that the plan had been revised since the Planning and Zoning Board meeting. He noted some of the comments and concerns were addressed in the revised site plan. He stated this particular project has been referred to as a multi-generational project and discussed the compatibility of the development while noting that the property is against the county line, which provides some unique circumstances. Mr. Opsahl discussed the two proposed access points and the significant infrastructure and in-road networks in the area. An Aerial photograph was provided to illustrate where the AdventHealth hospital would be developed, an existing shopping center and part of The Villages development. The site is currently a pasture, high and dry, without a lot of trees other than along the property lines. He introduced the project team, available to answer any questions.

Mr. Opsahl said the number of units had been reduced from 410 to 344 in the revised plan. The lots that were 35' x 120' had been eliminated. He discussed connectivity of the development to Micro Racetrack Road with an upgraded entrance and addition of a roundabout. He stated the community would have ample amenities and discussed the community vision, explaining real world considerations for a project like this.

Vice Mayor DeGrave asked if developer had secured property for the roundabout and Mr. Opsahl said the developer would provide all right of way for the roundabout. Vice Mayor DeGrave asked about the stormwater retention ponds to the far west, noting they were underneath the power lines. Mr. Opsahl responded the retention ponds would be dry and they would not be located under power lines or on any power company rights-of-way.

Andon Calhoun, Oviedo, Florida, said the stormwater ponds would be located to the west of the transmission ponds and would be dry. Vice Mayor DeGrave asked about communications with Lake County, and Mr. Calhoun said there had been and would be ongoing communication with Lake County. A traffic signal would be installed at 466A, and the developers will share costs with Lake County for the signalization device and road improvements. He noted there is a tri-party agreement that includes Advent Health, Lake County and the developer. Vice Mayor DeGrave asked if provisions had been made to allow for four lanes in the roundabout, if needed. Mr. Wohlfarth said yes, the roundabout is flexible and a fourth lane to the east could be added once deemed necessary.

Vice Mayor DeGrave did not support 40' lots, and he noted the City's Land Development Regulations are being modified to allow 50' lots.

Commissioner Williams asked how the school district would accommodate additional students. Mr. Opsahl said a full concurrency review had been done with Lake County Schools, and a mitigation agreement is in place to allow for a grant and school impact fees to go toward construction of a new school as needed. The county has approved that agreement.

Mayor Cheshire asked for an explanation of the traffic along CR466A and Micro Racetrack Road, and whether Lake County had approved the roundabout. Mr. Opsahl responded that design was part of ongoing conversations with the county. Mr. Wohlfarth added the traffic impact analysis has been completed, and the roundabout design came from the County to the developer. Traffic study currently shows level of service "D" on Micro Racetrack Road, but it is currently operating at a "C" level in the segment up to Lake Ella. The original request was 8 units per acre. Currently, the property is zoned agricultural and commercial. Mayor Cheshire expressed concern with the traffic.

Public Comments

Jeffrey Ahern, 278 Alberia Street, shared his concerns about the proposed project.

Catherine Stanford, 35824 Micro Racetrack Road, property owner on Emery Lane, a crossroad to Micro Racetrack Road, stated her opposition to the proposed project and discussed her concerns.

Maurice Allen, raised on Micro Racetrack Road, asked about the roundabout and expressed concern about traffic issues.

Annie White, 356119 Racetrack Road, shared current real estate data from a local newspaper.

Bart Ritota, 2619 Dartford Terrace, and adjacent to proposed plan, spoke about the global housing crisis and expressed his concerns about the proposed project.

Peter Nolan, 257 Ellington Run, discussed his concerns about the proposed project.

Sue Nolan, 257 Ellington Run, discussed her concerns about schools, as related to the proposed project. She also expressed concerns about power lines in the area.

Mitchell Langley, 101 S Valley Road, spoke in support of the proposed project.

Dan Knaul, 2577 Dartford Terrace, expressed concerns about the proposed project. He felt the dry ponds would be ugly.

Debra Fromhart, 268 Rhapsody Path, expressed concerns about the proposed project and whether gopher turtles would be properly relocated.

Vice Mayor DeGrave asked Mr. Opsahl if the developer had considered larger-sized lots. Mr. Opsahl said the number of 50' lots had been increased. Vice Mayor DeGrave asked if everything that isn't a 50' lot could be eliminated and Mr. Opsahl said that would not be a viable option.

Mr. Opsahl responded to questions and comments made by public.

Commissioner Raysin stated that he felt torn because he could understand both sides.

Vice Mayor DeGrave thought that too much was being squeezed on the property, and that the project would not be a good neighbor to the surrounding areas. He suggested the developer further consider and address the topics discussed. He supported the annexation but would not vote for the 2nd reading without significant modifications to the proposed plan. He felt the developer was moving in the right direction, but that there was still room for improvement.

Commissioner Williams agreed with Vice Mayor DeGrave. She acknowledged the need for housing to serve a younger population with smaller budgets, and she understood the benefits to annexing this property into the city. However, a lot of issues were bound up here, and she, too, thought that 40' lots were questionable but thought there was opportunity to make some positive changes.

A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to DENY the First Reading of Ordinance 2025-025, as presented.

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

(c) First Reading of Ordinance 2025-026, Approval of a Large-Scale Comprehensive Plan Amendment for Property Located North of CR 466A and West of Micro Racetrack Road, Vita Serena, for Applicant Richard Wohlfarth on behalf of Joseph C. Burke, Jr., Owner.

Ms. Geraci-Carver read Ordinance 2025-026, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TO CITY MULTI-FAMILY LOW DENSITY ON 95.44 ± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; 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.

Ms. Geraci-Carver stated that ordinances require two readings, and this item could move forward with changes at the time of the second reading. A vote not to transmit at this time would require re-application. She also stated that the ordinance had been read based on the application that was submitted, but the developer has stated that they are requesting something less than initially requested.

See all related discussion under Item 7b, Vita Serena Annexation.

A motion was made by Vice mayor DeGrave and seconded by Commissioner Williams to DENY the First Reading of Ordinance 2025-026, as presented.

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

(d) **First Reading of Ordinance 2025-027, Approval of a Rezoning 95.35± Acres of Property from Lake County Agriculture and City of Fruitland Park General Commercial (C-2) to City of Fruitland Park Planned Unit Development (PUD) for Property Located North of CR 466A and West of Micro Racetrack Road, Vita Serena, for Applicant Richard Wohlfarth on behalf of Joseph C. Burke, Jr., Owner.**

Ms. Geraci-Carver read Ordinance 2025-027, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 95.35± ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE AND CITY OF FRUITLAND PARK GENERAL COMMERCIAL (C-2) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver recommended the City Commission table this item.

See all related discussion under Item 7b, Vita Serena Annexation.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to TABLE the First Reading of Ordinance 2025-027, 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 2025-029, Small Scale Comprehensive Plan Amendment – Enclave at Lake Geneva Parcels G & H for approximately 0.611 ± Acres Located Generally West of U.S. Highway 27/441 South of Lake Ella Road. Petitioner: Fruitland Park Development VI, LLC - Richard Wohlfarth, on behalf of the owner, Fruitland Lake Ella LLC.**

Ms. Geraci-Carver read Ordinance 2025-029, by title only.

AN ORDINANCE OF THE CITY COMMISSION FO THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3187, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM CITY OF FRUITLAND PARK COMMERCIAL TO CITY OF FRUITLAND PARK MIXED COMMUNITY FOR 0.611 ± ACRES OF PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27/41 SOUTH OF LAKE ELLA ROAD; 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.

Mr. Rankin provided an explanation of the request.

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

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

(f) First Reading of Ordinance 2025-030, rezoning to MPUD – Enclave at Lake Geneva Parcels G & H for 45.31 ± Acres Generally Located Between Lake Ella Road and South to Spring Lake Road. Petitioner: Fruitland Park Development VI, LLC – Richard Wohlfarth, on behalf of the owner, Fruitland Lake Ella, LLC.

Ms. Geraci-Carver read Ordinance 2025-030, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 45.31 ± ACRES OF PROPERTY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA TO THE CITY OF FRUITLAND PARK DESIGNATION OF MPUD, MIXED PLANNED UNIT DEVELOPMENT WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK FOR THE PROPERTY BEING REZONED; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave said the map that was provided had not been helpful. He asked Mr. Rankin if the property was being filled with 40' lots. Ms. Geraci-Carver said the MPUD Ordinance sets forth the lot sizes on page 3, and they are 40' and 50' lots. Vice Mayor DeGrave's stated that his previous comments regarding small lots and small houses with small setbacks, narrow side setbacks and little garages still apply. Mr. Opsahl noted this one is quite different than the last project in that it is Enclave at Lake Geneva Parcels G & H. This was originally going to come to the City Commission as an amendment to the existing enclave PUD. This is consistent with the other Enclave projects.

Rick Wohlfarth explained the project being added to the existing Enclave. Parcels A1 – F, which have been preapproved, and the site is totally cleared and almost completely filled. The 45 acres illustrated in blue are being added and about 15 of the eastern side acres are commercial with a commercial proposed project. As part of that project, parcel "H" represents the commercial section.

Maurice Allen asked about the cemetery in that area to which Mr. Wohlfarth stated it was a nonissue as the developer had elected to put lines on the east side.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the First Reading of Ordinance 2025-030, as presented.

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

(g) Resolution 2025-056, Approval of a Variance to Allow an Increase in Total Sign Square Footage for Monument Signs, Applicant: Advent Health.

Ms. Geraci-Carver read Resolution 2025-056, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR) SECTION 163.070(c)(1)(ii, vi AND xvi) TO ALLOW MORE THAN THREE FREESTANDING MONUMENT SIGNS, TO ALLOW SIGNS GREATER THAN TEN FEET IN HEIGHT ALONG CR 466A, TO INCREASE THE TOTAL SQUARE FOOTAGE OF SIGNAGE ALLOWED TO GREATER THAN ONE HUNDRED SQUARE FEET, AND TO ALLOW A BEACON SIGN THAT IS ILLUMINATED, ALL WITHIN THE ADVENT HEALTH OFF-SITE EMERGENCY DEPARTMENT SITE LOCATED AT 201 CR466A; PROVIDING FOR AN EXPIRATION DATE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

Addie Mentry, 13266 Byrd Drive, Odessa Florida, and the applicant from Creative Sign Designs. On behalf of AdventHealth, Ms. Mentry presented the request for a sign variance.

A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Resolution 2025-056, as presented.

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

END OF PUBLIC HEARING

8. QUASI-JUDICIAL PUBLIC HEARING

END OF QUASI-JUDICIAL PUBLIC HEARING

9. (a) City Manager

Ms. Manila asked Interim Police Chief Rains to provide a brief statement about reimplementation of the Reserve Officer Program. Chief Rains stated he would like to move forward with the reserve officer program, making it solely based on volunteers. He said funding had been allocated to cover compensation for reserve officers working above their

Twelve required volunteer hours per month. He said the money in the budget would be used to provide some type of stipend.

Vice Mayor DeGrave stated that relying on volunteers may not be the best option if a reserve unit is needed. Ms. Manila agreed the concern was valid and explained that Chief Rains would first attempt to operate a volunteer reserve program; if it proved ineffective, staff would anticipate requesting budgetary funding for part-time officers during the upcoming budget process.

(b) City Attorney

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

11. UNFINISHED BUSINESS

There was no unfinished business.

12. PUBLIC COMMENTS

Gerald Katz, 3224 Delk Drive, was on his way to Publix at 5:30 and decided to see how his city works, noting that he would be attending City Commission meetings on a regular basis. He praised Police Officer John Simone for his response and how he managed the situation when his wife passed away recently.

Mitchell Langley, 101 S Valley Road, praised Interim Police Chief Rains and city staff for their response to an incident that happened on January 7, 2026.

13. 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.

14. 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 9:03 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor