

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA**

September 25, 2025

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 – Jeff Hessinger, Pastor at Eagles Nest Baptist Church

Pledge of Allegiance – Interim Police Chief **Henry Rains**

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 items from the Consent Agenda; (2) Vote on remaining items; and (3) Discuss each pulled item separately and vote.

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

September 11, 2025, Regular City Commission Meeting

(b) Resolution 2025-073, Approval to Renew Contract with City Attorney Anita Geraci-Carver. (city manager/city attorney)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPOINTING ANITA GERACI-CARVER AS CITY ATTORNEY; PROVIDING FOR THE TERM; AND PROVIDING FOR AN EFFECTIVE DATE.

4. REGULAR AGENDA

(a) Resolution 2025-072, Amendment to the Interlocal Agreement between the City of Fruitland Park and The Villages Center Community Development District Relating to Fire Protection Services (city manager/city attorney)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF FRUITLAND PARK, FLORIDA AND VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT RELATING TO FIRE PROTECTION SERVICES; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

5. PUBLIC HEARING

- (a) **Resolution 2025-050, Request for Vacation of Dixie Blvd., Adjacent to Lots 9, 10, 11, 12, 13, Block D. Petitioner: Tim Coates** (city manager/city attorney/community development director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, VACATING CERTAIN RIGHTS OF WAY SHOWN ON THE PLAT OF 1ST ADDITION TO DREAM LAKE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 13 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITHIN THE CITY OF FRUITLAND PARK; VESTING OF TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

- (b) **Second and Final Public Hearing – Resolution 2025-070, Adopting the Final Millage Rate for FY 2025-2026** (city manager/city attorney/finance director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, ADOPTING A FINAL MILLAGE RATE OF 3.9134 LEVYING OF AD VALOREM TAXES FOR FISCAL YEAR 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

- (c) **Second and Final Public Hearing – Resolution 2025-071, Adopting the Final Budget for FY 2025-2026** (city manager/city attorney/finance director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

- (d) **Second Reading and Adoption of Ordinance 2025-021, Approval of Increased Water Utility Rates**

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA AMENDING A-6 IN APPENDIX A OF THE FRUITLAND PARK CODE OF ORDINANCES TO ADJUST THE WATER UTILITY RATES BASED ON JULY 2025 CONSUMER PRICE INDEX; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

- (e) **Second Reading and Adoption of Ordinance 2025-022, Approval of Increased Wastewater Utility Rates** (city manager/city attorney/finance director)

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING A-27 IN APPENDIX A OF THE FRUITLAND PARK CODE OF ORDINANCES TO ADJUST THE WASTEWATER UTILITY RATES BASED ON JULY 2025 CONSUMER PRICE INDEX; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, PROVIDING FOR AN EFFECTIVE DATE.

- (f) Second Reading and Adoption of Ordinance 2025-020, Amending Division 3 in Article V of Chapter 2 of the City of Fruitland Park Code of Ordinances to Provide for a Planning and Zoning Special Magistrate to sit as the Local Planning Agency, and in Place of the Planning and Zoning Board.** (city manager/city attorney/community development director)

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING DIVISION 3 IN ARTICLE V OF CHAPTER 2 OF THE CITY OF FRUITLAND PARK CODE OF ORDINANCES TO PROVIDE FOR A PLANNING AND ZONING SPECIAL MASTER TO SIT AS THE LOCAL PLANNING AGENCY, AND IN PLACE OF THE PLANNING AND ZONING BOARD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

- (g) Resolution 2025-075, Approval of a Permanent Utility, and Ingress-Egress Easement from Adventist Health System/Sunbelt, Inc.; for Property Located on County Road 466A, west of Oliver Lane.** (city manager/city attorney/interim community development director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PERMANENT UTILITY AND INGRESS-EGRESS EASEMENT IN FAVOR OF THE CITY OF FRUITLAND PARK, FLORIDA FROM ADVENTIST HEALTH SYSTEM/SUNBELT, INC.; AUTHORIZING THE MAYOR TO EXECUTE THE TERMINATION OF EASEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

- (h) Resolution 2025-076, Removal of Historic and Specimen Trees. Petitioner: Catalyst Design Group on behalf of the owner, Birch Enterprises, LLC – Urick and Wilder** (city manager/city attorney/interim community development director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, MAKING A FINDING THAT CONSTRUCTION OF A MULTI-FAMILY APARTMENT COMPLEX WITH CLUBHOUSE, ASSOCIATED PARKING AND STORMWATER APPROVED IN RESOLUTION 2025-022 IS NOT FEASIBLE WITHOUT REMOVING THE HISTORICAL AND/OR SPECIMEN TREES PROPOSED FOR REMOVAL BY CATALYST DESIGN GROUP; AND PROVIDING FOR AN EFFECTIVE DATE.

END OF PUBLIC HEARING

6. QUASI-JUDICIAL PUBLIC HEARING

- (a) Second and Final Reading of Ordinance 2025-019, Approval of an Amendment to Provide for Maximum Building Coverage on Property Located East of US Hwy 441/27 and East of Register Road. Petitioner: Griffin Preserve, LLC (city manager/city attorney/ community development director)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING A PUD ZONING AMENDMENT TO PROVIDE FOR MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS SURFACE RATIO PER LOT AND ADOPTING AN AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

END OF QUASI-JUDICIAL PUBLIC HEARING

- 7. (a) City Manager**

- (b) City Attorney**

- i. Linda Herald v. City of Fruitland Park, Lake County Case No. 2025-CA-000116**
- ii. Impact Fee Adoption Process and Requirements**

8. UNFINISHED BUSINESS

9. 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.

10. COMMISSIONER COMMENTS

- (a) Vice Mayor DeGrave**

- (b) Commissioner Williams**

(c) **Commissioner Cosenza, III**

(d) **Commissioner Raysin**

11. MAYOR'S COMMENTS

12. ADJOURNMENT

DATES TO REMEMBER

Friday, September 26th

**Birthday Party with Drone Show Veteran's
Memorial Park
5:30 p.m. to 9:00 p.m.**

Thursday, October 9th

City Commission Meeting at 6:00 p.m.

Friday, October 24th

Halloween Party

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.

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: **3 a-b**

ITEM TITLE: Draft Meeting Minutes and Resolution 2025-073,

MEETING DATE: Thursday, September 25, 2025

DATE SUBMITTED: Wednesday, September 17, 2025

SUBMITTED BY: (See below)

BRIEF NARRATIVE: 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.

(a) Regular Minutes dated September 11, 2025 (city clerk)

(b) Resolution 2025-073 for Renewal of City Attorney Contract

FUNDS BUDGETED: None

ATTACHMENTS: September 11, 2025 Regular Minutes
Agenda Summary & Resolution 2025-073

RECOMMENDATION: Approve the Consent Agenda

ACTION: Approve the Consent Agenda

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
September 11, 2025**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731, on Thursday, September 11, 2025, at 6:00 p.m.

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

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Human Resources Director John Klein, Finance Director Gary Bachmann, Deputy Finance Director Kim Gherke, Lieutenant David Cox, Interim Community Development Director Michael Rankin, Sharon Williams, Administrative Manager of Community Development, Brenda Sigala, Building Permit Tech and Clerk Gwen Johns

Total Attendance: 34

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

After Mayor Cheshire called the meeting to order, Braxton Butts of Heritage Community Church, gave the Invocation and Lieutenant David Cox 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. PRESENTATION

(a) Proclamation for Constitution Week

On behalf of the City Commission, Mayor Cheshire read and presented a proclamation to declare September 17 – 23, 2025, as *Constitution Week*, urging all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities that are part of that privilege.

The proclamation was presented to Ella Decker, of The National Society for Daughters of the American Revolution (DAR). Ms. Decker was accompanied by other members of the DAR. She accepted the Proclamation and thanked Mayor Cheshire, the City Commission and the City of Fruitland Park.

**RECESSED FOR THE COMMUNITY REDEVELOPMENT AGENCY
MEETING, RECONVENED AS THE CITY COMMISSION AT 6:06 P.M.**

4. **CONSENT AGENDA**

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

August 5, 2025, Budget Workshop

August 28, 2025, Regular City Commission Meeting

(b) Resolution 2025-058, Approving the Purchase of a 2026 Chevrolet Colorado Crew Cab Vehicle in an Amount Not to Exceed \$41,000, from Stingray Chevrolet.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PURCHASE FROM STINGRAY CHEVROLET A 2026 CHEVY COLORADO CREW CAB VEHICLE INCLUDING THE VALUE PACKAGE IN AN AMOUNT NOT TO EXCEED \$41,000 FOR CODE ENFORCEMENT IN THE GRUITLAND PARK BUILDING AND ZONING DEPARTMENT; AUTHORIZING THE CITY MANAGER TO EXPEND THE FUNDS; AND PROVIDING AN EFFECTIVE DATE.

(c) Resolution 2025-065, Planning and Zoning Board Reappointment of Shayna Grunewald

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPOINTING A MEMBER OF THE CITY OF FRUITLAND PARK PLANNING AND ZONING BOARD; PROVIDING THE TERM EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

(d) Resolution 2025-066, Planning and Zoning Board Reappointment of Walter Birriel

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPOINTING A MEMBER OF THE CITY OF FRUITLAND PARK PLANNING AND ZONING BOARD; PROVIDING THE TERM EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

(e) Resolution 2025-067, Planning and Zoning Board Appointment of Daniel Dicus

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPOINTING A MEMBER OF THE CITY OF FRUITLAND PARK PLANNING AND ZONING BOARD; PROVIDING THE TERM EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Carl Yauk, 1123 Ritter Road, noted that the August 28, 2025, minutes indicated there were five votes, and it should have been four since Vice Mayor DeGrave was absent.

5. REGULAR AGENDA

(a) Resolution 2025-063, Wastewater and Reclaimed Water System Master Plan

Ms. Geraci-Carver read Resolution 2025-063, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING AND ADOPTING THE CITY OF FRUITLAND PARK WASTEWATER AND RECLAIMED WATER SYSTEM MASTER PLAN PREPARED BY HALFF ASSOCIATES, INC.; PROVIDING FOR AN EFFECTIVE DATE.

Karen Manila, City Manager, introduced Rob Ern from Halff Associates to make a presentation to the City Commission.

Bill Dorman, of Halff Associates, presented the Wastewater and Reclaimed Water System Master Plan. He said it looks 20 years ahead, projecting over 3,000 connections by then (about 9,000 when fully built out), with residential growth as the focus. He also showed projected flow increases through 2045. He discussed a site for the wastewater treatment plant, and the site identified is the existing site where the old plant was and where the existing transfer station is located. He displayed a proposed site plan for the site plan and discussed some of the features included.

Vice Mayor DeGrave inquired about the capacity of the holding basins, and Mr. Ern said the Rapid Infiltration Basins were designed for 1.8 million gallons per day and used for backup to the reclaimed system only. Mr. Dorman noted the operations control building being planned and stated that it would provide area for staff and a laboratory. He stated that the existing surge tank was being planned to be repurposed as an aerobic digester and noted that the goal was to use as much of the existing facilities as possible, while still planning for future expansion. Vice Mayor DeGrave asked if the digestion would be enclosed or open air. Mr. Dorman responded that it would be aerobic and constantly oxygenized. He added there would also be odor control facilities, for the headworks and other areas where odors are anticipated.

Mayor Cheshire asked why the lower-cost plant option in the agenda summary was not recommended. Mr. Ern explained there was an error on the initial summary sheet that was provided for the agenda packet, and it has been corrected. Mr. Ern noted that the other process would be a 5-Stage Biological Nutrient Removal (BNR) process, which is a significantly higher cost than the Sequencing Batch Reactor (SBR) process. However, both alternatives are included in the master plan, but the discussion tonight is only with regard to the recommended alternative which will fit on the site and is less expensive. Mayor Cheshire questioned whether the proposed plant would become obsolete at some point, and Mr. Ern said it would not, and he added that lifespan of the facilities is a requirement of obtaining SRF funding. In addition, he commented that the only exception to the plant becoming obsolete would be if DEP created new standards that necessitated reconstruction.

Mr. Dorman displayed a map of the existing Capital Wastewater System, noting that capital lines are the City's responsibility since they serve multiple properties and developments. He said the plant and expansion projects, including 20-year collection systems with north and south cost estimates, would be funded through impact fees.

Mr. Ern explained the ratios of water to reclaimed water. He pointed out on the reclaimed water system that the redistribution system being recommended is only on the north side of the City. This is because it takes somewhere between 3-5 homes worth of wastewater to generate enough reclaimed water for a single home. Looking at the number of homes in the northern portion of the City, it is clear that there would not be enough reclaimed water to serve residents on the south side without augmenting with potable water. He noted that based on the numbers available, there would only be enough reclaimed water created to serve the northern portion of the City with reclaimed water. This is why all of the reclaimed water distribution system capital improvements are to the north.

Mr. Ern said adopting the plan is the first step, after which impact fees would be set. He reviewed funding options for the treatment plant, noted potential opportunities the City may qualify for, and stated that his firm would work to secure funding.

Mayor Cheshire asked if the reclaimed water system was necessary for the wastewater treatment plan. Mr. Ern responded that the City's Consumptive Use Permit (CUP) for withdrawing water from the ground for the water system will be directly tied to the City having a reclaimed water system to offset groundwater withdrawals.

Ms. Manila noted that she is developing the RFQ which should be ready for legal review within the next week or so.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to adopt Resolution No. 2025-063.

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

(b) Resolution 2025-064, CUP Modification and Water Well Design

Anita Geraci-Carver, City Attorney, read Resolution No. 2025-064 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE CITY OF FRUITLAND PARK CONSUMPTIVE USE PERMIT MODIFICATION AND WELL DESIGN STATEMENT OF WORK DATED AUGUST 8, 2025, BETWEEN THE CITY OF FRUITLAND PARK AND HALFF ASSOCIATES, INC. TO PERFORM WELL CONSTRUCTION HYDROGEOLOGIC SERVICES, WELL CONSTRUCTION SPECIFICATIONS AND BID DOCUMENTS, AND PROJECT ADMINISTRATION IN AN AMOUNT NOT TO EXCEED \$103,511.50; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Ern explained the CUP Modification and Water Well Design. He said it is time to move forward with a new water plant to serve the growth. The first design is to get water wells drilled. The quality of the water produced by the well determines treatment requirements. Mr. Ern stated that a sub-consultant has been engaged to perform the bulk of the work which needs to be done by a hydrogeologist. This contract is for the design of wells based on the site that the City is collaborating with a developer to acquire. The subsurface geology will be evaluated, the size of the well, casing, open hole and depths will be determined. Subsequently, a set of construction specifications will be written for the City to use to publicly solicit well drillers. He also noted that someone will have to be on-site while the wells are being drilled.

Mayor Cheshire expressed concern that the City does currently own the property and suggested this item be tabled until the City is certain that the property will be acquired.

Ms. Manila asked Mr. Ern what would happen in a scenario where the City cannot acquire the property being looked at, and what would happen if subsequently, the City could not acquire property within the 1,000-foot required radius. Mr. Ern responded that the CUP would have to be modified. He said if property were acquired within a quarter of a mile or so, his staff could work with the St. Johns River Water Management District (SJRWMD) to amend the CUP. Anything beyond that radius, the regional hydrogeologic model would have to be rerun, to allow the SJRWMD to look at every well, public or private, which is in the district or region, looking at the drawdowns from those withdrawal rates. This process would increase the proposal. He said most of the well design will be consistent, but the CUP would be an additional task if the property being considered does not close. Mayor Cheshire asked about design changes in the event that the City had to move the well to another location. and Mr. Ern said there would be potential design changes based on the other wells in the region and impacts to the surface water levels or spring flows in the region. That would potentially change the required depth of wells.

Ms. Manila stated that she had been provided with a proposal for the City to purchase a piece of property. Ms. Geraci-Carver asked if there was an opportunity to get an easement from the property owner to do testing prior to purchasing the property. Mr. Ern said wherever the well is drilled, the water will be treated based on required water quality testing. He added that because the model was run in that area where the wells are currently under consumptive use permit, that model has been run and it would be in the best interest of the City to keep the project in that area which the SJRWMD has already bought off on it.

Vice Mayor Degrave asked if Mr. Ern was assuring the City that if the subject property is purchased, there will be water. Mr. Ern said yes, the only thing that could vary would be the depths of the casing and depths of the open hole in order to get the necessary volume. The water quality could potentially change but generally water good quality in the subject area.

ACTION: A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to TABLE Resolution No. 2025-065.

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

6. PUBLIC HEARING

- (a) First Reading of Ordinance 2025-020, Amending Division 3 in Article V of Chapter 2 of the City of Fruitland Park Code of Ordinances to Provide for a Planning and Zoning Special Magistrate to sit as the Local Planning Agency, and in Place of the Planning and Zoning Board.**

Anita Geraci-Carver, City Attorney, read Ordinance No 2025-020, by title only.

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING DIVISION 3 IN ARTICLE V OF CHAPTER 2 OF THE CITY OF FRUITLAND PARK CODE OF ORDINANCES TO PROVIDE FOR A PLANNING AND ZONING SPECIAL MASTER TO SIT AS THE LOCAL PLANNING AGENCY, AND IN PLACE OF THE PLANNING AND ZONING BOARD; 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 noted that the reappointment resolutions includes language that will allow those members to continue to serve until such time that a special magistrate is appointed to serve. At that time, the Planning and Zoning Board would be dissolved.

ACTION: A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve Ordinance No. 2025-020 on first reading, as previously cited.

Mayor Cheshire opened the public hearing.

Carl Yauk, 1123 Ritter Road, said there were pros and cons to having a special magistrate. Citing concerns from Wildwood and Sumter County, he asked if a magistrate must be familiar with the City, stressing they should understand the wants and needs of Fruitland Park residents.

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

- (b) First Reading of Ordinance 2025-021, Approval of Increased Water Utility Rates**

Anita Geraci-Carver, City Attorney, read Ordinance 2025-021, by title only.

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AMENDING SECTION 50.30 IN CHAPTER 50 OF THE FRUITLAND PARK CODE OF ORDINANCES TO ADJUST THE WATER UTILITY RATES BASED ON JULY 2025 CONSUMER PRICE INDEX; PROVIDING FOR

CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Ordinance 2025-021, on first reading, 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, 5-0.

(c) First Reading of Ordinance 2025-022, Approval of Increased Wastewater Utility Rates

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

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AMENDING SECTION 99.60 IN CHAPTER 50 OF THE FRUITLAND PARK CODE OF ORDINANCES TO ADJUST THE WASTEWATER UTILITY RATES BASED ON JULY 2025 CONSUMER PRICE INDEX; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Ordinance 2025-022, on first reading, as previously cited.

Mayor Cheshire opened the public hearing.

Carl Yauk, 1123 Ritter Road, asked about the structure of the wastewater rate adjustments. Ms. Manila responded that this increase is positioning the City for the future. As the new wastewater treatment plant is implemented, the rates will have to increase incrementally to avoid a single substantial increase in fees.

The public hearing was closed.

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

(d) Resolution 2025-050, Request for Vacation of Dixie Blvd., Adjacent to Lots 9-13, Block D. Petitioner: Tim Coates of Halff Engineering on behalf of the owners, Garden Street Communities Southeast, LLC and Aggarwal & Gupta Family Foundation, Inc.

Anita Geraci-Carver, City Attorney, read Resolution No 2025-050, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, VACATING CERTAIN RIGHTS OF WAY SHOWN ON THE PLAT OF 1ST ADDITION TO DREAM LAKE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITHIN THE CITY OF FRUITLAND PARK; VESTING OF TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Geraci-Carver said Mr. Coates has applied to vacate an unimproved right of way where he owns property on both sides. By law, if vacated and not needed for public use, he would acquire the entire parcel. She noted the application does not affect other owners or cause any other property owners to be landlocked, and the Commission has previously determined such property is not needed by the City. The City has no plans for utilities or other improvements in that area.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the Resolution No 2025-050, as previously cited.

Jay Connell, 26926 White Plains Way, opposed the right-of-way vacation, arguing it would create a landlocked parcel. He said a strip left out of the request would remain City property without legal access and showed Ms. Geraci-Carver the property he believed would be affected.

Ms. Geraci-Carver advised that she and staff would look at the area again before the second reading. She noted that the City could retain an easement for access, if necessary for maintenance. Or, Mr. Connell could apply to the City for that portion to also be vacated.

Mr. Connell stated that he was open to petitioning the City to vacate that portion, which would mean that he would get 15 feet, and Mr. Coates would get 15 feet. He said he would pay for a survey but asked if the City would be willing to waive the application fees.

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

ACTION: A motion was made by Commissioner Cosenza to table Resolution No 2025-050, and Vice Mayor DeGrave seconded the motion. Mayor Cheshire called for a vote and the motion carried unanimously, 5-0.

(e) Resolution No. 2025-047, Relating to the Provision of Fire Services within The Village of Fruitland Park Benefit Area, Establishing an Assessment Rate.

Anita Geraci-Carver, City Attorney, read Resolution No 2025-047 by title only.

A RESOLUTION OF THE CITY OF FRUITLAND PARK, FLORIDA, RELATING TO THE PROVISION OF FIRE SERVICES WITHIN THE VILLAGE OF FRUITLAND PARK BENEFIT AREA IN THE CITY OF FRUITLAND PARK; ESTABLISHING THE ASSESSMENT RATE FOR FIRE SERVICES ASSESSMENT FOR THE FISCAL

YEAR BEGINNING OCTOBER 1, 2025; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution No. 2025-047, as previously cited.

Carl Yauk, 1123 Ritter Road, was surprised by the 48% fire assessment increase. He agreed with the amount but objected to the wording, noting prior records stated the fee would remain fixed for five years and wanting that included in the resolution. Ms. Manila explained that the rate is fixed for five years from last year's study, with a new study to be conducted at the end of that period.

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

(f) First Public Hearing – Resolution 2025-068, Adopting the Tentative Millage Rate for FY 2025-2026

Anita Geraci-Carver, City Attorney, read Resolution No 2025-068, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, ADOPTING A TENTATIVE MILLAGE RATE OF 3.9134 LEVYING OF AD VALOREM TAXES FOR FISCAL YEAR 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver stated that for fiscal year 2025-2026, the millage rate of 3.9134 is greater than the rolled-back rate of 3.5324 mills by 10.79 percent.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Resolution No. 2025-068, as previously cited.

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

(g) First Public Hearing – Resolution 2025-069, Adopting the Proposed Tentative Budget for FY 2025-2026

Anita Geraci-Carver, City Attorney, read Resolution No 2025-069, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

Carl Yauk asked if Fruitland Park had considered solar panels and storage for electricity on public buildings.

ACTION: A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve Resolution No. 2025-069, as previously cited.

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

7. QUASI-JUDICIAL PUBLIC HEARING

(a) First Reading of Ordinance No. 2025-019, Approval of an Amendment to Provide for Maximum Building Coverage on Property Located East of US Hwy 441/27 and East of Register Road. Petitioner: Griffin Preserve, LLC

Anita Geraci-Carver, City Attorney, read Ordinance No. 2025-019, by title only:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING A PUD ZONING AMENDMENT TO PROVIDE FOR MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS SURFACE RATIO PER LOT AND ADOPTING AN AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

Mike Rankin, Interim Community Development Director, explained the PUD amendment.

ACTION: A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve Ordinance No. 2025-019 on first reading, as previously cited.

Mayor Cheshire opened the public hearing.

Mr. Rankin, Interim Community Development Director, provided an explanation of the request. He noted the project was approved by the Planning and Zoning Board on August 21, 2025.

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

END OF QUASI-JUDICIAL PUBLIC HEARING

8. (a) City Manager

Ms. Manila reported on a meeting that she and Mayor Cheshire had with Representative Nan Cobb. She said the meeting was positive, and she recognized Tristen and Faith from Representative Cobb's office who were present.

Ms. Manila stated that she had been asked to consider a different date for the Time Capsule interment. There was no objection to scheduling the Time Capsule burial on November 6, 2025, at 6:00 p.m. p.m.

Ms. Manila advised the City Commission that she had created a NextDoor account to assist in getting information to residents and businesses in the community. She also noted that the website redesign would make these communications easier and residents would have an opportunity to sign up for notifications.

Mr. Rankin gave a report regarding a Lake County Planning meeting that he and Sharon Williams, Administrative Supervisor, attended. The discussion was centered around regional growth.

Mr. Rankin reported speaking with developers about three residential and four mixed-use projects in Fruitland Park. Staff continues to work on the Land Development Regulations. Mr. Rankin noted he is preparing a report projecting current projects for 3-7 years to help the City Commission and staff plan for necessary infrastructure improvements.

(b) City Attorney

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

Ms. Geraci-Carver had nothing additional to report.

9. UNFINISHED BUSINESS

There were no unfinished business items.

10. PUBLIC COMMENTS

Carl Yauk, 1123 Ritter Road, Village of Pine Hills, praised Halff's presentation and asked if impact fees had a maximum or restrictions on increases. He noted the sewage system costs exclude Pine Hills and Pine Ridge. He suggested bonds as an alternative financing vehicle for the system, citing how Villages residents pay bonds and ongoing CDD maintenance fees. He proposed a similar structure to support future growth.

Schantel Ceycle, 164 Duck Weed Ave, shared a major concern about the safety of children in Mirror Lake Village, Sections 1 and 2. She noted that there are no traffic calming mechanisms in place for that area and children have almost been hit by speeding vehicles. She requested that speed bumps be considered. Ms. Manila stated that she would communicate with Police Chief Rains and Public Works about coming up with a solution to help with traffic calming. Ms. Ceycle's major concern arose when her autistic granddaughter was nearly hit by a vehicle.

11. COMMISSIONERS' COMMENTS

Commissioner Williams – No comment.

Commissioner Cosenza – No Comment.

Commissioner Raysin – No comment.

12. MAYOR'S COMMENTS

No comment.

Mayor Cheshire commented on the need to ensure that Wastewater Treatment Plant Expenses are not levied on residents such as those who reside in the Villages.

Vice Mayor DeGrave also stressed the importance of financing for the Wastewater Treatment Plant in relation to adjusting impact fees to accommodate the cost. He noted that time is of the essence since new developments are beginning and impact fees have to be paid at the time a building permit is pulled.

13. ADJOURNMENT

The meeting adjourned at 7:37 p.m.

Gwen Keough-Johns, City Clerk

Chris Cheshire, Mayor

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY
SHEET Item Number: 3b

ITEM TITLE: **RESOLUTION 2025-073 RE: APPOINTMENT OF CITY ATTORNEY THROUGH SEPT. 30, 2026**

MEETING DATE: September 25, 2025

DATE SUBMITTED: September 15, 2025

SUBMITTED BY: City Manager/City Attorney

The City Charter in Sec. 4.03 requires the City Commission, by a majority vote, to annually appoint the city attorney. The City Commission appointed Anita Geraci-Carver to serve as City Attorney through September 30, 2025.

The attached resolution appoints Mrs. Geraci-Carver to serve as City Attorney for Fiscal Year 2025-2026 which runs through September 30, 2026.

There are no changes proposed to compensation or any other terms set forth in the Legal Services Agreement dated May 14, 2015 as amended in 2023.

FUNDS BUDGETED: Funds are budgeted for FY2025-2026

ATTACHMENTS: Resolution 2025-073

RECOMMENDATION: Approve Resolution 2025-073

ACTION TO BE TAKEN: **Approve or Deny Resolution 2025-073**

RESOLUTION 2025-073

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA, APPOINTING ANITA GERACI-
CARVER AS CITY ATTORNEY; PROVIDING FOR THE TERM; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Charter of the City of Fruitland Park provides for appointment of a city attorney by the City Commission; and

WHEREAS, it is the City Commission's desire to appoint Anita Geraci-Carver to serve as City attorney for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA:

1. Anita Geraci-Carver is hereby appointed as the City attorney of the City of Fruitland Park to serve the City's Fiscal Year 2025-2026 ending September 30, 2026.

2. 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 ____ day of _____, 2025, by the City Commission of the City of Fruitland Park, Florida.

City of Fruitland Park
Chris Cheshire, Mayor

Attest:

Gwen Johns, City Clerk

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

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

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

ITEM TITLE: Resolution 2025-072 Amendment to the Interlocal Agreement Between the City of Fruitland Park and The Villages Center Community Development District Relating to Fire Protection Services

MEETING DATE: September 25, 2025

DATE SUBMITTED: September 16, 2025

SUBMITTED BY: city attorney/city manager

BRIEF NARRATIVE: Resolution 2025-072 amends the interlocal agreement between the City of Fruitland Park and The Villages for fire services within the Villages of Fruitland Park.

The City of Fruitland Park and the Village Center Community Development District entered into an interlocal agreement on June 12, 2014 for fire protection services within The Villages of Fruitland Park. The Village Center CDD has updated its methodology for allocating the costs of fire protection services based on the Special Assessment Report. The City of Fruitland Park approved the new fire assessment rates from the Special Assessment Report at the September 11, 2025 commission meeting and now is asked to consider amending the interlocal agreement to reflect the new allocation methodology and rates.

FUNDS BUDGETED: None

ATTACHMENTS: Resolution 2025-072, Amendment to Interlocal Agreement

RECOMMENDATION: Consider Approval

ACTION TO BE TAKEN: Approve or Deny Resolution 2025-072

RESOLUTION 2025-072

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF FRUITLAND PARK, FLORIDA AND VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT RELATING TO FIRE PROTECTION SERVICES; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on or about June 12, 2014 the City of Fruitland Park entered into an Interlocal Agreement with the Village Center Community Development District authorizing the CDD to exercise certain powers, including the power to provide fire protection services, within a portion the City of Fruitland Park generally known as The Villages of Fruitland Park; and

WHEREAS, the Village Center CDD had an updated Special Assessment Report prepared to recommend a reasonable allocation of the costs of the fire protection services among the properties receiving a special benefit, and based on the Special Assessment Report the Village Center CDD has requested an amendment to the Agreement; and

WHEREAS, the parties wish to enter into an amendment to the agreement in accordance with the terms and conditions set forth in the agreement; and

WHEREAS, the City Commission of the City of Fruitland Park, Florida finds it is in the best interest of the City to approve the Amendment to Interlocal Agreement between the City of Fruitland Park, Florida and Village Center Community Development District.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The Amendment to Interlocal Agreement between the City of Fruitland Park, Florida and Village Center Community Development District, **a copy of which is attached**, is approved.

Section 2. The Commission authorizes the Mayor to execute the Amendment to 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 25th day of September, 2025, by the City Commission of the City of Fruitland Park, Florida.

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

SEAL

CHRIS CHESHIRE, MAYOR

ATTEST:

GWEN JOHNS, CITY CLERK

Mayor Cheshire	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
Vice Mayor DeGrave	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
Commissioner Cosenza	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
Commissioner Raysin	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
Commissioner Williams	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)

Approved as to form:

Anita Geraci-Carver, City Attorney

**AMENDMENT TO
INTERLOCAL AGREEMENT
BETWEEN
THE CITY OF FRUITLAND PARK, FLORIDA
AND
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

This **AMENDMENT TO INTERLOCAL AGREEMENT** ("Amendment") is entered into this 10th day of September 2025 between City of Fruitland Park, Florida (the "City") and **VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT** (the "District").

WHEREAS, on or about June 12, 2014, the parties entered into an Interlocal Agreement (the "Agreement") authorizing the District's exercise of certain powers within a portion of the City of Fruitland Park generally known as The Villages of Fruitland Park; and

WHEREAS, the powers of the District which may be exercised include the provision of fire protection services; and

WHEREAS, the Agreement provided for payment by the City to the District for the fire protection services; and

WHEREAS, based on VCCDD's budget for fiscal year 2025/2026 an updated Special Assessment Report ("SAR") prepared to recommend a reasonable allocation of the costs of the fire protection service among the properties receiving a special benefit, VCCDD has requested an amendment to the Agreement to modify the provisions relating to payment for fire protection services;

NOW THEREFORE,

1. The recitals above are true and are incorporated herein by reference.
2. Effective for Fiscal Year 2025/2026, the amount of the Annual Fee described at Paragraph 4 shall be \$659,059.00. (\$320.71 X 2055 homes), with no adjustment through Fiscal Year 2028/2029.
3. The SAR is provided for information. The City may choose any legally available revenue source to pay the Annual Fee including, but not limited to, a special assessment using any legal method to reasonably apportion the fire protection costs. The City may impose a special assessment exceeding \$320.71 per home, to recover the City's costs of collection and administration and other special benefits, so long as no property is assessed more than its reasonably apportioned share.

4. Further, for the avoidance of doubt, the parties acknowledge that the District shall have the power to provide transport EMS service in the Villages of Fruitland Park, but that such services are funded primarily through a combination of ad valorem sources and user fees, and not through the Annual Fee.
5. Except as set forth herein, all other provisions of the original Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment on the respective dates under each signature; City, signing by and through its Mayor, and District, signing by and through its Chair, each the representative duly authorized to execute the same.

ATTEST:

Gwen Johns, City Clerk

AS TO CITY:

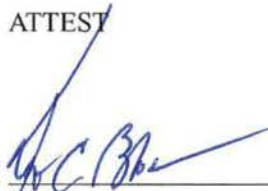
CITY OF FRUITLAND PARK, FLORIDA

Print Name:

As its Mayor

Date: _____

ATTEST



Kenneth C. Blocker, Secretary

AS TO DISTRICT:

VILLAGE CENTER COMMUNITY

DEVELOPMENT DISTRICT



Kelly Flores, Chair

Date: 9/10/25

CITY OF FRUITLAND PARK AGENDA ITEM SUMMARY SHEET

Item Number: 5a

ITEM TITLE: Resolution 2025-050 – Request for Vacation of Dixie Blvd. adjacent to lots 9, 10, 11, 12, 13 Block D, Petitioner: Mr. Tim Coates

MEETING DATE: September 25, 2025

DATE SUBMITTED: September 17, 2025

SUBMITTED BY: City Attorney/City Manager/Community Development Director

BRIEF NARRATIVE: The applicant submitted an application and sketch of description of the proposed road way vacation along with evidence that there is no objection or utilities that exist within the proposed roadway vacation. This request of vacation involves Lots 9, 10, 11, 12, 13, 14 Block “D”. Neighboring properties were notified by way of certified mail: 18 letters sent with 13 return receipts and 4 undeliverable mailings. The city received two (2) inquiries from one homeowner with no noted objections. During the 9/11/25 city commission meeting, a neighboring property owner inquired about a potential landlock situation being created as a result of granting the vacation. A previous request for vacation of (unimproved) Dixie Blvd via Resolution 2024-001 (Bowersox) was approved on June 13, 2024 for Lots 4, 5, and 6 Block “D” of the Plat of first addition to Dream Lake Subdivision. Please note that the city has revised Resolution 2025-050 such that the property will be closed and vacated as a public right - of-way until the city retains an easement for ingress-egress from S. Dixie Avenue over the East 30-ft. of the property described and depicted in **Exhibit A**. In the event the entirety of Dixie Boulevard lying south of Palm Street and north of S. Dixie Ave/Thomas Ave. is vacated, the ingress-egress easement reserved herein shall terminate.

FUNDS REQUIRED: None

ATTACHMENTS: Resolution 2025-050, location map, sketch of description, proof of advertising.

RECOMMENDATION: Recommended to consider approval of Resolution 2025-050. The P&Z Board approved for recommendation during its August 21, 2025 meeting.

ACTION: Approve or deny Resolution 2025-050.

This is an aerial map of a residential area in Fruitland Park, Florida. The map displays property boundaries, lot numbers, and street names. Key features include:

- Streets:** S DIXIE AVE runs diagonally across the center. Other streets include S 11TH AVE and S 12TH AVE.
- Subdivisions:** MIRROR LAKE VILLAGE, CITY OF FRUITLAND PARK, and DREAM LAKE FIRST ADD SUB, FRUITLAND PARK are labeled.
- Highlighted Lots:**
 - Lot 1 (blue circle) is located in the upper left.
 - Lot 2 (blue circle) is located in the lower center.
 - Lot 3 (blue circle) is located in the upper center.
 - Lot 4 (red circle) is located in the lower right.
- Other Labels:** Various lot numbers (e.g., 1168, 1166, 1164, 1162, 1160, 1158, 1153, 1151, 1149, 1147, 1145, 1143, 1141, 1139, 1137, 1135, 1133, 1131, 1129, 1127, 1125, 1123, 1121, 1119, 1117, 1115, 1113, 1111, 1109, 1107, 1105, 1103, 1101, 1099, 1097, 1095, 1093, 1091, 1089, 1087, 1085, 1083, 1081, 1079, 1077, 1075, 1073, 1071, 1069, 1067, 1065, 1063, 1061, 1059, 1057, 1055, 1053, 1051, 1049, 1047, 1045, 1043, 1041, 1039, 1037, 1035, 1033, 1031, 1029, 1027, 1025, 1023, 1021, 1019, 1017, 1015, 1013, 1011, 1009, 1007, 1005, 1003, 1001, 999, 997, 995, 993, 991, 989, 987, 985, 983, 981, 979, 977, 975, 973, 971, 969, 967, 965, 963, 961, 959, 957, 955, 953, 951, 949, 947, 945, 943, 941, 939, 937, 935, 933, 931, 929, 927, 925, 923, 921, 919, 917, 915, 913, 911, 909, 907, 905, 903, 901, 899, 897, 895, 893, 891, 889, 887, 885, 883, 881, 879, 877, 875, 873, 871, 869, 867, 865, 863, 861, 859, 857, 855, 853, 851, 849, 847, 845, 843, 841, 839, 837, 835, 833, 831, 829, 827, 825, 823, 821, 819, 817, 815, 813, 811, 809, 807, 805, 803, 801, 799, 797, 795, 793, 791, 789, 787, 785, 783, 781, 779, 777, 775, 773, 771, 769, 767, 765, 763, 761, 759, 757, 755, 753, 751, 749, 747, 745, 743, 741, 739, 737, 735, 733, 731, 729, 727, 725, 723, 721, 719, 717, 715, 713, 711, 709, 707, 705, 703, 701, 699, 697, 695, 693, 691, 689, 687, 685, 683, 681, 679, 677, 675, 673, 671, 669, 667, 665, 663, 661, 659, 657, 655, 653, 651, 649, 647, 645, 643, 641, 639, 637, 635, 633, 631, 629, 627, 625, 623, 621, 619, 617, 615, 613, 611, 609, 607, 605, 603, 601, 599, 597, 595, 593, 591, 589, 587, 585, 583, 581, 579, 577, 575, 573, 571, 569, 567, 565, 563, 561, 559, 557, 555, 553, 551, 549, 547, 545, 543, 541, 539, 537, 535, 533, 531, 529, 527, 525, 523, 521, 519, 517, 515, 513, 511, 509, 507, 505, 503, 501, 499, 497, 495, 493, 491, 489, 487, 485, 483, 481, 479, 477, 475, 473, 471, 469, 467, 465, 463, 461, 459, 457, 455, 453, 451, 449, 447, 445, 443, 441, 439, 437, 435, 433, 431, 429, 427, 425, 423, 421, 419, 417, 415, 413, 411, 409, 407, 405, 403, 401, 399, 397, 395, 393, 391, 389, 387, 385, 383, 381, 379, 377, 375, 373, 371, 369, 367, 365, 363, 361, 359, 357, 355, 353, 351, 349, 347, 345, 343, 341, 339, 337, 335, 333, 331, 329, 327, 325, 323, 321, 319, 317, 315, 313, 311, 309, 307, 305, 303, 301, 299, 297, 295, 293, 291, 289, 287, 285, 283, 281, 279, 277, 275, 273, 271, 269, 267, 265, 263, 261, 259, 257, 255, 253, 251, 249, 247, 245, 243, 241, 239, 237, 235, 233, 231, 229, 227, 225, 223, 221, 219, 217, 215, 213, 211, 209, 207, 205, 203, 201, 199, 197, 195, 193, 191, 189, 187, 185, 183, 181, 179, 177, 175, 173, 171, 169, 167, 165, 163, 161, 159, 157, 155, 153, 151, 149, 147, 145, 143, 141, 139, 137, 135, 133, 131, 129, 127, 125, 123, 121, 119, 117, 115, 113, 111, 109, 107, 105, 103, 101, 99, 97, 95, 93, 91, 89, 87, 85, 83, 81, 79, 77, 75, 73, 71, 69, 67, 65, 63, 61, 59, 57, 55, 53, 51, 49, 47, 45, 43, 41, 39, 37, 35, 33, 31, 29, 27, 25, 23, 21, 19, 17, 15, 13, 11, 9, 7, 5, 3, 1) are visible.

RESOLUTION 2025-050

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, VACATING CERTAIN RIGHTS OF WAY SHOWN ON THE PLAT OF 1ST ADDITION TO DREAM LAKE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITHIN THE CITY OF FRUITLAND PARK; VESTING OF TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission is empowered pursuant to §166.042, *Florida Statutes*, and Sec. 157.060 of the Land Development Code to vacate public rights of ways within its municipal boundaries; and

WHEREAS, Section 157.050 h) of the City Land Development Code provides that right-of-way vacation requests are to be considered by the Planning and Zoning Board and City Commission in accordance with F.S. ch. 336, which governs right-of-way vacations; and

WHEREAS, a platted right of way known as Dixie Boulevard (unimproved) exists adjacent to Lots 9 through and including 14, Block "D" of the Plat of First Addition to Dream Lake Subdivision, recorded in Plat Book 3, Page 13, Public Records of Lake County, Florida; and

WHEREAS, the platted right of way is not needed by other properties for access; and

WHEREAS, the City Commission of the City of Fruitland Park, Florida, has determined that the right-of-way described herein below, is not needed for public access use and convenience, now or in the future, and it is in the public interest to abandon the same as a right-of-way so that the right-of-way can be utilized for other purposes; and

WHEREAS, the Planning and Zoning Board considered the petition to vacate right of way at a public hearing and made a recommendation to City Commission; and

WHEREAS, this resolution has been properly noticed.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA:

Section 1: Vacation.

The right-of-way as described and depicted in **Exhibit A** attached hereto is hereby closed and vacated as a public right-of-way; however, until the City retains an easement for ingress-egress from S. Dixie Avenue over the East 30-ft. of the property described and depicted in **Exhibit A**. In the event the entirety of Dixie Boulevard lying south of Palm Street and north of S. Dixie Ave/Thomas Ave. is vacated, the ingress-egress easement reserved herein shall terminate.

Section 2: Vesting of title.

Title to said vacated rights-of-way shall vest in accordance with law.

Section 3: Severability.

If any provision or portion of this resolution is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this resolution shall remain in full force and effect.

Section 4: Conflict.

All resolutions or parts of resolutions or ordinances in conflict herewith are hereby repealed.

Section 5: Scrivener's Errors. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original resolution or a certified copy of the resolution and attaching the correct legal description.

Section 6: Effective Date.

This resolution shall become effective immediately upon its approval and adoption by the City Commission of the City of Fruitland Park.

PASSED AND RESOLVED this ____ day of _____, 2025, by the City Commission of the City of Fruitland Park, Florida.

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

SEAL

CHRIS CHESHIRE, MAYOR

ATTEST:

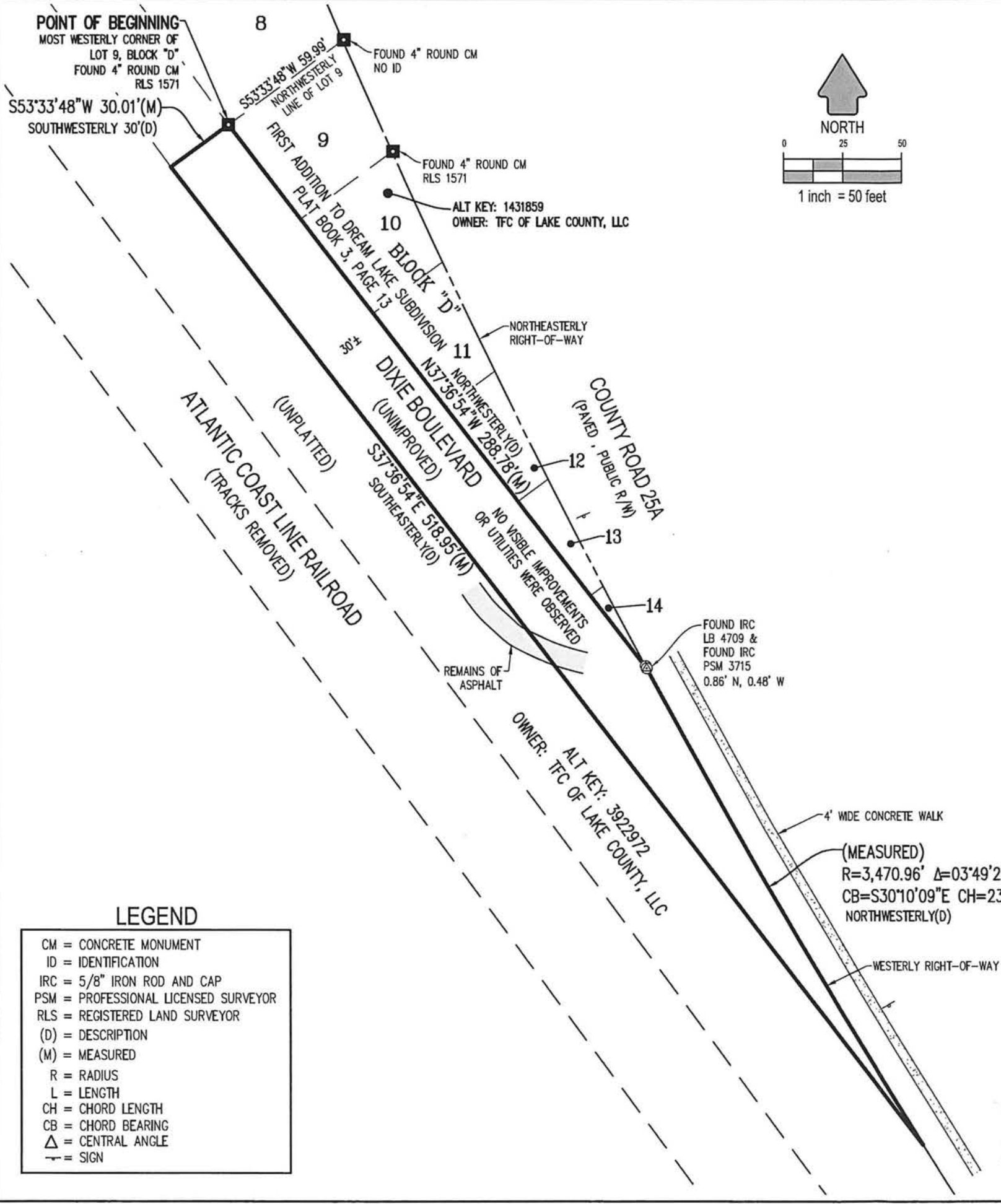
GWEN JOHNS, MMC, CITY CLERK

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)
Commissioner Cosenza	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

Approved as to Form:

Anita Geraci-Carver, City Attorney

DRAWING NAME: S:\SURVEY\NEW SURVEY\LAKE\NON-VILLAGES\PROJECTS\SUBDIVISIONS\DREAM LAKE\COATES - FRUITLAND PARK\VDOT\TOPO\DWG\COATES DIME STRIP BND.DWG: 11 TX17 6/13/2025 8:55 AM BY: JHURST



LEGAL DESCRIPTION

A 30-FOOT WIDE STRIP OF LAND BEING A PORTION OF DIXIE BOULEVARD WITHIN THE PLAT OF FIRST ADDITION TO DREAM LAKE SUBDIVISION, IN THE CITY OF FRUITLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 13, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING ADJACENT TO LOTS 9 THROUGH 14, BLOCK "D" OF SAID PLAT AS WELL AS ADJACENT TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF C.R. 25-A (FORMER U.S. HIGHWAY NO. 441); SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 9, BLOCK "D" OF AFORESAID PLAT OF FIRST ADDITION TO DREAM LAKE SUBDIVISION; THENCE RUN SOUTHWESTERLY ALONG THE EXTENSION OF THE NORTHWESTERLY LINE OF LOT 9 A DISTANCE OF 30 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DIXIE BOULEVARD; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF DIXIE BOULEVARD RUN SOUTHEASTERLY TO THE WESTERLY RIGHT-OF-WAY LINE OF C.R. 25-A (FORMER U.S. HIGHWAY 441); THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DIXIE BOULEVARD (ALSO BEING THE SOUTHWESTERLY LINE OF LOT 14 OF AFORESAID BLOCK "D" OF FIRST ADDITION TO DREAM LAKE); THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE SOUTHWESTERLY LINE OF LOTS 14 THROUGH 9, RESPECTIVELY, OF BLOCK "D" TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SURVEY, THE NORTHWESTERLY LINE OF LOT 9, BLOCK "D" OF THE PLAT OF FIRST ADDITION TO DREAM LAKE SUBDIVISION HAS A BEARING OF S53°33'48"W.
3. COORDINATES
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. THIS SURVEY WAS PREPARED FOR THE PURPOSE OF SUPPORTING A ROAD VACATION REQUEST FOR THAT PORTION OF DIXIE BOULEVARD ADJACENT TO CLIENT'S OWNERSHIP. ONLY THOSE CORNERS SHOWN HEREON WERE FOUND OR SET.
6. THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.

LEGEND

- CM = CONCRETE MONUMENT
- ID = IDENTIFICATION
- IRC = 5/8" IRON ROD AND CAP
- PSM = PROFESSIONAL LICENSED SURVEYOR
- RLS = REGISTERED LAND SURVEYOR
- (D) = DESCRIPTION
- (M) = MEASURED
- R = RADIUS
- L = LENGTH
- CH = CHORD LENGTH
- CB = CHORD BEARING
- Δ = CENTRAL ANGLE
- = SIGN

CERTIFIED TO:
TIM COATES

Kaye M. Jameson 6/13/25
KAYE M. JAMESON - PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912



JOB NO. SP2024.02981	SURVEY DATE: 4/28/2025
DRAWN BY: JH	BOOK/PAGE V25-19/12
REVISIONS	DATE

BOUNDARY SURVEY
FOR
TIM COATES

CLYMER
FARNER
BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 749-3125 LB8498

CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

STREET VACATION REQUEST

Owner: TFC of Lake County, LLC, Timothy Coates

Applicant: Timothy Coates

General Location: S Dixie Blvd.

Number of Acres: 1.50 ± acres

Existing Zoning: C-1

Existing Land Use: General Commercial (70% ISR/0.50 FAR)

Date: March 4, 2025

Description of Project

The applicant is requesting the road vacation of Dixie Blvd. adjacent to Lots 9, 10, 11, 12, and 13, Block D of First Addition to Dream Lake Subdivision. The road vacation request is approximately 600' lying south of Milow irrigation to where it intersects with South Dixie Ave.

	Surrounding Zoning	Surrounding Land Use
North	C-1	Commercial (70% ISR/0.50 FAR)
South	C-1	Commercial (70% ISR/0.50 FAR)
East	C-1 and ROW	Commercial (70% ISR/0.50 FAR)
West	ROW	N/A

Assessment

The road is part of an existing plat known as First Addition Dream Lake (PB 3, Page 13). Review of available data indicates that the roadway has never been open/improved. The existing right of way is adjacent to existing vacant commercial property to the east, to the west is vacant commercial property and the abandoned CSX railroad right of way, Dixie Ave. right of way to the north has been previously vacated by the city (Resolution 2024-031), and to the south is undeveloped property owned by Trinity Assembly of God.

Applications –Please submit an owner’s affidavit signed by TFC of Lake County, LLC, Timothy F. Coates as manager, and owner’s affidavit signed by Timothy F. Coates.

Please be advised that a boundary survey or sketch of description is required pursuant to Chapter 152, Section 152.040(a)(5). The proposed right of way vacation requires a legal description and a survey or sketch of description of that portion of the roadway being vacated. Please submit legal description in a word format.

The standards for review of the right of vacation request that should be considered are as follows:

1. Is the roadway to be vacated currently being used for the provision of public utilities, or do current or future plans call for utilities to be constructed in the vicinity of the property which is encumbered by the roadway and will vacation of such roadway in any way interfere with such utilities or utility plans.

The applicant needs to submit evidence that any existing utility providers (i.e., water, sewer, cable, gas, electric, etc.) have no objection to the proposed roadway vacation.

2. Does the roadway to be vacated affect the ownership or right of access of persons owning other parts of the subdivision.

The proposed partial roadway to be vacated does provide right of access to others owning other parts of the subdivision; however, the roadway has never been open. The adjacent lots have direct access to S. Dixie Avenue which provides access to the subject property and adjacent properties.

3. Has any affected property owner objected to the vacation petition.

The applicant has not submitted any evidence that the other effected property owners (John Connell) would not object to the proposed vacation request. Please submit the requested evidence.

Recommendation

Please revise the application as indicated above, submit boundary survey or sketch of description, and legal description (word format) of proposed roadway vacation, submit evidence that any existing utility providers (i.e., water, sewer, cable, gas, electric, etc.) or effected property owners have no objection to the proposed roadway vacation.



VIA EMAIL

echurch@fruitlandpark.org

July 3, 2025

Emily Church
Office Assistant
Community Development Department
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

**RE: COATES DIXIE ROW VACATE (HALFF AVO 043866.158)
REVIEW #4**

Dear Ms. Church:

Per your email request dated July 3, 2025, I have reviewed the attached documents for the above referenced project. Based on my review, I believe all comments have been satisfied.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF

A handwritten signature in blue ink, appearing to be "BT", written in a cursive style.

Brett Tobias, P.E., Team Leader
btobias@Halff.com

BJT:eb

The Villages® DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01265287** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

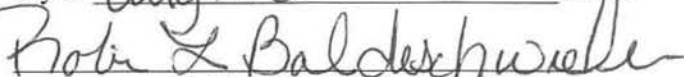
AUGUST 18, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

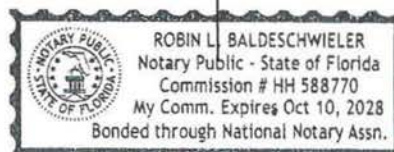
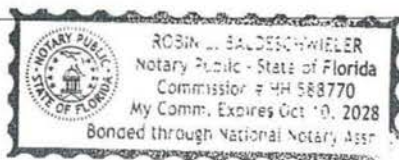
published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.


(Signature Of Affiant)

Sworn to and subscribed before me this 18
day of August ~ 2025.


Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



NOTICE OF PUBLIC HEARING RESOLUTION 2025-050

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, VACATING CERTAIN RIGHTS OF WAY SHOWN ON THE PLAT OF 1ST ADDITION TO DREAM LAKE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITHIN THE CITY OF FRUITLAND PARK; VESTING OF TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

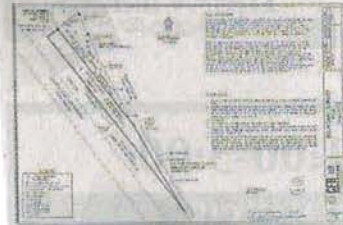
The proposed Resolution will be considered at the following public meetings:

Planning & Zoning Board
Thursday, August 21, 2025 @ 6:00 p.m.
City Commission Reading
Thursday, September 11, 2025 @ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Resolution and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed resolution.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter

considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



#01265287 August 18, 2025

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 5b

ITEM TITLE: Second Budget Public Hearing - Resolution
2025-070 Adopted Millage FY 2025-26

MEETING DATE: Thursday, September 25, 2025

DATE SUBMITTED: Tuesday, September 9, 2025

SUBMITTED BY: Finance Director

BRIEF NARRATIVE: Resolution 2025-070 Adopting the final Millage
FY 2025-026.

The adoption of the millage rate and the budget resolution must be by separate votes. The governing body adopted the final millage and will now adopt the final budget. The City of Fruitland Park set the adopted millage rate of 3.9134 which is 10.79% increase to the roll back rate of 3.5324. This is the same millage as the last seven years. The gross taxable value has been certified as \$1,172,213,504 which is 6.19% increase over FY2025 gross taxable value.

FUNDS BUDGETED: See above

ATTACHMENTS: Proposed resolution, FY 2025-26 DR 420 Certified
Taxable Value, DR 420 MM-P Maximum Millage,
comparison spreadsheet, and public hearing ad.

RECOMMENDATION: Review and approve Resolution 2025-070 setting
the adopted millage rate of 3.9134, which is a
10.79% increase over the RBR of 3.5324.

ACTION: Adopt Resolution 2025-070 setting the adopted
millage rate.

RESOLUTION 2025-070

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, ADOPTING A FINAL MILLAGE RATE OF 3.9134 LEVYING OF AD VALOREM TAXES FOR FISCAL YEAR 2025-2026; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to section 200.065, Florida Statutes, after proper notice, a public hearing was held at the City of Fruitland Park, Lake County, Florida, on September 11, 2025 at 6:00 p.m., at which time the general public will be given an opportunity to comment and ask questions pertaining to the tentative budget and millage rate; and

WHEREAS, pursuant to section 200.065, Florida Statutes, after proper notice a second public hearing will be held at the City of Fruitland Park on September 25, 2025 at 6:00 p.m. at which time the general public will be given an opportunity to comment and ask questions pertaining to the proposed final budget and millage rate; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within Lake County has been certified by the county property appraiser to the City of Fruitland Park as \$1,172,213,504.00.

WHEREAS, after public hearings pursuant to section 200.065, Florida Statutes, the City of Fruitland Park is prepared to set a final millage rate of 3.9134 mills; and

WHEREAS, the FY2025-2026 operating millage rate of 3.9134 mills is an 10.79% increase to the current year rolled-back rate of 3.5324.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA that:

1. The City Commission of the City of Fruitland Park, Florida does hereby ratify and set the ad valorem millage rate for the City of Fruitland Park, Lake County, Florida, for the fiscal year 2025-2026 at 3.9134 mills, which is greater than the rolled back of 3.5324 mills by 10.79%.
2. 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 25th day of September, 2025, at 6:00 p.m., or as soon thereafter, by the City Commission of the City of Fruitland Park, Florida.

Chris Cheshire, Mayor
City of Fruitland Park

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 Cosenza	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
Commissioner Raysin	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)

Adoption Hearing September 25, 2025

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

TAXING AUTHORITY	2024 ADOPTED RATE	2025 ROLLED-BACK RATE	2025 PROPOSED RATE	2025 PROPOSED % CHANGE FROM ROLLED-BACK RATE	2025 PROPOSED % CHANGE FROM 2024 ADOPTED RATE
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS					
LAKE COUNTY BCC GENERAL FUND	5.0364	4.7597	5.0364	5.81%	0.00%
MSTU FIRE	0.4800	0.4477	0.4800	7.21%	0.00%
MSTU AMBULANCE	0.4629	0.4375	0.4629	5.81%	0.00%
MSTU STORMWATER	0.4957	0.4619	0.4957	7.32%	0.00%
MSTU WELLNESS WAY	0.9170	0.7129	0.4585	-35.69%	-50.00%
VOTED DEBT SERVICE	0.0918	0.0400	0.0400	0.00%	-56.43%
LAKE COUNTY WATER DISTRICT	0.2940	0.2801	0.2940	4.96%	0.00%
SCHOOL BOARD					
STATE (Required Local Effort - RLE)	3.1240	2.9694	3.0870	3.96%	-1.18%
LOCAL (Discretionary Operating & Capital Imp.)	2.9980	2.8496	2.9980	5.21%	0.00%
TOTAL SCHOOL	6.1220	5.8190	6.0850	4.57%	-0.60%
HOSPITALS					
NORTH LAKE HOSPITAL DISTRICT	0.4100	0.3859	0.4500	16.61%	9.76%
STATE WATER MGT. DISTRICTS					
ST JOHNS FL WATER MGT DISTRICT	0.1793	0.1703	0.1793	5.28%	0.00%
SOUTHWEST FL WATER MGT DISTRICT	0.1909	0.1831	0.1831	0.00%	-4.09%
CITIES					
ASTATULA	7.0000	6.3060	7.5000	18.93%	7.14%
CLERMONT	4.8800	4.6185	4.5900	-0.62%	-5.94%
EUSTIS	7.5810	7.0709	7.5810	7.21%	0.00%
FRUITLAND PARK	3.9134	3.5324	3.9134	10.79%	0.00%
GROVELAND	5.5000	5.2698	6.0000	13.86%	9.09%
HOWEY IN THE HILLS	7.5000	7.0227	7.5000	6.80%	0.00%
LADY LAKE	3.6510	3.4273	3.6510	6.53%	0.00%
LEESBURG	3.4752	3.3131	3.4752	4.89%	0.00%
MASCOTTE	4.7549	4.6381	5.0000	7.80%	5.15%
MINNEOLA	5.6000	6.5395	5.5000	-15.90%	-1.79%
MONTVERDE	2.8300	2.6561	2.8300	6.55%	0.00%
MOUNT DORA	6.3000	6.0523	6.6000	9.05%	4.76%
TAVARES (General Fund Only - debt millage not included)	6.7756	6.3538	6.6850	5.21%	-1.34%
UMATILLA	7.1089	7.2377	7.2377	0.00%	1.81%

Source: Lake County Property Appraiser's Office. Mark V. Jordan, Property Appraiser
August 22, 2025



**CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 5c**

ITEM TITLE: Second Budget Public Hearing - Resolution
2025-071 Adopted Budget FY 2025-26

MEETING DATE: Thursday, September 25, 2025

DATE SUBMITTED: Tuesday, September 9, 2025

SUBMITTED BY: City Treasurer

BRIEF NARRATIVE: Resolution 2025-071 Adopting the tentative
budget for FY 2025-2026

The adoption of the millage rate (Item 6.(c)) and the budget resolution must be by separate votes. The governing body adopted the final millage and will now adopt the final budget. The City of Fruitland Park set the adopted millage rate of 3.9134 which is 10.79% increase to the roll back rate of 3.5324. This is the same millage as the last seven years. The total appropriations for the budget for the fiscal year is \$20,342,285. Please see summary of funds for the breakdown of each fund.

FUNDS REQUIRED: See above

Attachments: Proposed resolution, FY 2025-26 proposed budget,
and public hearing ad.

RECOMMENDATION: Approval

ACTION: Adopt Resolution 2025-071 setting the
adopted budget.

RESOLUTION 2025-071

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 200.065, Florida Statutes, after proper notice, a public hearing was held at the City of Fruitland Park, Lake County, Florida, on September 11, 2025 at 6:00 p.m., at which time the general public was given an opportunity to comment and ask questions pertaining to the tentative budget; and

WHEREAS, pursuant to section 200.065, Florida Statutes, after proper notice a second public hearing will be held at the City of Fruitland Park on September 25, 2025 at 6:00 p.m. at which time the general public will be given an opportunity to comment and ask questions pertaining to the proposed final millage rate and budget; and

WHEREAS, the City of Fruitland Park of Lake County, Florida set forth the appropriations and revenue estimate for the Budget for Fiscal year 2025-2026 in the amount of \$20,342,285.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA that:

1. The City Commission for the City of Fruitland Park, Florida does hereby ratify and adopt the Budget for the 2025-2026 fiscal year for the City of Fruitland Park, Lake County, Florida.
2. This resolution shall take effect immediately upon its adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED at a public hearing this 25th day of September, 2025 at 6:00 p.m. or as soon thereafter, by the City Commission of the City of Fruitland Park, Florida.

City of Fruitland Park
Christopher Cheshire, Mayor

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 Cosenza	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Raysin	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

(SEAL)

Adoption Hearing September 25, 2025

Approved as to form:

Anita Geraci-Carver, City Attorney

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 5d

ITEM TITLE: Second Reading and Public Hearing - Ordinance
2025-021 Increase Water Rate

MEETING DATE: Thursday, September 25, 2025

DATE SUBMITTED: Wednesday, September 10, 2025

SUBMITTED BY: City Attorney/City Treasurer/City Manager

BRIEF NARRATIVE: Ordinance 2025-021 – Second reading amending Chapter 50.30, Water Rates. Increase water usage rates by 5.0%, the Consumer Price Index for all Urban Consumers (CPI-U) July 2025 is 3.0%. The city necessitates an additional 2% because the city did not increase rates in FY2025. The base rate will remain the same. The volumetric rate (cost of 1000 gallons) will be increased 5.0% per 1000 gallons per Commission decision at first reading. This increases residential usage \$.16 per 1000 gallons. The average resident (with no irrigation) uses approximately 8,000 gallons of water per month, this rate increase would increase their water bill by \$1.28 (The last increase was in FY2024 for 4%).

FUNDS BUDGETED: Ordinance, rate tables notice on utility bills, and affidavit

ATTACHMENTS: Approval.

RECOMMENDATION: Enact Ordinance 2025-021 to become effective immediately as provided by law. (The water rate

ACTION: adjustments shall be implemented October 13, 2025.)

ORDINANCE 2025-021

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA AMENDING A-6 IN APPENDIX A OF THE FRUITLAND PARK CODE OF ORDINANCES TO ADJUST THE WATER UTILITY RATES BASED ON JULY 2025 CONSUMER PRICE INDEX; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park owns, operates and maintains a potable water services utility; and

WHEREAS, the City of Fruitland Park provides potable water within its utility district and charges its customers a water utility rate for providing such service; and

WHEREAS, the City Commission has determined that it is necessary to amend the ordinance governing the water systems for the City of Fruitland Park to meet the cost of providing water service to the customers of the water system and

WHEREAS, the City Commission enacted Ordinance 2005-031 which allowed for adjustment of water and wastewater rates in accordance with changes to the cost of living; and

WHEREAS, the City Commission of the City of Fruitland Park has accordingly determined that it is necessary to uniformly increase water usage rate by 5%; and

WHEREAS, the City of Fruitland Park has provided notice of the proposed increase to each customer through the utility's billing process as is required by s.180.136, Florida Statutes; and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA AS FOLLOWS:

Section 1. Recitals.

The above recitals are true and correct and, by this reference, are hereby incorporated into the made an integral part of this ordinance.

Section 2. Water Rates

That Sections 50.30(A) and (B) in Chapter 50, of the Fruitland Park Code of Ordinances are hereby amended to read as follows:

Sec. 50.30. Charge or rate for water services.

Any user for the services of the waterworks system of the city shall pay therefore the following rates for water services beginning October 13, 2025, which rates shall be applicable to all customers of the waterworks system, except as otherwise provided hereafter:

(A) Water service inside the city.

1. Except as provided in subsection 2, water rates within the city shall be calculated by adding the base rate to the tier-based charge per 1,000 gallons of actual consumptive use. Effective October 13, 2025 the base rate and the charge per 1,000 gallons of actual use shall be as follows:

Single Family Residential Water Rates - Inside City

	Effective
Base Rate	10/13/2025
¾" Meter or Smaller	\$17.10
1" Meter	28.50
1½" Meter	57.00
2" Meter	91.20

Volumetric Rate [1]	
Block 1 Per 1,000 Gallons	\$ 3.43
Block 2 Per 1,000 Gallons	6.87
Block 3 Per 1,000 Gallons	10.30
Block 4 Per 1,000 Gallons	13.73

Multi-Family and Commercial Residential Water Rates - Inside City

Base Rate	
¾" Meter or Smaller	\$17.10
1" Meter	28.50
1½ " Meter	57.00
2" Meter	91.20
3" Meter	171.00
4" Meter	285.00
6" Meter	570.00
8" Meter	912.00
10" Meter	1,311.00

Volumetric Rate [2]	
All Usage Per 1,000 Gallons	\$ 3.43

Single Family Residential Irrigation Rates - Inside City

Base Rate	
¾" Meter or Smaller	\$17.10
1" Meter	28.50
1½" Meter	57.00
2" Meter	91.20

Volumetric Rate	
Block 1 Per 1,000 Gallons	6.87
Block 2 Per 1,000 Gallons	10.30
Block 3 Per 1,000 Gallons	13.73

Multi-Family and Commercial Residential Irrigation Water Rates -

Inside City Base Rate

¾" Meter or Smaller	\$17.10
1" Meter	28.50
1½" Meter	57.00
2" Meter	91.20
3" Meter	171.00
4" Meter	285.00
6" Meter	570.00
8" Meter	912.00
10" Meter	1,311.00

2. The bulk potable water rate within the city for water provided to Central Sumter Utility Company, LLC, shall be a bulk rate per 1,000 gallons. The rate will be adjusted any time the city adjusts the base rate for residential water by the same percentage increase or decrease in the city's base rate for residential water. Effective October 13, 2025, the charge per 1,000 gallons of actual use shall be as follows:

	Effective 10/13/2025
All consumption per 1,000 gallons	\$ 1.90

(B) Water service outside the city.

Users receiving service outside the city limits shall pay a charge of 125 percent of the rates set forth in subsection (A), 1. above. The water rates shall be calculated by adding the base rate to the tier-based charge per 1,000 gallons of actual consumptive use. Effective October 13, 2025, the base rate and the charge per 1,000 gallons of actual use shall be as follows:

**Single Family Residential
Water Rates – Outside City**

Base Rate	Effective 10/16/2023
¾" Meter or Smaller	\$21.38
1" Meter	35.63
1½" Meter	71.25
2" Meter	114.00

Volumetric Rate	
Block 1 Per 1,000 Gallons	\$ 4.29
Block 2 Per 1,000 Gallons	8.58
Block 3 Per 1,000 Gallons	12.88
Block 4 Per 1,000 Gallons	17.17

Multi-Family and Commercial Residential Water Rates – Outside City

Base Rate	
¾" Meter or Smaller	\$21.38
1" Meter	35.63

1½" Meter	71.25
2" Meter	114.00
3" Meter	213.75
4" Meter	356.25
6" Meter	712.50
8" Meter	1,140.00
10" Meter	1,638.75

Volumetric Rate
All Usage Per 1,000 Gallons \$ 4.29

Summary of Monthly Water Tiered-Based Range Charge Per 1,000 Gallons

[1] Consumption ranges for single family residential customers shall vary by meter size as follows:

Single Family Residential Consumption Ranges

Meter Size	Block 1	Block 2	Block 3	Block 4
¾" or smaller	0 to 8,000	8,001 to 16,000	16,001 to 24,000	Above 24,000
1"	0 to 13,000	13,001 to 27,000	27,001 to 40,000	Above 40,000
1½" Meter	0 to 27,000	27,001 to 53,000	53,001 to 80,000	Above 80,000
2" Meter	0 to 43,000	43,001 to 85,000	85,001 to 128,000	Above 128,000

[2] Consumption ranges for irrigation customer shall vary by meter size as follows:

Irrigation Consumption Ranges

Meter Size	Block 1	Block 2	Block 3
¾" or smaller	0 to 16,000	16,001 to 24,000	Above 24,000
1"	0 to 27,000	27,001 to 40,000	Above 40,000
1½" Meter	0 to 53,000	53,001 to 80,000	Above 80,000
2" Meter	0 to 85,000	85,001 to 128,000	Above 128,000
3" Meter	0 to 160,000	160,001 to 240,000	Above 240,000
4" Meter	0 to 267,000	267,001 to 400,000	Above 400,000
6" Meter	0 to 533,000	533,001 to 800,000	Above 800,000
8" Meter	0 to 853,000	853,001 to 1,280,000	Above 1,280,000
10" Meter	0 to 1,227,000	1,227,001 to 1,840,000	Above 1,840,000

A surcharge of 25% is applied to customers located outside City limits as allowable by Florida Statutes, Chapter 180.191 (1).

Section 3. Conflicts and Ordinances Repealed

All Ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. Severability.

If any section, sentence, phrase, or word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any

other section, sentence, phrase, word or portion of this ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

Section 5. Codification.

It is the intent of the City Commission of the City of Fruitland Park that the provisions of this chapter shall become and made a part of the Fruitland Park Code of Ordinances; and grants authority to the codifier to renumber or re-letter sections, and change the words in this ordinance to section, article, chapter or such other appropriate word or phrase in order to accomplish such intentions.

Section 6. Effective Date.

This ordinance shall be effective immediately upon adoption; however, the water rate adjustments shall be implemented October 13, 2025.

PASSED AND DULY ADOPTED this 25th day of September, 2025 by the City of Fruitland Park, Florida.

Christopher Cheshire, Mayor

Attest:

Gwen Johns, City Clerk

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

First Reading September 11, 2025

Second Reading September 25, 2025

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

WATER RATES BUDGET FY2026

FY2024 3/4: Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial	Increase 5.0%
	GALLONS	WARI75	WACI75	WARO75	WACO75	
BASE RATE		17.10	17.10	21.38	21.38	
BLOCK 1 (per 1K)	0-8,000	3.43	3.43	4.29	4.29	
BLOCK 2	8,001-16,000	6.87	3.43	8.58	4.29	
BLOCK 3	16,001-24,000	10.30	3.43	12.88	4.29	
BLOCK 4	24,001-9,999,999	13.73	3.43	17.17	4.29	

BULK	1.90	5th year increase
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FY2024 1.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS	WARI10	WACI10	WARO10	WACO10
BASE RATE		28.50	28.50	35.63	35.63
BLOCK 1 (per 1K)	0-13,000	3.43	3.43	4.29	4.29
BLOCK 2	13,001-27,000	6.87	3.43	8.58	4.29
BLOCK 3	27,001-40,000	10.30	3.43	12.88	4.29
BLOCK 4	40,001-9,999,999	13.73	3.43	17.17	4.29

FY2024 1.5" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS	WARI15	WACI15	WARO15	WACO15
BASE RATE		57.00	57.00	71.25	71.25
BLOCK 1 (per 1K)	0-27,000	3.43	3.43	4.29	4.29
BLOCK 2	27,001-53,000	6.87	3.43	8.58	4.29
BLOCK 3	53,001-80,000	10.30	3.43	12.88	4.29
BLOCK 4	80,001-9,999,999	13.73	3.43	17.17	4.29

FY2024 2.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS	WARI20	WACI20	WARO20	WACO20
BASE RATE		91.20	91.20	114.00	114.00
BLOCK 1 (per 1K)	0-43,000	3.43	3.43	4.29	4.29
BLOCK 2	43,001-85,000	6.87	3.43	8.58	4.29
BLOCK 3	85,001-128,000	10.30	3.43	12.88	4.29
BLOCK 4	128,001-9,999,999	13.73	3.43	17.17	4.29

WATER RATES BUDGET FY2026

FY2024 3.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS				
			WACI30		WACO30
BASE RATE			171.00	-	213.75
BLOCK 1 (per 1K)	0-43,000		3.43	-	4.29
BLOCK 2	43,001-85,000		3.43	-	4.29
BLOCK 3	85,001-128,000		3.43	-	4.29
BLOCK 4	128,001-9,999,999		3.43	-	4.29

FY2024 4.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS				
			WACI40		WACO40
BASE RATE			285.00	-	356.25
BLOCK 1 (per 1K)	0-43,000		3.43	-	4.29
BLOCK 2	43,001-85,000		3.43	-	4.29
BLOCK 3	85,001-128,000		3.43	-	4.29
BLOCK 4	128,001-9,999,999		3.43	-	4.29

FY2024 6.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS				
			WACI60		WACO60
BASE RATE			570.00	-	712.50
BLOCK 1 (per 1K)	0-43,000		3.43	-	4.29
BLOCK 2	43,001-85,000		3.43	-	4.29
BLOCK 3	85,001-128,000		3.43	-	4.29
BLOCK 4	128,001-9,999,999		3.43	-	4.29

0.0%

FY2024 8.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS				
			WACI80		WACO80
BASE RATE			912.00	-	1,140.00
BLOCK 1 (per 1K)	0-43,000		3.43	-	4.29
BLOCK 2	43,001-85,000		3.43	-	4.29
BLOCK 3	85,001-128,000		3.43	-	4.29
BLOCK 4	128,001-9,999,999		3.43	-	4.29

WATER RATES BUDGET FY2026

FY2024 10.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS		WACIX		WACOX
BASE RATE			1,311.00	-	1,638.75
BLOCK 1 (per 1K)	0-43,000		3.43	-	4.29
BLOCK 2	43,001-85,000		3.43	-	4.29
BLOCK 3	85,001-128,000		3.43	-	4.29
BLOCK 4	128,001-9,999,999		3.43	-	4.29

LAST YEAR

FY2022 3/4: Meter (10/16/2023- 09/30/2024) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS	WARI75	WACI75	WARO75	WACO75
BASE RATE		17.10	17.10	21.38	21.38
BLOCK 1 (per 1K)	0-8,000	3.27	3.27	4.08	4.08
BLOCK 2	8,001-16,000	6.53	3.27	8.16	4.08
BLOCK 3	16,001-24,000	9.80	3.27	12.25	4.08
BLOCK 4	24,001-9,999,999	13.06	3.27	16.33	4.08

Usage
Only

BULK	1.81
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SEWER RATES FY2026

SEWER

125% OF
CITY

Eff FY2024 (10/13/2025-9/30/2026)

125% OF
CITY

MIN
GAL

MAX
GAL

CITY
RATE

COUNTY
RATE

RESIDENTIAL CITY BASE RATE			RESIDENTIAL COUNTY BASE RATE						
3/4 Meter	WWRI75	27.30	3/4 Meter	WWRO75	34.13	0	10,000	6.17	7.72
1 Meter	WWRI10	27.30	1 Meter	WWRO10	34.13	0	10,000	6.17	7.72
1.5 Meter	WWRI15	27.30	1.5 Meter	WWRO15	34.13	0	10,000	6.17	7.72
2.0 Meter	WWRI20	27.30	2.0 Meter	WWRO20	34.13	0	10,000	6.17	7.72

5.00%

WASTERWATER

Non Single-Family (Multifamily & Commercial): Inside City

Meter Size	Monthly Base Charge	Usage gal/Mth	Usage Rate per 1000 gallons	WW Code
3/4"	27.30	All Consumption	6.17	WWCI75
1.0"	45.51	All Consumption	6.17	WWCI10
1.5"	90.99	All Consumption	6.17	WWCI15
2.0"	145.59	All Consumption	6.17	WWCI20
3.0"	273.00	All Consumption	6.17	WWCI30
4.0"	455.01	All Consumption	6.17	WWCI40
6.0"	909.99	All Consumption	6.17	WWCI60
8.0"	1,455.99	All Consumption	6.17	WWCI80
10.0"	2,093.01	All Consumption	6.17	WWCI1*

Non Single-Family (Multifamily & Commercial): Outside City

Meter Size	Monthly Base Charge	Usage gal/Month	Usage Rate per 1000 gallons	Munis A/R Code
3/4"	34.13	All Consumption	7.72	WWCO75
1.0"	56.87	All Consumption	7.72	WWCO10
1.5"	113.75	All Consumption	7.72	WWCO15
2.0"	181.98	All Consumption	7.72	WWCO20
3.0"	341.25	All Consumption	7.72	WWCO30
4.0"	568.75	All Consumption	7.72	WWCO40
6.0"	1,137.50	All Consumption	7.72	WWCO60
8.0"	1,820.00	All Consumption	7.72	WWCO80
10.0"	2,616.25	All Consumption	7.72	WWCO1*

The Villages[®] DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01268954** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

SEPTEMBER 14, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.



(Signature Of Affiant)

Sworn to and subscribed before me this 15

day of September 2025.

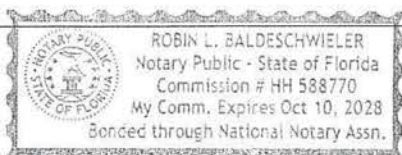


Robin L. Baldeschwieler, Notary

Personally Known X or

Production Identification _____

Type of Identification Produced _____



NOTICE OF PUBLIC HEARING

ORDINANCE 2025-021

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AMENDING SECTION 50.30 IN CHAPTER 50 OF THE FRUITLAND PARK CODE OF ORDINANCES TO ADJUST THE WATER UTILITY RATES BASED ON JULY 2025 CONSUMER PRICE INDEX; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinance will be considered at the following public meetings:

City Commission Meeting
Thursday, September 25, 2025
@ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Ordinance and supporting documentation may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Ordinance.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.

#1268954 September 14, 2025

Advertising Invoice

984 Old Mill Run,
The Villages, FL 32162

Phone: (352)753-1119

Fax: (352)751-7999

URL: <http://www.thevillagesdailysun.com>

CHRISTINE
CITY OF FRUITLAND PARK
506 W BERKMAN STREET
FRUITLAND PARK, FL 34731

Acct #: 90105387

Phone: (352)360-6727

Date: 09/12/2025

Ad #: 01268954

Salesperson: 26 Ad Taker: 13

Class: 0100

Description	Start	Stop	Ins.	Cost/Day	Extras	Amount
WATERRATES	09/14/2025	09/14/2025	1	83.93	0.00	83.93

Ad Text:

Payment Reference:

NOTICE OF PUBLIC HEARING

ORDINANCE 2025-021

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AMENDING SECTION 50.30 IN CHAPTER 50 OF THE FRUITLAND PARK CODE OF ORDINANCES TO ADJUST THE WATER UTILITY RATES BASED ON JULY 2025 CONSUMER PRICE INDEX; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Total: 83.93

Tax: 0.00

Net: 83.93

Prepaid: 0.00

Total Due **83.93**

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 5e

ITEM TITLE: Second Reading and Public Hearing - Ordinance
2025-022 Increase Water and Wastewater Rate

MEETING DATE: Thursday, September 25, 2025

DATE SUBMITTED: Wednesday, September 10, 2025

SUBMITTED BY: City Attorney/City Treasurer/City Manager

BRIEF NARRATIVE: Ordinance 2025-022 – Second reading amending Chapter 99.60, Wastewater Rates. Increase wastewater usage rates by 5.0%, the CPI-U July 2025 is 3.0%. The city necessitates an additional 2% because the city did not increase rates in FY2025. The base rate will increase \$1.30. The volumetric rate (cost of 1,000 gallons) will be increased 5.0% per 1,000 gallons. This increases residential usage \$.29 per 1000 gallons. The average resident (with no irrigation) uses approximately 8,000 gallons of water per month, this rate increase would increase their waste water bill by \$3.62 (The first reading was held on September 11, 2025.)

FUNDS BUDGETED:

ATTACHMENTS: Ordinance, rate tables and see attached City of Fruitland Park Utility Bill for notice on utility bills and Newspaper advertisement.

RECOMMENDATION: Approval.

ACTION: Enact Ordinance 2025-022 to become effective immediately as provided by law. (The water rate adjustments shall be implemented October 13, 2025.)

ORDINANCE 2025-022

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING A-27 IN APPENDIX A OF THE FRUITLAND PARK CODE OF ORDINANCES TO ADJUST THE WASTEWATER UTILITY RATES BASED ON JULY 2025 CONSUMER PRICE INDEX; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statute Chapter 180 provides local municipalities with the authority to establish and operate water utility systems; and

WHEREAS, Florida Statute Chapter 180.13 provides the City Commission with the authority to establish just and equitable rates or charges to be paid to the municipality for the use of the utility by each person; and

WHEREAS, the City Commission has determined that it is necessary to amend the ordinance governing the wastewater systems for the City of Fruitland Park to meet the cost of providing wastewater service to the customers of the wastewater system; and

WHEREAS, the City Commission enacted Ordinance 2005-031 which allowed for adjustment of water and wastewater rates in accordance with changes to the cost of living; and

WHEREAS, the City Commission of the City of Fruitland Park has accordingly determined that it is necessary to uniformly increase wastewater usage rate by 5%; and

WHEREAS, the City of Fruitland Park has provided notice of the proposed increase to each customer through the utility's billing process as is required by 180.136, Florida Statutes; and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

Section 1. In Chapter 99, Section 99.60(B) relating to Wastewater Rates shall be amended to read as follows:

Single Family Residential Wastewater Rates - Inside City

Base Rate	10/13/2025
¾" Meter or Smaller	\$27.30
1" Meter	27.30
1½" Meter	27.30
2" Meter	27.30
Volumetric Rate [4]	
All Consumption Per 1,000 Gallons	\$6.17
Up to 10,000 Gallons	0.00

All Consumption Per 1,000 Gallons	\$0.00
Above 10,000 Gallons	0.00

Multi-Family Residential Wastewater Rates - Inside City

Base Rate

¾" Meter or Smaller	\$27.30
1" Meter	45.51
1½" Meter	90.99
2" Meter	145.59
3" Meter	273.00
4" Meter	455.01
6" Meter	909.99
8" Meter	1,455.99
10" Meter	2,093.01

Volumetric Rate

All Consumption Per 1,000 Gallons	\$6.17
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Single Family Residential Wastewater Rates – Outside City

Base Rate

¾" Meter or Smaller	\$34.13
1" Meter	34.13
1½" Meter	34.13
2" Meter	34.13

Volumetric Rate [4]

All Consumption Per 1,000 Gallons	\$7.72
Up to 10,000 Gallons	0.00

All Consumption Per 1,000 Gallons	\$0.00
Above 10,000 Gallons	0.00

Multi-Family and Commercial Wastewater Rates – Outside City

Base Rate

¾" Meter or Smaller	\$34.13
1" Meter	56.87
1½" Meter	113.75
2" Meter	181.98
3" Meter	341.25
4" Meter	568.75
6" Meter	1,137.50
8" Meter	1,820.00
10" Meter	2,616.25

Volumetric Rate

All Consumption Per 1,000 Gallons \$7.72

(a) Sewer pump, electric connection fee: \$400.00

Section 2. All Ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. The provisions of this ordinance are intended to be incorporated into the Code of Ordinances of the City of Fruitland Park, Florida and the sections of this ordinance may be renumbered, re-lettered, and the word “ordinance” may be changed to “section”, “article” or such other word or phrase in order to accomplish such intention.

Section 4. If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this ordinance.

Section 5. This ordinance shall be effective immediately upon adoption; however, the wastewater rate adjustments shall be implemented October 13, 2025.

PASSED AND ORDAINED this 25TH day of September, 2025, by the City Commission of the City of Fruitland Park, Florida.

Christopher Cheshire, Mayor

Attest:

Gwen Johns, City Clerk

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

First Reading September 11, 2025

Second Reading September 25, 2025

Approved as to form and legality:

Anita Geraci-Carver

WATER RATES BUDGET FY2026

FY2024 3/4: Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial	Increase 5.0%
	GALLONS	WARI75	WACI75	WARO75	WACO75	
BASE RATE		17.10	17.10	21.38	21.38	
BLOCK 1 (per 1K)	0-8,000	3.43	3.43	4.29	4.29	
BLOCK 2	8,001-16,000	6.87	3.43	8.58	4.29	
BLOCK 3	16,001-24,000	10.30	3.43	12.88	4.29	
BLOCK 4	24,001-9,999,999	13.73	3.43	17.17	4.29	

BULK	1.90	5th year increase
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FY2024 1.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS	WARI10	WACI10	WARO10	WACO10
BASE RATE		28.50	28.50	35.63	35.63
BLOCK 1 (per 1K)	0-13,000	3.43	3.43	4.29	4.29
BLOCK 2	13,001-27,000	6.87	3.43	8.58	4.29
BLOCK 3	27,001-40,000	10.30	3.43	12.88	4.29
BLOCK 4	40,001-9,999,999	13.73	3.43	17.17	4.29

FY2024 1.5" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS	WARI15	WACI15	WARO15	WACO15
BASE RATE		57.00	57.00	71.25	71.25
BLOCK 1 (per 1K)	0-27,000	3.43	3.43	4.29	4.29
BLOCK 2	27,001-53,000	6.87	3.43	8.58	4.29
BLOCK 3	53,001-80,000	10.30	3.43	12.88	4.29
BLOCK 4	80,001-9,999,999	13.73	3.43	17.17	4.29

FY2024 2.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS	WARI20	WACI20	WARO20	WACO20
BASE RATE		91.20	91.20	114.00	114.00
BLOCK 1 (per 1K)	0-43,000	3.43	3.43	4.29	4.29
BLOCK 2	43,001-85,000	6.87	3.43	8.58	4.29
BLOCK 3	85,001-128,000	10.30	3.43	12.88	4.29
BLOCK 4	128,001-9,999,999	13.73	3.43	17.17	4.29

WATER RATES BUDGET FY2026

FY2024 3.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS		WACI30		WACO30
BASE RATE			171.00	-	213.75
BLOCK 1 (per 1K)	0-43,000		3.43	-	4.29
BLOCK 2	43,001-85,000		3.43	-	4.29
BLOCK 3	85,001-128,000		3.43	-	4.29
BLOCK 4	128,001-9,999,999		3.43	-	4.29

FY2024 4.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS		WACI40		WACO40
BASE RATE			285.00	-	356.25
BLOCK 1 (per 1K)	0-43,000		3.43	-	4.29
BLOCK 2	43,001-85,000		3.43	-	4.29
BLOCK 3	85,001-128,000		3.43	-	4.29
BLOCK 4	128,001-9,999,999		3.43	-	4.29

FY2024 6.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS		WACI60		WACO60
BASE RATE			570.00	-	712.50
BLOCK 1 (per 1K)	0-43,000		3.43	-	4.29
BLOCK 2	43,001-85,000		3.43	-	4.29
BLOCK 3	85,001-128,000		3.43	-	4.29
BLOCK 4	128,001-9,999,999		3.43	-	4.29

0.0%

FY2024 8.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS		WACI80		WACO80
BASE RATE			912.00	-	1,140.00
BLOCK 1 (per 1K)	0-43,000		3.43	-	4.29
BLOCK 2	43,001-85,000		3.43	-	4.29
BLOCK 3	85,001-128,000		3.43	-	4.29
BLOCK 4	128,001-9,999,999		3.43	-	4.29

WATER RATES BUDGET FY2026

FY2024 10.0" Meter (10/13/2025 - 09/30/2026) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS		WACIX		WACOX
BASE RATE			1,311.00	-	1,638.75
BLOCK 1 (per 1K)	0-43,000		3.43	-	4.29
BLOCK 2	43,001-85,000		3.43	-	4.29
BLOCK 3	85,001-128,000		3.43	-	4.29
BLOCK 4	128,001-9,999,999		3.43	-	4.29

LAST YEAR

FY2022 3/4: Meter (10/16/2023- 09/30/2024) RATE STUDY RESTRUCTURE		In City- residential	In City- commercial	County- Residential	County- Commercial
	GALLONS	WARI75	WACI75	WARO75	WACO75
BASE RATE		17.10	17.10	21.38	21.38
BLOCK 1 (per 1K)	0-8,000	3.27	3.27	4.08	4.08
BLOCK 2	8,001-16,000	6.53	3.27	8.16	4.08
BLOCK 3	16,001-24,000	9.80	3.27	12.25	4.08
BLOCK 4	24,001-9,999,999	13.06	3.27	16.33	4.08

Usage
Only

BULK	1.81
-------------	------

SEWER RATES FY2026

SEWER

125% OF
CITY

Eff FY2024 (10/13/2025-9/30/2026)

125% OF
CITY

MIN
GAL

MAX
GAL

CITY
RATE

COUNTY
RATE

RESIDENTIAL CITY BASE RATE			RESIDENTIAL COUNTY BASE RATE						
3/4 Meter	WWRI75	27.30	3/4 Meter	WWRO75	34.13	0	10,000	6.17	7.72
1 Meter	WWRI10	27.30	1 Meter	WWRO10	34.13	0	10,000	6.17	7.72
1.5 Meter	WWRI15	27.30	1.5 Meter	WWRO15	34.13	0	10,000	6.17	7.72
2.0 Meter	WWRI20	27.30	2.0 Meter	WWRO20	34.13	0	10,000	6.17	7.72

5.00%

WASTERWATER

Non Single-Family (Multifamily & Commercial): Inside City

Meter Size	Monthly Base Charge	Usage gal/Mth	Usage Rate per 1000 gallons	WW Code
3/4"	27.30	All Consumption	6.17	WWCI75
1.0"	45.51	All Consumption	6.17	WWCI10
1.5"	90.99	All Consumption	6.17	WWCI15
2.0"	145.59	All Consumption	6.17	WWCI20
3.0"	273.00	All Consumption	6.17	WWCI30
4.0"	455.01	All Consumption	6.17	WWCI40
6.0"	909.99	All Consumption	6.17	WWCI60
8.0"	1,455.99	All Consumption	6.17	WWCI80
10.0"	2,093.01	All Consumption	6.17	WWCI1*

Non Single-Family (Multifamily & Commercial): Outside City

Meter Size	Monthly Base Charge	Usage gal/Month	Usage Rate per 1000 gallons	Munis A/R Code
3/4"	34.13	All Consumption	7.72	WWCO75
1.0"	56.87	All Consumption	7.72	WWCO10
1.5"	113.75	All Consumption	7.72	WWCO15
2.0"	181.98	All Consumption	7.72	WWCO20
3.0"	341.25	All Consumption	7.72	WWCO30
4.0"	568.75	All Consumption	7.72	WWCO40
6.0"	1,137.50	All Consumption	7.72	WWCO60
8.0"	1,820.00	All Consumption	7.72	WWCO80
10.0"	2,616.25	All Consumption	7.72	WWCO1*

MAKE CHECKS PAYABLE TO:

RETURN THIS STUB WITH PAYMENT TO
CITY OF FRUITLAND PARK

PLEASE WRITE THE ACCOUNT NUMBER ON YOUR CHECK

METER LOCATION	APT	FROM	TO
200 SHILOH ST		07/11/2025	08/10/2025
BILL DATE	ACCOUNT NUMBER		
08/25/2025	1010000200-01		
PAY BEFORE DUE DATE	PAY AFTER DUE DATE	PAYMENT	
-16,070.44	-16,070.44		

CITY OF FRUITLAND PARK UTILITY DEPT.

506 W. BERCKMAN STREET
FRUITLAND PARK, FL 34731
(352) 360-6727

UTILITY PAYMENT DROP BOX IN PARKING LOT OF CITY HALL

CASHIER HOURS 8:00 A.M. - 4:30 P.M.

ADDRESSEE:

REMIT TO:

CITY OF FRUITLAND PARK
506 W BERCKMAN ST
FRUITLAND PARK, FL 34731CITY OF FRUITLAND PARK
UTILITY DEPARTMENT
506 W. BRECKMAN STREET
FRUITLAND PARK, FL 34731
(352) 360-6727☐ Please check box if above address is incorrect and indicate change(s)

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

PURSUANT TO F.S 180.136, NOTICE IS HEREBY GIVEN THAT ON THURSDAY SEPTEMBER 25, 2025 AT 6:00PM, THE CITY COMMISSION OF FRUITLAND PARK WILL HOLD A PUBLIC MEETING AT TOWN HALL, 506 W BERCKAMN ST FRUITLAND PARK. TO CONSIDER THE PROPOSED INCREASE IN WATER AND SEWER RATES. VISIT WWW.FRUITLANDPARK.ORG FOR ONLINE UTILITY BILL PAYMENT. PAYMENTS DUE BY THE 10TH AND SHUT OFF IS ALWAYS 21ST OF THE MONTH.

NAME: CITY OF FRUITLAND PARK						
ACCOUNT NO.	FROM	TO	BILL DATE	METER LOCATION		
1010000200-01	07/11/2025	08/10/2025	08/25/2025	200 SHILOH ST		
SERVICE CHARGE	PREVIOUS		PRESENT	USAGE	CURRENT	CHARGE
UTILITY TAX						\$0.00
OVERPAYMENT						\$0.00

BILLED METER SIZES: 1"
2"
2"

A 10% PENALTY APPLIES TO THE UNPAID BALANCE AFTER THE 10TH OF THE MONTH.
WATER SERVICE WILL BE SHUT OFF ON THE 21ST IF THE BILL IS NOT PAID BY 5PM ON THE 20TH.

PAST DUE	THIS BILLING	TOTAL DUE	ACCOUNT	DUE
-16,070.44	0.00	-16,070.44	1010000200-01	09/10/2025
	PENALTY	0.00	PAY BEFORE DUE DATE	-16,070.44
	PAYMENT AMOUNT	-16070.44	PAY AFTER DUE DATE	-16,070.44

BILL IS DUE AND PAYABLE UPON RECEIPT. A 10% PENALTY IS APPLIED IF PAID AFTER 10TH OF MONTH.

CITY OF FRUITLAND PARK UTILITY
DEPT.506 W. BERCKMAN STREET
FRUITLAND PARK, FL 34731
(352) 360-6727After-Hours Utility Emergency - Please contact the Lake County Sheriff's Office at
(352) 343-2101

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

PAY BEFORE DUE DATE	-16,070.44
PAY AFTER DUE DATE	-16,070.44

The Villages® DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

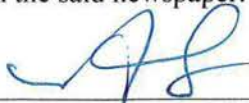
Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01268955** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

SEPTEMBER 14, 2025

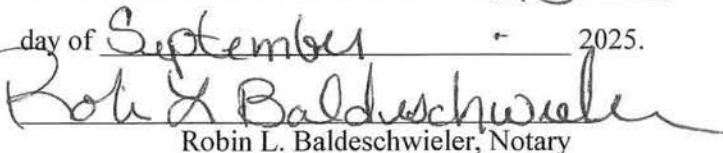
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.



(Signature Of Affiant)

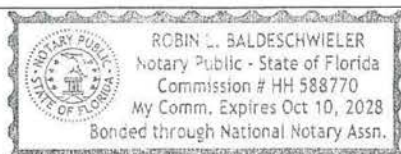
Sworn to and subscribed before me this 15

day of September 2025.



Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



NOTICE OF PUBLIC HEARING

ORDINANCE 2025-022

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING SECTION 99.60 IN CHAPTER 50 OF THE FRUITLAND PARK CODE OF ORDINANCES TO ADJUST THE WASTEWATER UTILITY RATES BASED ON JULY 2025 CONSUMER PRICE INDEX; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinance will be considered at the following public meetings:

City Commission Meeting
Thursday, September 25, 2025
@ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Ordinance and supporting documentation may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Ordinance.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.

#1268955 September 14, 2025

Advertising Invoice

The Villages Daily Sun

984 Old Mill Run,
The Villages, FL 32162

Phone: (352)753-1119

Fax: (352)751-7999

URL: <http://www.thevillagesdailysun.com>

CHRISTINE
CITY OF FRUITLAND PARK
506 W BERKMAN STREET
FRUITLAND PARK, FL 34731

Acct #: 90105387
Phone: (352)360-6727
Date: 09/12/2025
Ad #: 01268955
Salesperson: 26 Ad Taker: 13

Class: 0100

Description	Start	Stop	Ins.	Cost/Day	Extras	Amount
WWRATES	09/14/2025	09/14/2025	1	82.84	0.00	82.84

Ad Text:

NOTICE OF PUBLIC HEARING

ORDINANCE 2025-022

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA,
AMENDING SECTION 99.60 IN CHAPTER 50 OF THE FRUITLAND
PARK CODE OF ORDINANCES TO ADJUST THE WASTEWATER
UTILITY RATES BASED ON JULY 2025 CONSUMER PRICE INDEX;
PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF
ALL CONFLICTING ORDINANCES; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Payment Reference:

Total:	82.84
Tax:	0.00
Net:	82.84
Prepaid:	0.00
Total Due	82.84

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: **5f**

ITEM TITLE: **Final Reading of Ordinance 2025-020**
Establishing Planning and Zoning Special Master

MEETING DATE: September 25, 2025

DATE SUBMITTED: September 2, 2025

SUBMITTED BY: City Attorney

BRIEF NARRATIVE: **Ordinance 2025-020**

The Commission expressed an interest in appointing a special master to hold public hearings on land use matters currently heard by the planning and zoning board. Sumter County as well as the City of Wildwood utilize a special master. It is well received by staff and applicants in these jurisdictions.

The proposed ordinance provides for a special master to hold public hearings on applications for annexation, re-zoning, site plan, special and condition use permits, variances, and amendments to the land development code. The special master will make a recommendation to the City Commission to approve, approve with conditions or deny an application. The special master may also review the City's land regulations and policies and make recommendations to the City Commission for consideration. Finally, the special master will perform any other related duties assigned by the City Commission.

The planning and zoning board will continue to serve in its capacity until such time as a special master is approved by the City Commission. If the ordinance is adopted the City will solicit proposals for the special master position. The city manager will appoint a special master and present to the City Commission for ratification.

The special master must be a member in good standing with the Florida Bar for a minimum of two (2) years, and must have knowledge and understanding of local government law.

FUNDS BUDGETED: Funds to be budgeted in FY 2025/2026 budget

ATTACHMENT: Ordinance 2025-020

RECOMMENDATION: Approve Ordinance 2025-020

ACTION: **Approve Ordinance 2025-020**

ORDINANCE 2025-020

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING DIVISION 3 IN ARTICLE V OF CHAPTER 2 OF THE CITY OF FRUITLAND PARK CODE OF ORDINANCES TO PROVIDE FOR A PLANNING AND ZONING SPECIAL MASTER TO SIT AS THE LOCAL PLANNING AGENCY, AND IN PLACE OF THE PLANNING AND ZONING BOARD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fruitland Park desires to amend its code to provide for the appointment of a special master to serve in place of the planning and zoning board, and make recommendations to the City Commission on planning and zoning applications and amendments to the land development code.

WHEREAS, the Planning and Zoning Board of the City of Fruitland Park held a public hearing on this ordinance which was advertised in accordance with law.

WHEREAS, the City Commission of the City of Fruitland Park at second reading held a public hearing for adoption of this ordinance at least 10 days after the date of advertisement.

WHEREAS, the City of Fruitland Park desires to amend the Land Development Code for the City of Fruitland Park as set forth below.

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA AS FOLLOWS:

Section 1. The above recitals are true and correct and made an integral part of this ordinance.

Section 2. Division 3 in Article V of Chapter 2 of the Code of Ordinances of the City of Fruitland Park, Florida, is hereby amended to read as follows:

DIVISION 3. SPECIAL MASTER FOR PLANNING AND ZONING MATTERS BOARD

Sec. 2-210. Planning and zoning special master. ~~Establishment.~~

(a) Establishment and purpose. There is hereby established, pursuant to and in accordance with the provisions of Chapter 163, F.S., a Planning and Zoning Special Master (herein referred to as PZSM) whose principal functions shall be as specified in subsection (b).

(b) Duties and authority. The PZSM's duties and authority shall be as follows:

(1) Zoning and adjustments. To sit as the Planning and Zoning Special Master and hold public hearings on applications for annexation, re-zoning, site

plan, special and conditional use permits, variances or amendments to the land development code for the following purposes: to recommend approval, approval with conditions or disapproval of such applications.

(2) *Development regulations and policies.* To review development regulations and policies, and make recommendations to the City Commission on amendments.

(3) *Other.* To perform any other related duties assigned by the City Commission.

(c) *Appointment and service.*

(1) The special master must be a member in good standing with the Florida Bar for a minimum of two (2) years. Candidates for the position of special master must have knowledge and understanding of local government law. Appointments shall be made by the city manager on the basis of experience in planning and zoning issues. Such appointments shall be submitted to the City Commission for ratification.

(2) The city manager shall appoint a special master and may appoint an alternate special master. Any special master may be reappointed at the discretion of the city manager, subject to ratification by the City Commission. The city manager shall have authority to remove a special master with or without cause.

(3) A special master shall not be a city employee but shall be compensated at an hourly rate to be established by contract.

(d) *Meetings.*

(1) *Schedule.* The PZSM shall establish a regular hearing schedule and shall meet frequently enough to expeditiously perform its duties in conformity with public notice and other applicable laws.

(2) *Conduct.* All PZSM hearings shall be open to the public and conducted in accordance with the provisions set forth in this article. The PZSM may adopt rules and regulations governing its procedures and operations consistent with those provisions and Florida law.

(3) *Record.* All actions of the PZSM shall be public record. All hearings shall be audio-recorded and written minutes shall be prepared for all proceedings. The city manager shall designate a person who shall keep a properly indexed record of its actions, which shall be a public record.

(4) *Joint meetings.* The PZSM and the City Commission may hold combined public hearings and meetings on any application or other matters. Such combined meetings shall not prevent the PZSM and/or the City Commission from holding additional hearings, if deemed necessary.

~~Section 7.01 of the Charter created and established a planning and zoning board for the city.~~

~~(Code 1987, § 31.25; Ord. No. 92-002, passed 4-2-1992; Ord. No. 2019-014, § 2(31.25), passed 11-14-2019)~~

~~Sec. 2-211. Membership; terms of office; vacancies.~~

- ~~(a) Membership and terms shall be in accordance with section 7.01 of the Charter. In addition, in compliance with F.S. § 163.3174, for those meetings at which the planning and zoning board considers comprehensive plan amendments or rezonings that would, if approved, increase residential density, then a representative of the county school district appointed by the school board shall be included on the planning and zoning board as a nonvoting member.~~
- ~~(b) Members may be reappointed for additional terms. Each term, except when filling a vacancy, shall commence October 1 and end September 30. Any person appointed to the planning and zoning board shall serve at the pleasure of the commission, and may be removed at any time by a majority vote of the city commission when, in its sole and absolute discretion, removal is necessary. If any member fails to attend two of three consecutive meetings without cause and without prior notice to the city manager, the planning and zoning board shall request the city commission to declare the position vacant. When a vacancy occurs, for any reason, prior to the expiration of a term, the city commission shall appoint a new member to fill the unexpired term of the vacating member.~~

~~(Code 1987, § 31.26; Ord. No. 92-002, passed 4-9-1992; Ord. No. 2019-014, § 2(31.26), passed 11-14-2019)~~

~~Sec. 2-212. Meetings; voting; officers.~~

~~The planning and zoning board may adopt such rules and regulations which it deems necessary to carry out its functions and duties as provided in section 7.01 of the Charter and section 2-213. However, the following rules shall apply to the planning and zoning board:~~

- ~~(1) *Meetings.* The planning and zoning board shall hold regular meetings at the commission chambers on the third Thursday of each month at 6:00 p.m., or such other time as determined by majority vote of the board. Special meetings may be called by the chairperson, when necessary. Notwithstanding the above, the planning and zoning board may, by majority vote, change the meeting time and place so long as the new meeting time and place is publicly noticed.~~
- ~~(2) *Voting.* Three members of the planning and zoning board shall constitute a quorum. However, regardless of the existence of a quorum, any action taken by the board must be approved of by at least three members of the board.~~
- ~~(3) *Officers.* The planning and zoning board shall annually select from among its membership a chairperson and a vice chairperson. This annual selection shall occur at the regularly scheduled October meeting and shall be subject to the approval of the city commission.~~

~~(4) Chairperson. The chairperson shall:~~

~~a. Preside at all meetings.~~

~~b. Call special meetings as deemed necessary.~~

~~(Code 1987, § 31.27; Ord. No. 92-002, passed 4-9-1992; Ord. No. 95-005, passed 7-13-1995; Ord. No. 2013-001, passed 4-2-2013; Ord. No. 2019-014, § 2(31.27), passed 11-14-2019)~~

~~Sec. 2-213. Duties.~~

~~(a) The planning and zoning board shall review:~~

~~(1) Annexations;~~

~~(2) Site plans;~~

~~(3) Rezoning;~~

~~(4) Comprehensive plan amendments;~~

~~(5) Land development regulation amendments; and~~

~~(6) Plats.~~

~~(b) Further, the planning and zoning board shall perform all other tasks which may be assigned to it from time to time under the provisions of the Charter or by the city commission.~~

~~(Code 1987, § 31.28; Ord. No. 92-002, passed 4-9-1992; Ord. No. 2019-014, § 2(31.28), passed 11-14-2019)~~

~~Sec. 2-214. Terms of office.~~

~~The terms of office of the members of the planning and zoning board are staggered and members shall serve for three years.~~

~~(Code 1987, § 31.29; Ord. No. 92-002, passed 4-9-1992; amended in 2024 recodification)~~

Secs. 2-215 - 2-236. Reserved.

Section 3. Applicability. This ordinance shall be applicable to property located within the City of Fruitland Park municipal boundaries.

Section 4. Conflicts. In the event of a conflict or conflicts between this ordinance and other ordinances, this ordinance shall control and supersede.

Section 5. Severability. If any section or phrase of this ordinance is held to be unconstitutional, void or otherwise invalid, the validity of the remaining portions of this ordinance shall not be affected thereby.

Section 6. Inclusion. It is the intention of the City Commission of the City of Fruitland Park that this ordinance shall become and be made a part of the Land Development Code for the City. Sections may be renumbered or reorganized for editorial and codification purposes and such renumbering or reorganization shall not constitute nor be considered a substantive change to the Land Development Code as adopted.

Section 7. Effective Date. The effective date of this ordinance is upon adoption; however, planning and zoning board shall continue to serve in its capacity until such time as a special master is approved by the City Commission.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 25th day of September, 2025.

Chris Cheshire, Mayor

Attest:

Gwen Johns, City Clerk

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

First Reading September 11, 2025

Second Reading September 25, 2025

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

Business Impact Estimate

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and **must be posted on the City's website not later than the time notice of the proposed ordinance is published in the newspaper.***

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING DIVISION 3 IN ARTICLE V OF CHAPTER 2 OF THE CITY OF FRUITLAND PARK CODE OF ORDINANCES TO PROVIDE FOR A PLANNING AND ZONING SPECIAL MASTER TO SIT AS THE LOCAL PLANNING AGENCY, AND IN PLACE OF THE PLANNING AND ZONING BOARD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

¹ See Section 166.041(4)(c), Florida Statutes.

- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare): The ordinance provides for a special master to hold public hearings on applications for annexation, re-zoning, site plan, special and condition use permits, variances, and amendments to the land development code. The special master will make a recommendation to the City Commission to approve, approve with conditions or deny an application. The special master may also review the City's land regulations and policies and make recommendations to the City Commission for consideration. Adoption serves a public purpose as the use of a special master provides a more efficient public hearing process by a person who has specialized legal knowledge, thereby serving the public welfare.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any: No economic impact.

(a) An estimate of direct compliance costs that businesses may reasonably incur; No costs of compliance.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; No new charge or fee is imposed by the ordinance. and

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs. No regulatory costs are incurred. No revenues are generated as there are no new charge or fee being imposed by the ordinance

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: The only impact will be on businesses applying for land use approvals.

4. Additional information the governing body deems useful (if any):

The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated individuals as well as businesses and, therefore, to the extent it affects businesses, the proposed ordinance does not affect only businesses.

The Villages[®] DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01268952** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

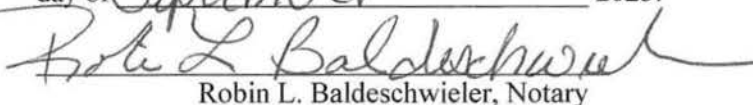
SEPTEMBER 14, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.



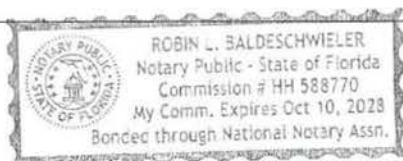
(Signature Of Affiant)

Sworn to and subscribed before me this 15
day of September 2025.



Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



NOTICE OF PUBLIC HEARING

ORDINANCE 2025-020

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING DIVISION 3 IN ARTICLE V OF CHAPTER 2 OF THE CITY OF FRUITLAND PARK CODE OF ORDINANCES TO PROVIDE FOR A PLANNING AND ZONING SPECIAL MASTER TO SIT AS THE LOCAL PLANNING AGENCY, AND IN PLACE OF THE PLANNING AND ZONING BOARD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinance will be considered at the following public meetings:

City Commission Meeting
Thursday, September 25, 2025
@ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Ordinance and supporting documentation may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Ordinance.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.

#1268952 September 14, 2025

CITY OF FRUITLAND PARK

AGENDA ITEM SUMMARY

SHEET Item Number: 5g

ITEM TITLE: Resolution 2025-075 Permanent Utility and Ingress-Egress Easement from Adventist Health System/Sunbelt, Inc.; The property is located on County Road 466A, west of Oliver Lane,

MEETING DATE: September 25, 2025

DATE SUBMITTED: September 17, 2025

SUBMITTED BY: City Attorney/City Manager/Community Development Director

BRIEF NARRATIVE: Applicant was approved via Resolution 2025- 039 (on July 10, 2025) for a major site plan to allow for construction of an approximate 13,451 square feet, 12 bed off-site emergency department inclusive of associated parking, stormwater and helipad. A utility easement is required to be granted to the city allowing full authority/access for perpetual ingress and egress of the property for maintenance/repair, etc. of the utility system over, under, through and across the easement property.

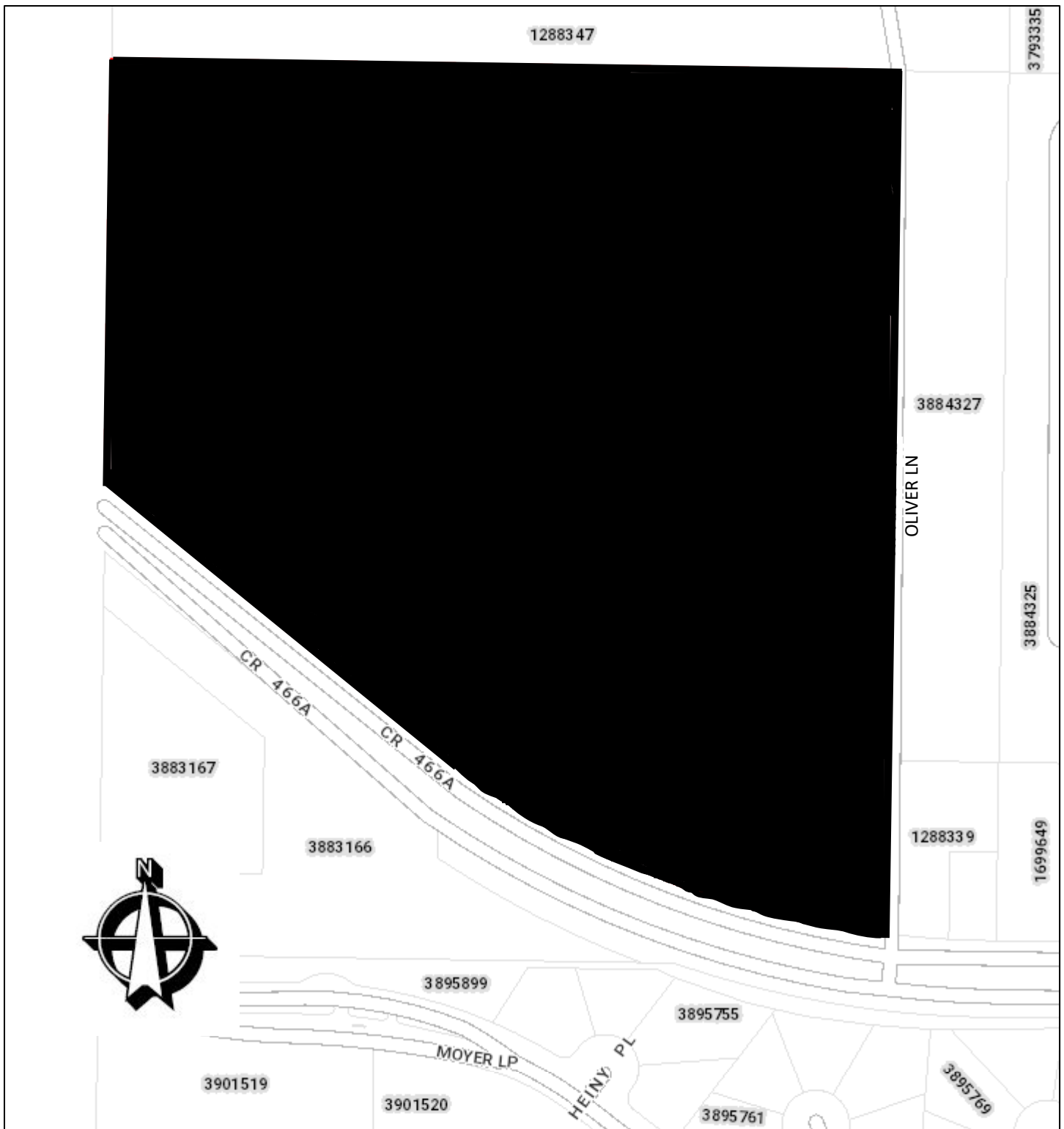
FUNDS REQUIRED: None

ATTACHMENTS: Resolution 2025-075, sketch of description, location map

RECOMMENDATION: Approve Resolution 2025-075 for a permanent easement as Resolution 2025-039 granting major site plan approval was granted on July 10, 2025.

ACTION:

AdventHealth Fruitland Park OSED



RESOLUTION 2025-075

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PERMANENT UTILITY AND INGRESS-EGRESS EASEMENT IN FAVOR OF THE CITY OF FRUITLAND PARK, FLORIDA FROM ADVENTIST HEALTH SYSTEM/SUNBELT, INC.; AUTHORIZING THE MAYOR TO EXECUTE THE TERMINATION OF EASEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Major Site Plan Approval was granted to allow for construction of an off-site emergency department with associated parking, stormwater and helipad on real property located on C.R. 466A , Fruitland Park, Florida, west of Oliver Lane (the "Property"); and

WHEREAS, a utility easement is needed in order to serve the Property with utilities; and

WHEREAS, Adventist Health System/Sunbelt, Inc. is willing to grant the City of Fruitland Park a utility easement that benefits the City, and the Property; and

WHEREAS, the City Commission finds it to be in the public interest to accept the Permanent Utility and Ingress-Egress Easement from Adventist Health System/Sunbelt, Inc.; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are true and correct and are incorporated herein by reference.

Section 2. The City Commission authorizes the Mayor to execute the Permanent Utility and Ingress-Egress Easement from Adventist Health System/Sunbelt, Inc., a copy of which is attached hereto, to memorialize the City's acceptance of the easement.

Section 3. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND RESOLVED this 25th day of September, 2025, by the City Commission of the City of Fruitland Park, Florida.

SEAL

CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA

CHRIS CHESHIRE, MAYOR

ATTEST:

_ Gwen Johns, MMC, City Clerk

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

Approved as to form:

Anita Geraci-Carver, City Attorney

Record and Return to:

Anita Geraci-Carver, Esq.
Law Office of Anita Geraci-Carver, P.A.
1560 Bloxam Avenue
Clermont, FL 34711

**PERMANENT UTILITY AND INGRESS-EGRESS EASEMENT
FROM ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**

THIS GRANT OF A PERMANENT EASEMENT, made this ____ day of _____, 2025, by **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.** a Florida not-for-profit corporation, hereinafter called the Grantor, to and in favor of the **CITY OF FRUITLAND PARK, FLORIDA**, a Florida municipal corporation, created under the laws of the State of Florida, 506 W. Berckman St., Fruitland Park, FL 34731, hereinafter called the Grantee.

1. **Background.** Grantor is the owner of certain real property situate in Lake County, Florida, more particularly described in **Exhibit “A”** attached hereto and made a part hereof by this reference (the “Property”).

Grantee desires to obtain a perpetual, non-exclusive easement under, over and across a portion of the Property which is more particularly described and depicted in **Exhibit “B”** attached hereto and made a part hereof by this reference (the “Easement Property”) for purposes of utilities and ingress and egress with full authority to enter upon construct, operate, repair, replace and maintain potable water, sewer, reclaimed water and underground electrical lines, and all other related and appurtenant facilities over, under, through and across the Easement Property. Grantor is willing to grant Grantee easements for said purposes, subject to the terms and conditions set forth below. The Easement Property includes the easement descriptions in **Exhibit “B”**.

2. **Grant of Easement.** In consideration of the covenants and obligations set forth herein and other good and valuable consideration in the sum of Ten and No/100 Dollars (\$10.00) paid by Grantee to Grantor, the receipt of which is hereby acknowledged, Grantor hereby grants, conveys and declares unto Grantee, its successors and assigns, a perpetual, non-exclusive easement including rights under, over, through and across the Easement Property, for the purpose of ingress and egress and the construction, operation, repair and maintenance of potable water, sewer, reclaimed water and underground electrical lines and all other related and appurtenance facilities (the “Facilities”).

3. **Use by Grantor.** Grantor retains the right to use the Easement Property, so long as such rights do not unreasonably interfere with Grantee’s rights hereunder. The Property is subject to all matters of record, the retained rights of Grantor and whatever other easements, rights, licenses, or grants that contemporaneous herewith or subsequent hereto, may be granted, or otherwise created by Grantors, provided that any subsequently created interest does not prevent Grantee from utilizing this Easement for its intended purposes. The Easement Property shall revert to Grantor upon release.

4. **Maintenance.** Grantee shall maintain, repair and replace the Facilities in good order, condition and state of repair.

5. **Covenants with the Land.** All rights, privileges, benefits and burdens created herein are covenants running with the land, binding upon and inuring to the benefit of Grantor, Grantee and their respective assigns and successors in title.

6. **Title.** Grantor does hereby covenant that Grantor is lawfully seized and possessed of the Easement Property subject to no mortgages or encumbrances, and that it has good and lawful right to convey said easements without the joinder and consent of any third party.

7. **Incidental Rights.** Each of the rights and benefits granted herein shall include all those additional rights and benefits which are necessary for the full enjoyment thereof and are customarily included incidental thereto.

8. **Captions.** The captions included herein are for reference only and should not be used in construing any of the terms hereof. This Easement shall be construed and enforced in accordance with the laws of the State of Florida.

9. **Attorneys Fees.** In the event that Grantor or Grantee or either of their successors in title institutes legal proceedings against the other party to enforce any term of this Easement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorneys' fees and court costs incurred incidental thereto, including, without limitation, fees and costs incurred in appellate proceeding and in bankruptcy.

IN WITNESS WHEREOF, the said first has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in
the presence of:

Grantor: **ADVENTIST HEALTH
SYSTEM/SUNBELT, INC.**
a Florida not-for-profit corporation,

Witness Signature

Print Name

Address of Witness:

By: _____
Tim Burrill, Senior Vice President

Witness Signature

Print Name

Address of Witness

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of August, 2025 by David Banks, President, of ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

ACCEPTED BY CITY OF FRUITLAND PARK (Grantee).

Witness Signature

Print Name

By: _____
Chris Cheshire, Mayor

Witness Signature

Attest: _____
City Clerk

Print Name

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of August, 2025 by Chris Cheshire, Mayor of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation. He is ☒ personally known to me or has produced _____ as identification.

NOTARY PUBLIC

EXHIBIT "A"
(the Property)

Legal Description: 06-19-24-0003-000-01900

THOSE PORTIONS OF THE WEST 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING NORTHERLY AND NORTHEASTERLY OF THE NORTHERLY AND NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 466A AS IT CURRENTLY EXISTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" X 6" CONCRETE MONUMENT WITH A NAIL AND NO IDENTIFICATION LOCATED AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE ON A BEARING RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, RUN N 00°49'58" E, ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 6, A DISTANCE OF 2028.33 FEET FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 466A AS DESCRIBED IN OFFICIAL RECORDS BOOK 4485, PAGE 481, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. FROM SAID POINT OF BEGINNING, CONTINUE THENCE N 00°49'58" E, ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 6, A DISTANCE OF 625.67 FEET TO AN IRON AXLE LOCATED AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE S 89°06'05" E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 1161.46 FEET TO A 4" X 4" CONCRETE MONUMENT LABELED "LB4709" LOCATED AT THE NORTHEAST CORNER OF THE WEST 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE S 00°50'23" W, ALONG THE EAST LINE OF THE SAID WEST 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1259.66 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 466A ACCORDING TO THAT CERTAIN PARTIAL RELEASE OF ROAD RESERVATION BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA AS RECORDED IN OFFICIAL RECORDS BOOK 4537, PAGE 1095, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY TO WHICH A RADIAL LINE BEARS S 03°26'08" W; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 466A AND THE ARC OF CURVE THROUGH A CENTRAL ANGLE OF 11°51'54", AN ARC LENGTH OF 223.92 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN RIGHT OF WAY RESERVATION BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA AS RECORDED IN DEED BOOK 237, PAGE 336, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N 89°07'03" W, ALONG SAID NORTH LINE, A DISTANCE OF 25.87 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 466A, SAID POINT BEING A POINT OF NON-TANGENCY ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1375.39 FEET TO WHICH A RADIAL LINE BEARS S 17°41'16" W; DEPARTING SAID RIGHT OF WAY RESERVATION, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ARC OF CURVE, THROUGH A CENTRAL ANGLE OF 21°33'10", AN ARC LENGTH OF 517.39 FEET TO THE POINT OF TANGENCY; THENCE N 50°45'41" W, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 585.35 FEET TO THE POINT OF BEGINNING.

EXHIBIT “B”
(the Easement Property)

See Attached Sketch and Description

SKETCH AND DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE N 89°07'03" W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 165.90 FEET TO THE EAST LINE OF THE WEST 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE N 00°50'23" E, ALONG SAID EAST LINE, 67.02 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 466A, AND A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,081.28 FEET, A CHORD LENGTH OF 115.45 FEET AND A CHORD BEARING OF N 83°30'45" W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°07'13", A DISTANCE OF 115.50 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG THE ARC OF SAID CURVE, AND SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°50'54" A DISTANCE OF 16.01 FEET, SAID CURVE HAVING A CHORD LENGTH OF 16.01 FEET AND A CHORD BEARING OF N 80°01'42" W; THENCE N 12°05'23" E, DEPARTING SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, 9.66 FEET; THENCE S 77°54'37" E, 16.00 FEET; THENCE S 12°05'23" W, 9.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 150 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. DIRECTIONS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST, (901), PROJECTION OF THE NORTH AMERICAN DATUM OF 1983, REVISED 2011. BEARINGS ARE REFERENCE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST.

2. NO ADDITIONS OR DELETIONS CAN BE MADE TO THIS DOCUMENT, EXCEPT BY THE SIGNING SURVEYOR. THERE ARE NO EXCEPTIONS.

3. ALL DIMENSIONS ARE IN U.S. SURVEY FEET.

PREPARED FOR:

KIMLEY-HORN & ASSOCIATES

**CUMMINS SURVEYING
AND MAPPING, INC.**

2758 Susanday Drive
Orlando, Florida 32812
321-377-0564

e-mail: mc5592@bellsouth.net
Certificate of Authorization LB 6983

MICHAEL D. CUMMINS JR. P.S.M.
FLORIDA REGISTRATION NUMBER LS 5592
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR
AND MAPPER, UNLESS ELECTRONICALLY SIGNED PER
CHAPTER 5J-17.062 OF THE FLORIDA
ADMINISTRATIVE CODE

TECHNICIAN: MDC

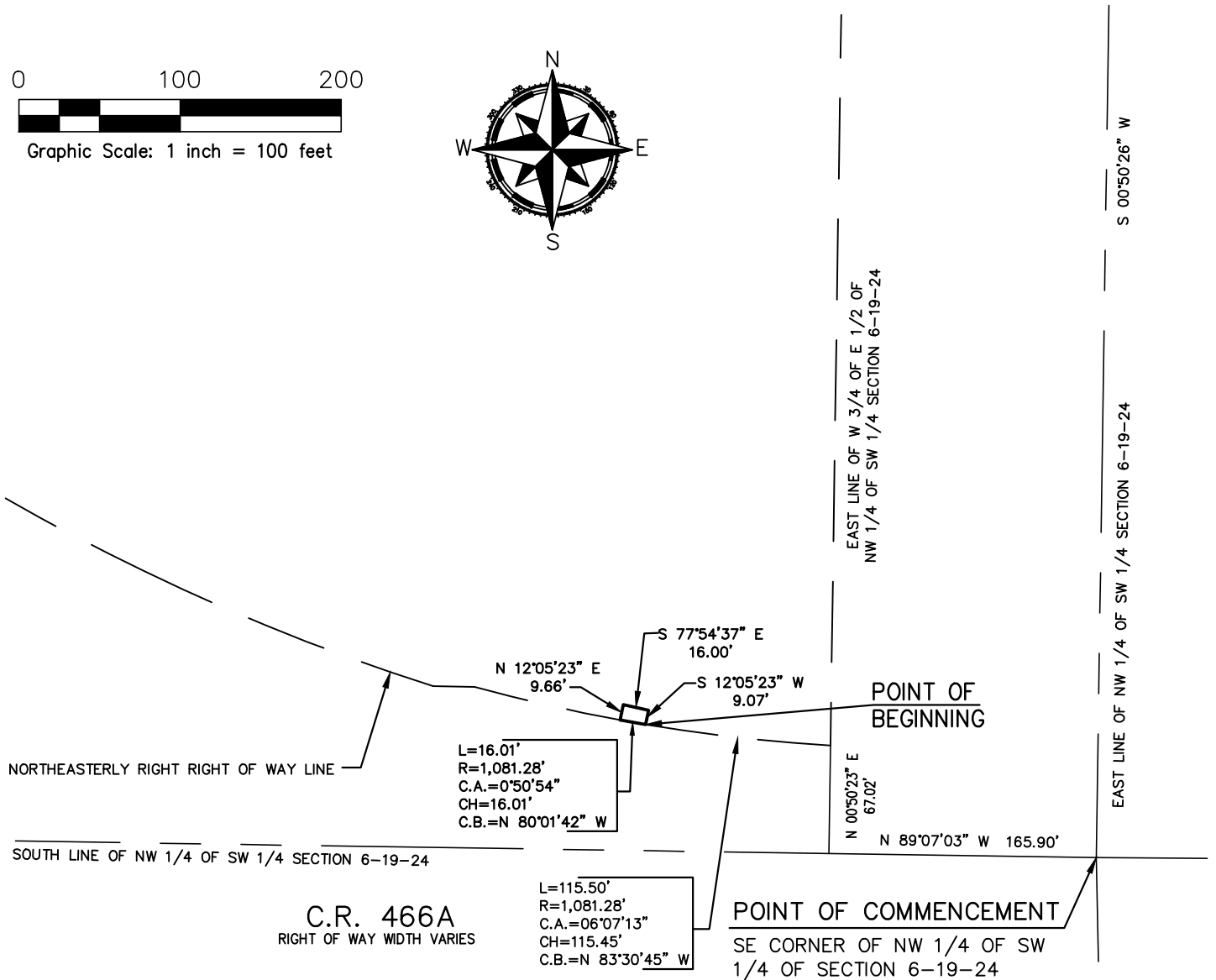
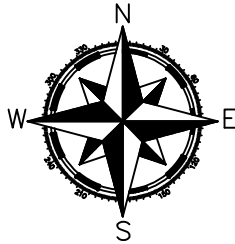
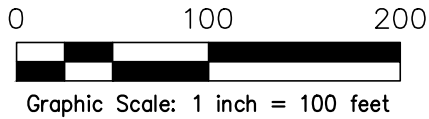
ISSUE DATE: 8-08-25

PROJECT NO. 22-21 ADVENT HEALTH

SHEET No. 1 OF 2

SKETCH AND DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY



PREPARED FOR:

KIMLEY-HORN & ASSOCIATES

**CUMMINS SURVEYING
AND MAPPING, INC.**

2758 Susanday Drive
Orlando, Florida 32812
321-377-0564

e-mail: mc5592@bellsouth.net
Certificate of Authorization LB 6983

SCALE: 1"= 100'

TECHNICIAN: MDC

ISSUE DATE: 8-08-25

PROJECT NO. 22-21 ADVENT HEALTH

SHEET No. 2 OF 2



April 11, 2025

To Whom It May Concern:

Please be advised that Tim Burrill currently serves as Senior Vice President of Support Services and Construction at AdventHealth Orlando ("Designee"). As such, Designee is authorized to execute and bind Adventist Health System / Sunbelt, Inc., doing business as AdventHealth Orlando and any other successor or additional names ("Contractor") with respect to contracts involving the physical environment of Contractor (e.g., hazardous waste, air quality, et cetera); contracts involving the acquisition or use of real property in association with Contractor's operations (e.g., demolitions, widening of roadways, easements, construction, or renovation, et cetera); and applications and other forms required by local or state offices to obtain permits and approvals required by state or local authorities.

Sincerely,

Corporate Board, David Banks, President of AHSS

State of Florida

County of Seminole

The foregoing instrument was acknowledged before me on the 14th day of April, 2025 by David Banks as President of AHSS, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Notary Public: Deborah Morman
Printed Name: Deborah Morman
Commission Expires: 2/11/2028

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 5h

ITEM TITLE: Resolution 2025-076 Removal of Historic & Specimen Trees; Petitioner: Catalyst Design Group on behalf of the owner, Birch Enterprises, LLC.

MEETING DATE: September 25, 2025

DATE SUBMITTED: September 17, 2025

SUBMITTED BY: City Attorney/City Manager/Community Development Director

BRIEF NARRATIVE: Applicant was approved via Resolution 2025-022 (on 8/28/25) for a major site plan to construct a multi-family apartment complex consisting of 150 units within 5 buildings (2 and 3 story); 28 - 1 Bedroom, 76 -2 Bedroom and 46 – 3 Bedroom apartments. It appears from the applicant’s landscape plan [L1.1 & L2.0] that a total of 19 specimen trees and 3 historic trees are planned for removal. Please see total assessment for the suggested tree mitigation findings by the city’s land planner report dated 8/6/2025. The overall mitigation summary table indicates a total of 330 trees are planned to be removed. In accordance with Chapter 164, Section 164.090(f), historical or specimen trees shall not be removed without City Commission’s findings/approval. Thus, City Commission should formally consider this issue for approval consideration.

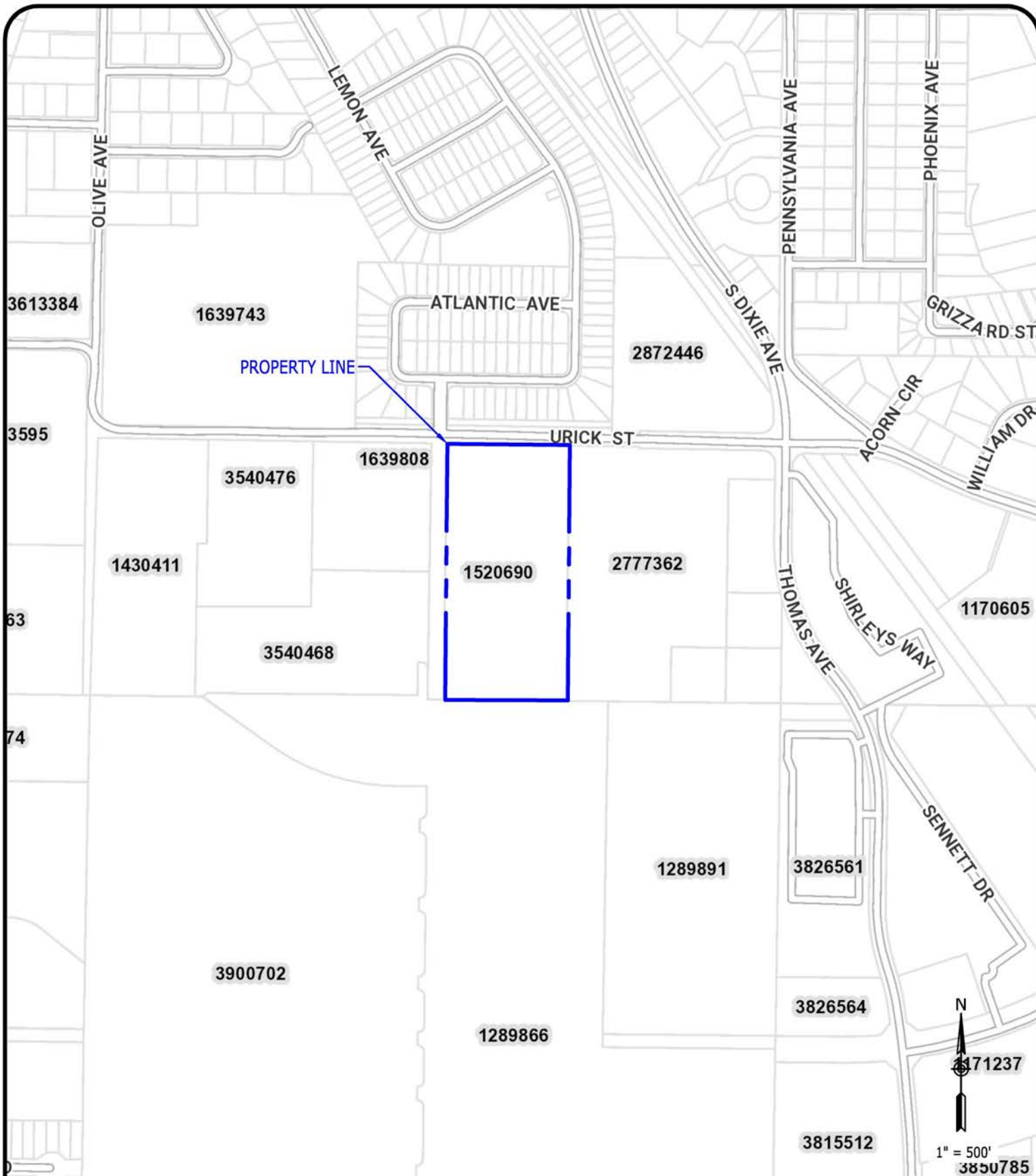
FUNDS REQUIRED: None

ATTACHMENTS: Resolution 2025-076, location map, staff comments,

RECOMMENDATION: Approve or Deny Resolution 2025-076.

ACTION:

Drawing Path: P:\2024\20240179_UHS MARTINTOWN RD FED\DWG\EXHIBITS\2024-08-28_SITE LOCATION EXHIBIT.DWG



1085 WEST MORSE BLVD., WINTER PARK, FL 32789
(689) 219-8900 | WWW.CATALYST-DG.COM

PROJECT:
URICK & WILDER ST
FRUITLAND PARK MF
FRUITLAND PARK, FL

TITLE:
LOCATION MAP

PROJ # 20240087

DATE: 09/30/2024

DWG. NO.

FIG. 1

RESOLUTION 2025-076

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, MAKING A FINDING THAT CONSTRUCTION OF A MULTI-FAMILY APARTMENT COMPLEX WITH CLUBHOUSE, ASSOCIATED PARKING AND STORMWATER APPROVED IN RESOLUTION 2025-022 IS NOT FEASIBLE WITHOUT REMOVING THE HISTORICAL AND/OR SPECIMEN TREES PROPOSED FOR REMOVAL BY CATALYST DESIGN GROUP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Catalyst Design Group as applicant on behalf of Birch Enterprises, LLC, Owner, obtained Major Site Plan Approval in Resolution 2025-022 on August 28, 2025 to allow for construction of a multi-family apartment complex with a clubhouse, associated parking and stormwater on real property located south on Urick Street and east of Wilder Street, Fruitland Park, Florida (the "Property"); and

WHEREAS, the City's land development regulations provide that "Historical or specimen trees shall not be removed without the finding of the city commission that the tree is a hazard or that it is not feasible to develop the site without removing the tree." Sec. 164.090(f); and

WHEREAS, the applicant proposed a deferred parking agreement to avoid construction of all the required parking, in part to preserve the historical and/or specimen trees; however, the Commission determined it was prudent and necessary for all the required parking to be constructed; and

WHEREAS, a finding from the City Commission is necessary prior to issuance of any tree removal permits.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Findings.

Construction of a Multi-Family apartment complex with clubhouse, associated parking and stormwater approved in Resolution 2025-022 is not feasible without removing the historical and/or specimen trees proposed for removal by Catalyst Design Group.

Further, the Commission removes from Resolution 2025-022 condition(1)(b). A parking deferral agreement is not required as a conditional of approval of the site plan.

The property is identified as Alt. Key Number: 1520690 and Lake County Parcel ID: 09-19-24-0400-045-00002.

The property is more particularly described in **Exhibit A attached hereto.**

Section 2. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Commission of the City of Fruitland Park, Lake County, Florida this 25th day of September, 2025.

SEAL

CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA

CHRIS CHESHIRE, MAYOR

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

ATTEST:

GWEN JOHNS, CITY CLERK

Approved as to form:

Anita Geraci-Carver, City Attorney

EXHIBIT A

The West 466.70 feet of Block 45, TOWN OF FRUITLAND PARK, according to the plat thereof as recorded in Plat Book 3, Page 8, Public Records of Lake County, Florida.

**CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC**

SITE PLAN

Owner: Birch Enterprises, LLC

Engineer: Catalyst Design Group

General Location: South of Urick Street and east of Wilder Street

Number of Acres: 10.42 ± acres

Existing Zoning: R-15

Existing Land Use: Multi-Family High Density

Date: August 6, 2025

Description of Project

The applicant is requesting approval of the site plan for a multi-family development consisting of 150 units within 5 buildings (3 story buildings) and a clubhouse with pool, fitness center and grill stations. Units range from 686 SF to 1,142 SF (28 - 1 bedroom, 76 - 2 bedroom and 46 - 3 bedroom). Proposed open space is 55.73% (5.81 acres) which exceeds the minimum 25% (2.61 acres) requirement. Open space appears to include the stormwater pond; however, the majority of the open space is located within the southern portion of the site (2.24 +/- acres) and buffers.

	Surrounding Zoning	Surrounding Land Use
North	PUD	SF Medium Density
South	PUD	Mixed Community
East	R-15	MF High Density
West	PUD	Mixed Community

Assessment

The revised tree removal and mitigation summary table (Sheet L1.1 and L2.0) indicates that 330 trees to be removed of which 19 are classified as a specimen tree and 3 are classified as a historic tree. 124 trees to remain of which 9 are classified as a specimen tree and 3 classified as historic tree. Tree mitigation requires 132 trees and the plans indicate that a total of 165 trees will be planted which include 120 canopy trees and 45 understory trees. Chapter 164, Section 164.090(6)(G) states that replacement trees shall be a tree with a minimum height of 12' and shall have a 1 1/2" DBH. Based on tree mitigation requirements it appears that tree replacement requirements are short 12 canopy trees as the understory trees proposed are 6' with 1/2" DBH. The applicant may want to consider planting 3 canopy trees for every 150 linear feet of retention pond bank in order to meet the tree replacement criteria.

Pursuant to Chapter 164, Section 164.090(6)(A) if the additional canopy trees are not physically possible due to site conditions the applicant may request that the replacement criteria be waived and specify the reasons why the criteria should be waived. Any such waiver will need the City Manager approval.

Prior to construction, an updated environmental assessment will need to be provided. Please provide the city upon receipt of the appropriate regulatory permit for any proposed relocation of gopher tortoises.

Conclusions

Please address the tree replacement criteria above.



MEMORANDUM

Date: 8/12/25

To: City of Fruitland Park

From: ECG Florida 2023 III, LP

Subject: Commitment to Canopy Tree Requirement – Urick Street / Wilder Street Project

ECG Florida 2023 III, LP, the developer of the proposed 150-unit apartment project located at the intersection of Urick Street and Wilder Street, hereby commits to adding the twelve (12) canopy trees as required in the attached staff report.

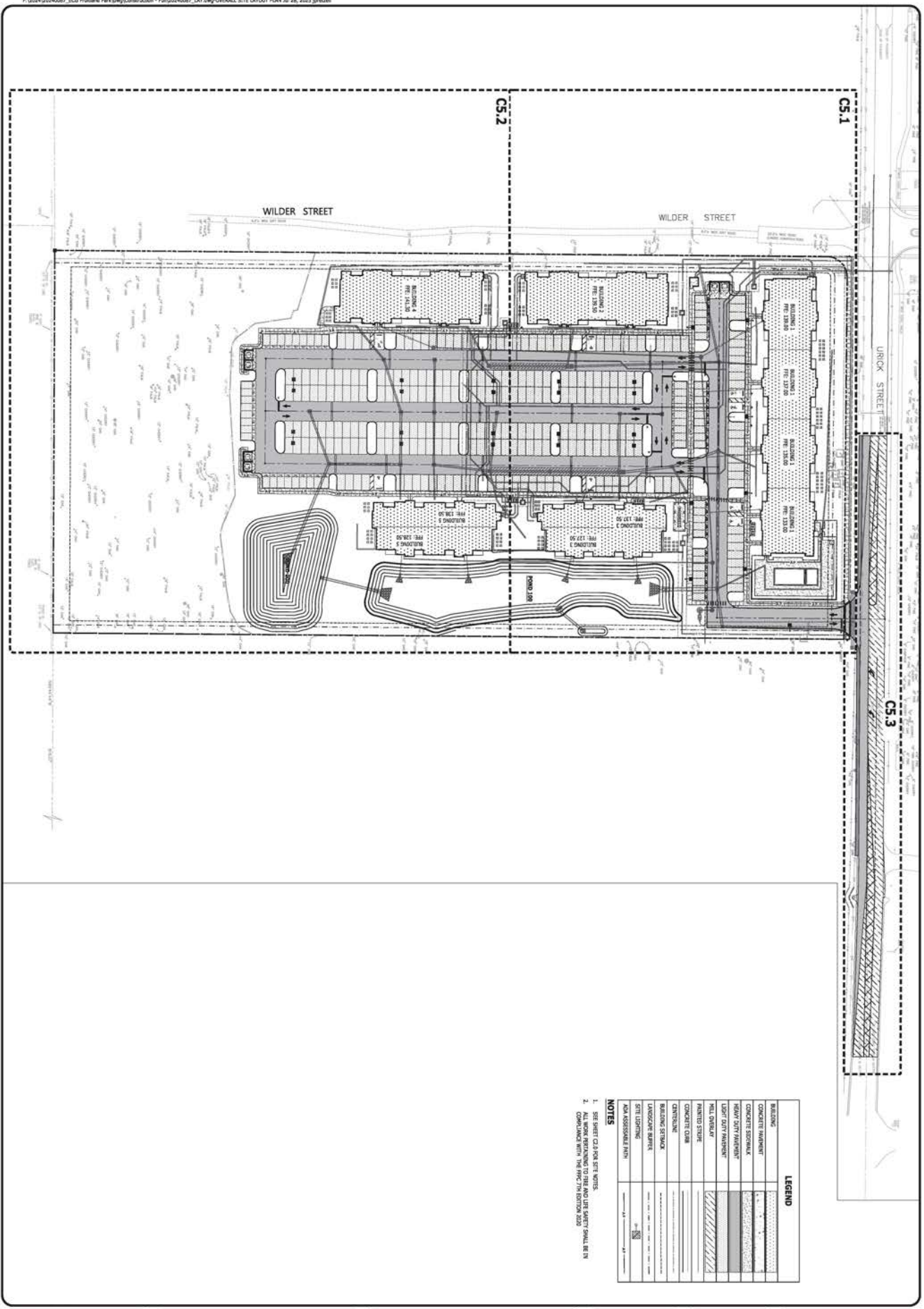
This commitment is made in order to proceed to staff approval without resubmitting for another round of review. Our objective is to be placed on the August 28 City Council meeting agenda, which requires staff approval by August 14.

To that end, we are committing to incorporating the changes reflected in the attached staff plan. This commitment is intended to provide staff with the necessary assurance to recommend approval of the project at this time.

We appreciate the staff's efforts in reviewing this project and look forward to moving forward in the process.

Sincerely,

C. Hunter Nelson
Managing Member
ECG Florida 2023 III, LP



LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
RIGHT-OF-WAY	
LEFT-OF-WAY	
WALL BREAK	
PAINTED STOP	
CONCRETE CURB	
GRASS	
BUILDING SETBACK	
LANDSCAPE BUFFER	
STREET LIGHTING	
POA (PARKING AREA) WITH	

1. SEE SHEET C-10 FOR SITE NOTES.
2. ALL WORK PERTAINING TO FILL AND LIFE SAFETY SHALL BE IN COMPLIANCE WITH THE RRC 7TH EDITION 2020

	07/28/2025	TRC RESUBMITTAL
	07/02/2025	TRC RESUBMITTAL
	03/25/2025	TRC RESUBMITTAL
	12/20/2024	ISSUE FOR PERMIT
	9/27/2024	DESIGN DEVELOPMENT
NO.	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS

URICK FLATS

FRUITLAND PARK, FL

**BIRCH
ENTERPRISES LLC**
PO BOX 7878
GAINESVILLE, GA



1085 W MORSE BLVD, WINTER PARK, FL 32789
(689) 219-8908 | WWW.CATALYST-DG.COM
JAKE PRETZELL, PE 93544
BORDS WONG, PLA LAR667315
ARCHITECTS

DRAWING TITLE OVERALL SITE LAYOUT PLAN	PROJECT NUMBER 20240097
	DRAWING NUMBER C5.0

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 6a

ITEM TITLE: First Reading and Public Hearing Ordinance 2025-019– Amendment to Provide for Maximum Building Coverage. The property consists of approximately 16.67 ± acres and is generally located east of US Highway 441/27 and east of Register Road. Petitioner: Griffin Preserve, LLC

MEETING DATE: September 25, 2025

DATE SUBMITTED: August 22, 2025

SUBMITTED BY: City Attorney/City Manager/Community Development Director

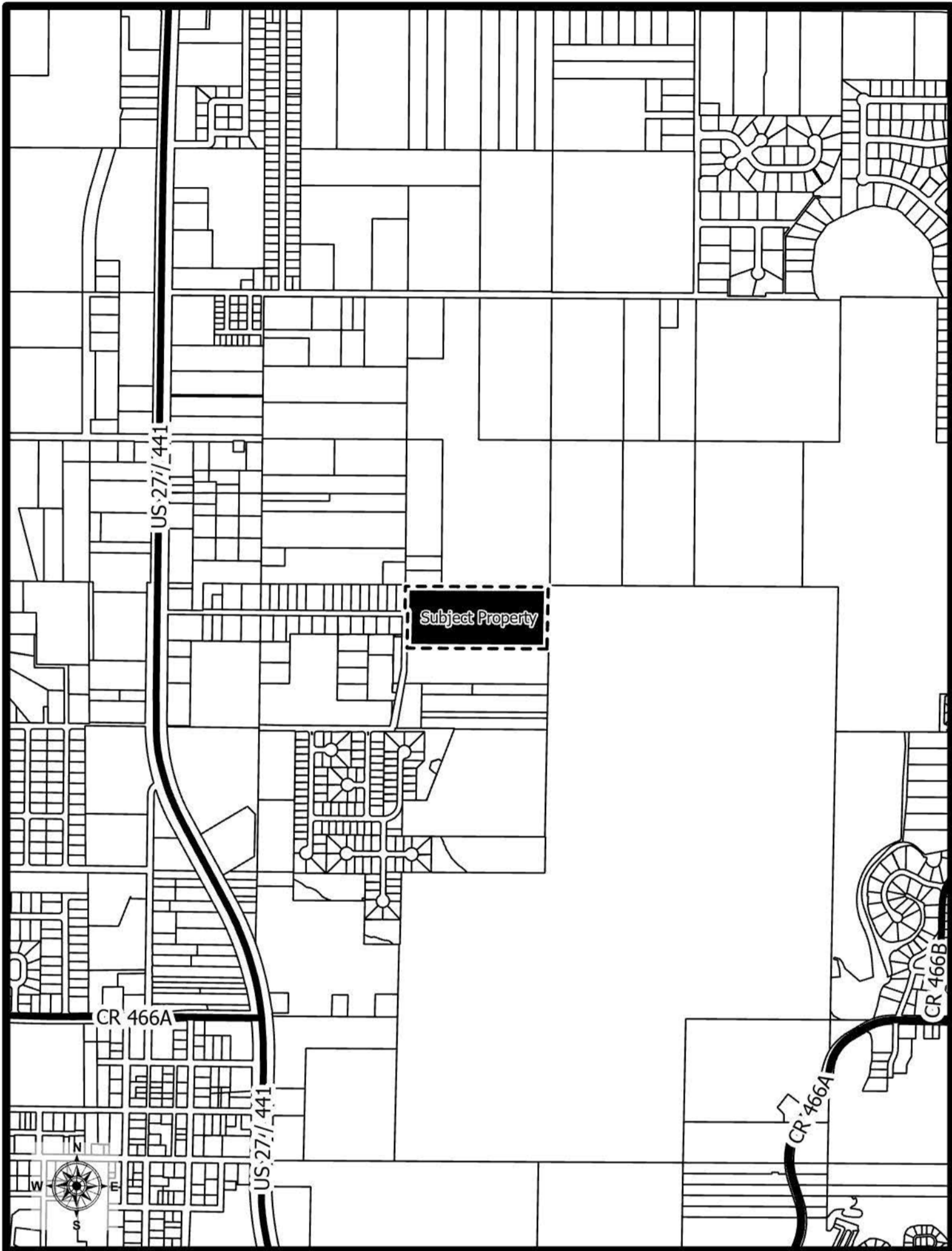
BRIEF NARRATIVE: The applicant is requesting that the previously approved Ordinance 2023-017 (67-unit single family subdivision) be amended to include a maximum building coverage along with a maximum impervious surface ratio (ISR), per lot, within the Master Development agreement. Absence of a defined building coverage or ISR within the MDA requires the applicant to comply with the R-4 zoning designation with a maximum building coverage of 30%. The proposed maximum building coverage and maximum ISR summary is attached for review. The maximum ISR per lot should not exceed the requested ISR of the St. John’s River Water Management District permit.

FUNDS REQUIRED: None

ATTACHMENTS: Ordinance 2025-019, Ordinance 2023-017, location map advertising affidavit,

RECOMMENDATION: Recommended to consider approval of Ordinance 2025-019; P&Z Board recommended to approved during its August 21, 2025 meeting.

ACTION: **Approve or Deny Ordinance 2025-019.**



Subject Property

CR 466A

US 27 / 441

CR 466A

CR 466B

ORDINANCE 2025-019

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING A PUD ZONING AMENDMENT TO PROVIDE FOR MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS SURFACE RATIO PER LOT AND ADOPTING AN AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Griffin Preserve, LLC as owner and applicant requesting that real property within the city limits of the City of Fruitland Park zoned Planned Unit Development (PUD) pursuant to Ordinance 2023-017 be amended to include a maximum building coverage percentage per lot and a maximum impervious surface ratio per lot, and amend the MDA accordingly; and

WHEREAS, the petition bears the signature of all applicable parties; and

WHEREAS, the required notice of the proposed zoning has been properly published; and

WHEREAS, the City Commission reviewed said petition, the recommendations of the Planning and Zoning Board, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF FRUITLAND PARK, FLORIDA, AS FOLLOWS:

Section 1: The following described property consisting of approximately 16.67 ± acres generally located east of U.S. Highway 441/27 and east of Register Road as described as set forth on **Exhibit "A"** and depicted on the map attached hereto as **Exhibit "B"** shall continue to be zoned PUD "Planned Unit Development" as defined in the Fruitland Park Land Development Regulations. The Property shall hereafter be developed with a maximum of 67 residential units and according to the Amended and Restated Master Development Agreement attached hereto as **Exhibit "C"**, which includes, but is not limited to, the concept plan attached to the Master Development Agreement.

Section 2: That the City Manager, or designee, is hereby directed to have amended, altered, and implemented the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 3. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. Scrivener's Errors. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 5. Conflict. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2025.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Johns, CMC, City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____

Passed Second Reading _____

(SEAL)

“EXHIBIT A”

That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3; thence run N89°46'23"W along the North line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1327.38 feet to the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run S00°53'13"W along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1312.33 feet to the Point of Beginning.
Contains 729,865 square feet or 16.755 acres, more or less.

EXHIBIT "B"

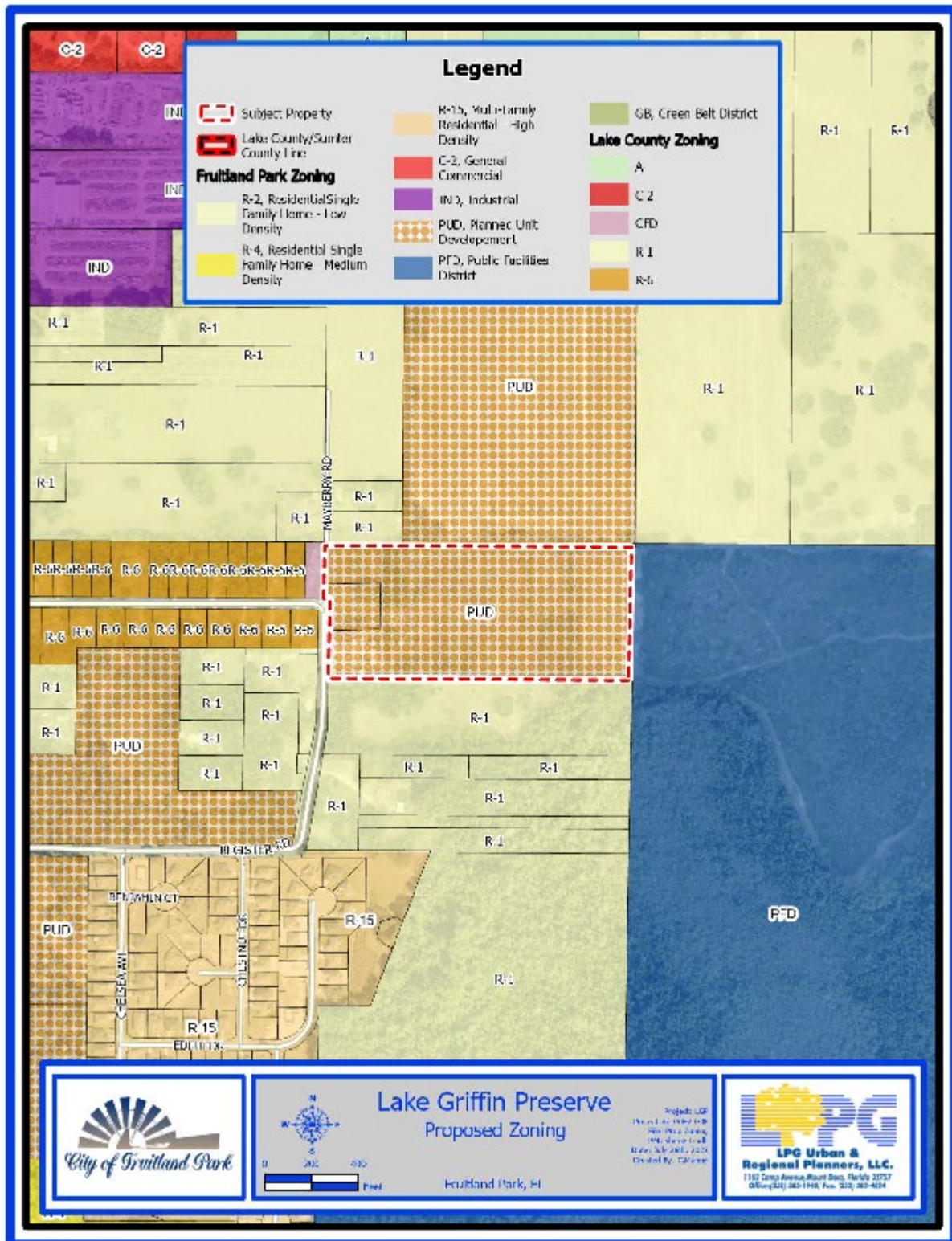


EXHIBIT “C”
AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT

Record and Return to:
City of Fruitland Park
Attn: City Clerk
506 W. Berckman Street
Fruitland Park, Florida 34731

AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into and made as of the ____ day of _____, 2024, between the **CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation**, (hereinafter referred to as the "City"), and Griffin Preserve, LLC, a Florida limited liability company, (hereinafter referred to as the "Owner").

RECITALS

1. The Owner owns 16.67 ± acres of property within the City of Fruitland Park, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").
2. The Owner desires to amend the PUD zoning of the Property to include a maximum building coverage percentage per lot of 50% and a maximum impervious surface ratio per lot of 55% as set forth herein which verbiage is underlined.
3. The Property is currently located within the City of Fruitland Park with 16.67 +/- acres having a future land use designation of "Single Family Medium Density" on the City of Fruitland Park Future Land Use Map and zoned PUD pursuant to Ordinance 2023-017.
4. Owner has filed an application to amend the PUD zoning and MDA for the Property.
5. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
6. The City of Fruitland Park has determined that the amendment to the PUD zoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.
7. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.
8. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.
9. This Agreement will address development of the 16.67 +/- acres to be developed for residential use.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application to amend the PUD zoning and MDA for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Amended and Restated Agreement, adopts an ordinance with an amendment to the PUD zoning of the Property and such rezoning becomes effective. The parties hereto understand and acknowledge that the City is in no way bound to approve the amendment. The City shall have the full and complete right to approve or deny the application for the amendment. However, if the City denies the application for an amendment this Amended and Restated Agreement shall be void and shall be of no further force and effect.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Conceptual Plan" prepared by Sloan Engineering Group, Inc., dated 8-28-23^[AGC1], and attached as **Exhibit "B"** (the "Plan"). The project shall be developed as a residential subdivision. All development shall be consistent with City's "PUD" (Planned Unit Development-) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 4. Permitted Uses for Permitted Uses shall include:

- a. Single family detached residential dwelling units..
- b. Passive and Active Recreation Facilities.
- c. Residential units shall not exceed 67 single family dwelling units.
- d. Temporary modular office uses shall be allowed during construction.
- e. Up to six (6) model homes prior to platting, after approval of the preliminary plan, provided that the model homes shall not be eligible to receive certificates of occupancy for residential use until final plat approval. All off-street parking for model homes shall comply with the requirements in the City's Land Development Code.

Section 5. Development Standards. Development Standards shall be as follows:

- a. The minimum living area shall be 1,200 square feet for the single-family detached homes
- b. The minimum lot size shall be 5,750 square feet for the detached single-family homes.
- c. Minimum lot width for detached single-family shall be 50 feet with a minimum lot depth of 115 feet.
- d. Minimum Setback requirements for detached residential units shall be:

Front: Twenty feet (20')
Garage – Twenty-five feet (25')

Side: Five feet (5')
Corner Lot – Fifteen feet (15')

Rear: Fifteen feet (15')

Accessories Setback: All accessory structures shall be located no closer to the property line than five feet (5').

- e. Maximum building height shall be limited to thirty-five feet (35') for single family.
- f. For clarity and avoidance of doubt, the open space requirement associated with the development of the Property shall be 25% of the total developable acreage of the Property.
- g. In order to utilize the stormwater ponds as common open space they shall provide a recreational component such as walking trails, dog park, or open play fields.
- h. Maximum building coverage per lot: 50%.
- i. Maximum Impervious Surface Ratio per lot: 55%.
- j. Any zoning standard not specifically listed in this Agreement shall be in compliance with the R-4 zoning district standards and other applicable sections of the Land Development Code.

Section 6. Residential Standards. There must be at least five (5) elevations with at least two (2) variations in material treatments for each elevation. Duplicative elevations adjacent to each other or across the street from each other are prohibited.

Section 7. Changes to the Development Plan. Changes to the Development Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process.

Section 8. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by one primary access off of Register Road, unless otherwise approved by Lake County. Actual location and design of the boulevard shall be determined during the Preliminary Subdivision Plan review. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park, including off-site road improvements on Register Road, and conveyance of additional right-of-way for Register Road.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements including curb and gutter.
- c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.
- d. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Fruitland Park; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City the road system is in suitable condition and meets City of Fruitland Park requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time
- e. A traffic/transportation study shall be submitted prior to preliminary subdivision plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Permittee.

Section 9. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way. Lighting shall comply with the residential design requirements of the Fruitland Park Land Development Regulations.

Section 10. Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction.

Section 11. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate at the time the building permit is issued.

Owner agrees to pay all other impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of site plan and City is willing to allocate such capacity to Owner, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

Section 12. Easements. Owner shall provide the City such public easements or right of way in form acceptable to the City Attorney, as the City deems necessary for utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 13. Landscaping/Buffers. Owner has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall install and maintain a ten-foot (10') landscape buffer type "B" along the PUD perimeter property boundary. All landscaping and tree protection shall comply with Chapter 164 of the City of Fruitland Park Land Development Regulations.

Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Fruitland Park Land Development Regulations pertaining to tree removal and replacement.

Section 14. Stormwater Management. Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance

with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 15. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other commercial property owners within the City.

Section 16. Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 17. Signage. Owner shall submit a master sign plan as a component of the preliminary plan application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations. Alternatively, the Owner, in the Owner's discretion, may apply to amend the PUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.

Section 18. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record. Title opinion or certification shall have an effective date of no more than 30 days prior to submittal. A copy of all back up documents referenced in the title opinion or certification must be provided.

Section 19. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 20. Due Diligence.

The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 21. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes*.

Section 22. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 23. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 24. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 25. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 26. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone Anita Geraci-Carver Law Office of Anita Geraci-Carver, P.A. 1560 Bloxam Avenue Clermont, Florida 34711 352-243-2801 Telephone 352-243-2768 Facsimile
As to Owner:	Beryl N. Stokes, III 1035 W Dixie Avenue Leesburg, Florida 34748 352-678-6078 Telephone
Copy to:	

Section 27. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular

permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 28. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, and shall terminate five (5) years from January 11, 2024, the date Ordinance 2023-017 was approved.

Section 29. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 30. Severability. If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not effect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

Signature pages to follow

IN WITNESS WHEREOF, the Owner and the City have executed this Agreement as of the day and year first above written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

GRIFFIN PRESERVE, LLC, a Florida limited liability company,

Witness Signature

By: _____
Christopher DiMillo

Print Name

Address: _____

By: _____
Carol DiMillo

Witness Signature

Print Name

Address: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by [☐] physical presence or [☐] online notarization this ____ day of _____, 2025 by Christopher DiMillo and Carol DiMillo, as Managers of Griffin Preserve, LLC, a Florida limited liability company on behalf of the company, who are personally known to me or who have produced _____ as identification.

Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

ACCEPTED BY THE CITY OF FRUITLAND PARK

Approved as to form and
Legality for use and reliance
by the City of Fruitland Park

By: _____
Chris Cheshire, Mayor

Date: _____

Anita Geraci-Carver
City Attorney

ATTEST: _____
Gwen Johns
City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by [X] physical present or [] online notarization this ____ day of _____, 2025 by Chris Cheshire, Mayor of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation and Esther B. Coulson, City Clerk of the City of Fruitland Park, Florida, on behalf of the corporation, who are [X] personally known to be me or produced _____ as identification.

Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

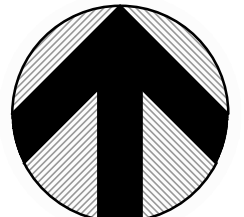
EXHIBIT "A"
LEGAL DESCRIPTION

That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3; thence run N89°46'23"W along the North line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1327.38 feet to the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run S00°53'13"W along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1312.33 feet to the Point of Beginning.

Contains 729,865 square feet or 16.755 acres, more or less.

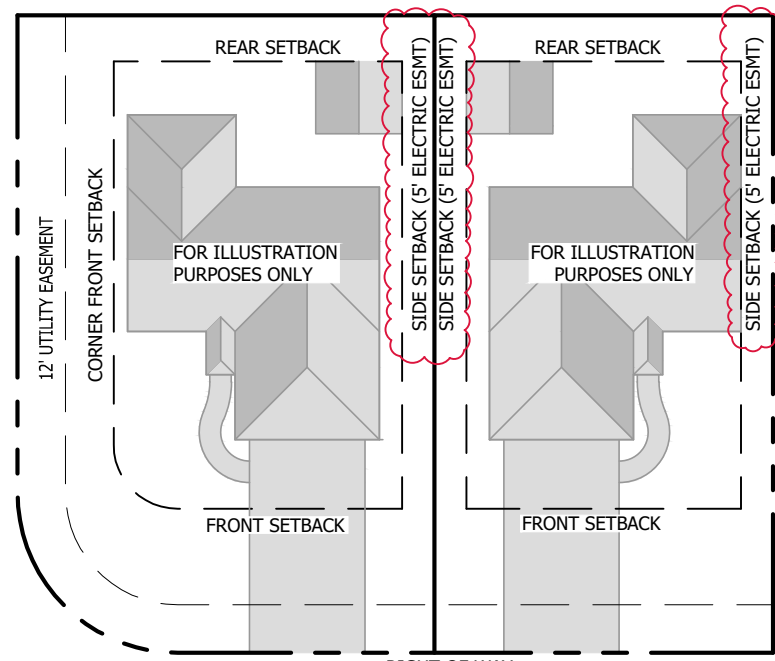
EXHIBIT "B"
THE PLAN



NORTH

SCALE: 1" = 50'

0' 50' 100'



TYPICAL LOT

SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID: 03-19-24-0002-000-00201
03-19-24-0002-000-00200

PARCEL AREA: ±16,755 AC

FUTURE LAND USE: SFMD

ZONING: PUD (2023-017)

DEVELOPMENT INFORMATION:

PROPOSED UNITS: 67

DENSITY: 4.0 du/ac (PROPOSED) 4.0 du/ac (MAX)

LOT AREA: 5,750 SF (PROPOSED) 5,750 (MIN)

MINIMUM LIVING AREA: 1,200 SF

REQUIRED MAXIMUM STRUCTURE HEIGHT: 35'

OPEN SPACE: 4.288 AC (25.6%) (PROPOSED) 25.0% (MIN)

MAXIMUM BUILDING COVERAGE: 30%

MIN LOT SIZES: 50' x 115'

LOT AREAS: 8,313 AC

RECREATION AREAS: 3.875 AC

STORMWATER AREA: 2.370 AC

MINIMUM BUILDING SETBACKS:

FRONT: 20'

GARAGE: 25'

SIDE: 5'

REAR: 15'

CORNER FRONT: 15'

MINIMUM ACCESSORY STRUCTURE SETBACKS:

SIDE: 5'

REAR: 5'(TYP.), 10' ADJACENT TO LANDSCAPE BUFFERS

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	34.56	22.00	090°00'00"	22.00	31.11
C2	21.10	72.00	016°47'19"	10.62	21.02
C3	40.00	72.00	031°49'52"	20.53	39.49
C4	40.00	72.00	031°49'52"	20.53	39.49
C5	12.00	72.00	009°32'57"	6.01	11.99
C6	12.06	72.00	009°35'39"	6.04	12.04
C7	40.00	72.00	031°49'52"	20.53	39.49
C8	40.00	72.00	031°49'52"	20.53	39.49
C9	19.10	72.00	015°11'50"	9.61	19.04
C10	40.00	72.00	031°49'52"	20.53	39.49
C11	40.00	72.00	031°49'52"	20.53	39.49
C12	14.00	72.00	011°08'27"	7.02	13.98
C13	10.00	72.00	007°57'28"	5.01	9.99
C14	41.18	72.00	032°46'08"	21.17	40.62
C15	41.18	72.00	032°46'08"	21.17	40.62
C16	20.74	72.00	016°30'16"	10.44	20.67
C17	34.56	22.00	090°00'00"	22.00	31.11
C18	34.56	22.00	090°00'00"	22.00	31.11
C19	34.56	22.00	090°00'00"	22.00	31.11
C20	34.56	22.00	090°00'00"	22.00	31.11
C21	34.56	22.00	090°00'00"	22.00	31.11
C22	21.04	72.00	016°44'38"	10.60	20.97

SITE NOTES

- SINGLE FAMILY HOMES SHALL HAVE AT LEAST 5 ELEVATIONS WITH AT LEAST 2 VARIATIONS IN MATERIAL TREATMENTS FOR EACH ELEVATION. DUPLICATIVE ELEVATIONS ADJACENT TO EACH OTHER OR ACROSS THE STREET FROM EACH OTHER ARE PROHIBITED.
- ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO REFLECT LIGHT AWAY FROM ADJACENT PROPERTIES TO THE GREATEST EXTENT POSSIBLE WHILE PROVIDING LIGHTING ADEQUATE TO ENSURE SAFETY ON ROAD RIGHT OF WAY. LIGHTING SHALL COMPLY WITH THE RESIDENTIAL DESIGN REQUIREMENTS OF THE FRUITLAND PARK LAND DEVELOPMENT REGULATIONS.
- ALL LOTS ARE REQUIRED TO HAVE 3 CANOPY TREES PLANTED. TREES CAN BE PLANTED AT TIME OF BUILDING CONSTRUCTION.
- 5' ELECTRIC EASEMENT SHALL BE PLATTED ALONG ALL INTERIOR LOT LINES.

TRACT TABLE

TRACT	AREA	DESCRIPTION
TRACT A	1.505 AC	OPEN SPACE, RECREATION
TRACT B	2.370 AC	OPEN SPACE, STORMWATER MANAGEMENT, RECREATION
TRACT C	0.223 AC	OPEN SPACE, LANDSCAPE
TRACT D	0.190 AC	OPEN SPACE, LANDSCAPE
TRACT E	2.378 AC	RIGHT OF WAY
TRACT F	0.323 AC	RIGHT OF WAY DEDICATION



NO.	DATE	DESCRIPTION
1	03/07/2025	REVISED PER 041

DESIGNED BY:	MF
DRAWN BY:	IV
CHECKED BY:	MF

SLOAN Engineering Group
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
(883) 840-1919
FLORIDA CERTIFICATE OF AUTHORIZATION (FLC) 126247

CLIENT:	SUMMERPARK HOMES
PROJECT:	GRIFFIN PRESERVE
PROJECT NO.	2652
SHEET	C300

SITE PLAN

REGISTER RD, FRUITLAND PARK, FLORIDA

Griffin Preserve -Lot Maximum Building Coverage and Maximum ISR Summary

Lot	Lot SF	Max Bld Cvg @ 50%	Max ISR @ 55%
1	9,090	4,545	5,000
2	9,107	4,554	5,009
3	8,811	4,406	4,846
4	6,879	3,440	3,783
5	5,750	2,875	3,163
6	5,750	2,875	3,163
7	5,750	2,875	3,163
8	5,750	2,875	3,163
9	5,750	2,875	3,163
10	5,750	2,875	3,163
11	5,750	2,875	3,163
12	5,750	2,875	3,163
13	5,750	2,875	3,163
14	5,750	2,875	3,163
15	5,750	2,875	3,163
16	5,754	2,877	3,165
17	6,158	3,079	3,387
18	7,411	3,706	4,076
19	5,750	2,875	3,163
20	5,750	2,875	3,163
21	6,325	3,163	3,479
22	7,378	3,689	4,058
23	8,541	4,271	4,698
24	8,534	4,267	4,694
25	7,298	3,649	4,014
26	5,899	2,950	3,244
27	5,899	2,950	3,244
28	5,899	2,950	3,244
29	5,899	2,950	3,244
30	5,899	2,950	3,244
31	5,899	2,950	3,244
32	5,899	2,950	3,244
33	5,899	2,950	3,244
34	5,899	2,950	3,244
35	5,899	2,950	3,244
36	5,899	2,950	3,244
37	6,882	3,441	3,785
38	9,176	4,588	5,047
39	9,514	4,757	5,233
40	8,179	4,090	4,498
41	7,013	3,507	3,857
42	6,796	3,398	3,738
43	5,750	2,875	3,163
44	5,750	2,875	3,163

Lot	Lot SF	Max Bld Cvg @ 50%	Max ISR @ 55%
45	5,750	2,875	3,163
46	5,750	2,875	3,163
47	5,750	2,875	3,163
48	5,750	2,875	3,163
49	5,750	2,875	3,163
50	5,750	2,875	3,163
51	5,750	2,875	3,163
52	5,750	2,875	3,163
53	5,750	2,875	3,163
54	6,796	3,398	3,738
55	6,796	3,398	3,738
56	5,750	2,875	3,163
57	5,750	2,875	3,163
58	5,750	2,875	3,163
59	5,750	2,875	3,163
60	5,750	2,875	3,163
61	5,750	2,875	3,163
62	5,750	2,875	3,163
63	5,750	2,875	3,163
64	5,750	2,875	3,163
65	5,750	2,875	3,163
66	5,750	2,875	3,163
67	6,796	3,398	3,738

*Maximum ISR will not exceed the proposed ISR requested by the SJRWMD permit

**CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC**

PUD AMENDMENT

Owner: Griffin Preserve LLC

Applicant: Sloan Engineering Group, Inc., Mike Flora

General Location: East of US 27/441 and East of Register Road

Number of Acres: 16.75 ± acres

Existing Zoning: PUD

Existing Land Use: Single-Family Medium Density (4 units/acre)

Date: May 16, 2025

Description of Project

The applicant is requesting an amendment to the Master Development Agreement to allow a maximum building coverage from 30% to 50% and a maximum Impervious Surface Ratio (ISR) of 60%. Section 5 (h) of the MDA states that “Any zoning standard not specifically listed in this Agreement shall be in compliance with the R-4 zoning district standards and other applicable sections of the Land Development Code.” The R-4 zoning district standards (Chapter 154, Section 154.030(4)(d)(2)(E)(v) state that the maximum building coverage is 30%. The existing MDA allows development of a 67-unit single family subdivision located off of Register Road currently known as Griffin Preserve.

	Surrounding Zoning	Surrounding Land Use
North	R-1 (Lake County) & City PUD	Regional Office (3.0 FAR) (Lake County) & SF Medium Density (4 units/acre)
South	R-1 (Lake County)	Urban Low (4 units/acre) (Lake County)
East	PFD	Recreation (0.30 FAR)
West	CFD and R-6	Urban Medium Density (7 units/acre)

Assessment

The minimum lot size is 5,750 square feet and a 30% maximum building coverage equates to 1,725 square feet whereas the applicant is requesting a 50% maximum building coverage

equates to 2,875 square feet. Pursuant to Chapter 151, Definitions, building coverage is that portion of the lot which is occupied by principal and accessory structures.

The applicant is also requesting a 60% maximum impervious surface ratio which equates to 3,450 square feet based on the minimum lot size of 5,750 square feet.

The elevations submitted by the applicant during the preliminary plan review indicate home sizes of 2,115 square feet, 2,145 square feet, 2,654 square feet, and 3,504 square feet which include 2-car garages.

The drainage report submitted by the applicant indicates a maximum impervious area per lot of 3,000 square feet. Please verify that the maximum ISR requested within the MDA does not exceed the proposed ISR requested by the SJRWMD permit.

Conclusions

Please provide a Lot Maximum Building Coverage and Maximum ISR summary. Please assure that the maximum ISR per lot does not exceed the proposed ISR requested by the SJRWMD permit.



VIA EMAIL echurch@fruitlandpark.org

May 15, 2025

Emily Church
Office Assistant
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

**RE: GRIFFIN PRESERVE PUD AMENDMENT (AVO 043866.154)
REVIEW #1**

Dear Ms. Church:

Per your email request dated May 14, 2025, I have reviewed the documents which were included in the drop box for the above referenced project. Based on my review, I offer no objection to the proposed PUD amendment.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF

A handwritten signature in blue ink, appearing to read "BT", written over a light blue horizontal line.

Brett J. Tobias, P.E.
Team Leader
btobias@halff.com

BJT:ab

The Villages[®] DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01265063** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

AUGUST 18, 2025

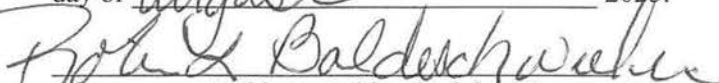
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

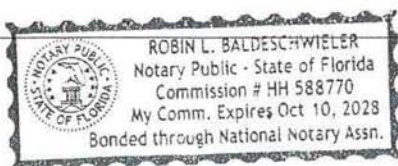


(Signature Of Affiant)

Sworn to and subscribed before me this 18
day of August 2025.


Robin L. Baldeschwiele, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



NOTICE OF PUBLIC HEARING

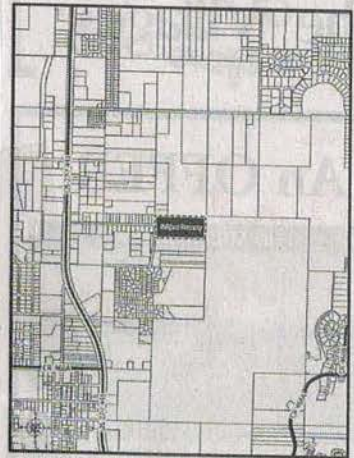
ORDINANCE 2025-019
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING A PUD ZONING AMENDMENT TO PROVIDE FOR MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS SURFACE RATIO PER LOT AND ADOPTING AN AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinance will be considered at the following public meetings:

- Planning & Zoning Board
Thursday, August 21, 2025
@ 6:00 p.m.
- City Commission 1st
Reading Thursday,
September 11, 2025 @ 6:00
p.m.
- City Commission 2nd
Reading Thursday,
September 25, 2025 @ 6:00
p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Ordinance and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Ordinance.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



#01265063 August 18, 2025

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 7b

ITEM TITLE: CITY ATTORNEY REPORT

MEETING DATE: September 25, 2025

DATE SUBMITTED: September 19, 2025

SUBMITTED BY: City Attorney

Linda Herald v. City of Fruitland Park, Lake County Case No. 2025-CA-000116: On January 21, 2025, Ms. Herald filed a two-count complaint against the City for negligent hiring and negligent supervision of former City employee Jabari Hopkins. Ms. Herald seeks damages in excess of \$50,000 for emotional distress associated with Mr. Hopkins' criminal activities of reselling an occupied crematory vault and disturbing the remains of her late husband. On September 21, 2023 Mr. Hopkins entered a plea to the charges and was adjudicated guilty and sentenced to 5 years probation. Attorney Joshua Walker of Walker, Revels, Greninger, PLLC has been appointed to defend the City. On March 14, 2025 an Answer and Affirmative Defenses were filed on behalf of the City. On June 6, 2025 Plaintiff filed a response to the City's Request to Produce, and on June 11, 2025 Plaintiff filed responses to City's Interrogatories to Plaintiff. No record activity since June 11, 2025.

Impact Fee Adoption Process and Requirements:

- An impact fee study using the most recent and localized data available within 4 years.
- The new impact fee study must be adopted by the City Commission within 12 months of initiation of the impact fee study if the Commission increases the impact fee.
- If the impact fee will be increased, provide notice at least 90 days prior to the effective date of the ordinance adopting the increased impact fee.
- Increase and phase in limitations:
 - a. Increase < 25% of the current rate, then phased in with 2 equal annual increments (ex. One equal installment imposed in March 2026; second equal installment imposed in March 2027)
 - b. Increase >25% but does not exceed 50%, then phased in with 4 equal installments (ex. March 2026, March 2027, March 2028, March 2029).
 - c. Impact fee increase cannot exceed 50% of the current impact fee rate.
 - d. Impact fee cannot be increased more than once every 4 years.
 - e. Impact fee may not be increased retroactively.
- Exception to increase and phase in limitations:

- a. Demonstrated-need study justifying any increase in excess of those in b. c. d., and e. above.
 - b. Demonstrated-need study must be completed within the 12 months before the adoption of the impact fee increase (recommend preparing immediately following completion of the impact fee study).
 - c. Demonstrated-need study must expressly demonstrate the extraordinary circumstances necessitating the need to exceed the phase-in limitations.
 - d. City Commission must hold at least 2 publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations. The consultant preparing the demonstrated-need study will need to attend and present at the noticed workshops.
 - e. If the demonstrated-need study demonstrates extraordinary circumstances necessitating the need to exceed the phase-in limitations, then the impact fee increase ordinance must be approved by a unanimous vote of the City Commission and must be implemented in at least 2 but no more than 4 equal annual installments.
 - f. Additionally, if the demonstrated-need study supports extraordinary circumstances, if the City has not increased its impact fees within the past 5 years, then the City Commission may not increase in less than 2 equal annual installments. Any year in which a local government is prohibited from increasing an impact fee because it is in a hurricane disaster area, that year is not included in the 5-year period.
- City Commission last adopted on May 12, 2022 a water impact fee and a wastewater impact fee based on the December 1, 2021 studies prepared by GovRates, Inc.

FUNDS BUDGETED: N/A

ATTACHMENT: N/A

RECOMMENDATION: N/A

ACTION: N/A