FRUITLAND PARK CITY COMMISSION REGULAR MEETING MINUTES JANUARY 22, 2026

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida on Thursday, January 22, 2026, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, and Commissioner Martina Williams

Members Absent: Commissioners Joseph Cosenza III and Michael Raysin

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Interim Police Chief, Henry Rains, Human Resources Director John Klein; Public Works Director Robb Dicus; Interim Community Development Director Michael Rankin; Community Development Administrative Manager Sharon Williams, Brenda Sigala, Permit Tech 1 & Kelli Fielder, Permit Tech II and Gwen Johns, City Clerk.

Total Attendance: 21

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

After Mayor Cheshire called the meeting to order, an Invocation was given by Interim Police Chief Rains who also 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. CONSENT AGENDA

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

January 8, 2026, Regular City Commission Meeting

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the minutes from January 8, 2026, as presented.

Mayor Cheshire called for a vote on the motion and declared it carried unanimously, 3-0.

4. REGULAR AGENDA

(a) Resolution 2026-005, Budget Amendment for a Clean Water Facilities Plan for the Proposed Wastewater Treatment Plant

Anita Geraci-Carver read Resolution 2026-005, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PURSUANT TO SECTION 6.07 OF THE CITY CHARTER AMENDING THE 2025-2026 FISCAL YEAR BUDGET BY INCREASING EXPENDITURES IN THE UTILITY FUND BUDGET IN THE AMOUNT OF $76,346 FOR ENGINEERING FEES TO DEVELOP A CLEAN WATER FACILITIES PLAN AND DECREASING THE SEWER IMPACT FEE RESERVE IN THE UTILITY FUND BY THE SAME AMOUNT; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Williams and seconded by Vice Mayor DeGrave to approve Resolution 2026-005, as presented.

Mayor Cheshire called for a vote on the motion and declared it carried unanimously, 3-0.

(b) Resolution 2026-006, Task Order #1 Professional Services Agreement with Halff Associates for Clean Water Facilities Plan for the Proposed Wastewater Treatment Plant

Ms. Geraci-Carver read Resolution 2026-006, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING PROFESSIONAL SERVICES PROPOSAL DATED JANUARY 9, 2026, FROM HALFF AND ASSOCIATES, INC. TO DEVELOP A CLEAN WATER FACILITIES PLAN; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to Approve Resolution 2026-006, as presented.

Mayor Cheshire called for a vote on the motion and declared it carried unanimously, 3-0.

(c) Resolution 2026-007, Budget Amendment for Design of Wells #9 and #10

Ms. Geraci-Carver read Resolution 2026-007, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PURSUANT TO SECTION 6.07 OF THE CITY CHARTER AMENDING THE 2025-2026 FISCAL YEAR BUDGET BY INCREASING EXPENDITURES IN THE UTILITY FUND BUDGET IN THE AMOUNT OF $103,512 FOR ENGINEERING FEES TO DESIGN WELLS #9 AND #10, DEVELOP THE SPECIFICATIONS AND BIDDING DOCUMENTS, BIDDING OVERSIGHT AND PROJECT

ADMINISTRATION AND DECREASING THE WATER IMPACT FEE RESERVE IN THE UTILITY FUND BY THE SAME AMOUNT; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave asked if the engineering work authorized by this Resolution was grant eligible. Ms. Manila responded that since the City is already on the project list for water, this will be reimbursable.

A motion was made by Commissioner Williams and seconded by Vice Mayor DeGrave to approve Resolution 2026-007, as presented.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 3-0.

(d) Resolution 2026-008, Approving Scope of Services with Halff Associates, Inc. for the Design of Wells No. 9 and No. 10, Not to Exceed the Cost of $103,511.50

Ms. Geraci-Carver read Resolution 2026-008, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE CITY OF FRUITLAND PARK WELL DESIGN, BIDDING AND CONSTRUCTION OVERSIGHT PROPOSAL DATED JANUARY 12, 2026, BETWEEN THE CITY OF FRUITLAND PARK AND HALFF ASSOCIATES, INC. TO PERFORM WELL CONSTRUCTION HYDROGEOLOGIC SERVICES, PREPARE WELL CONSTRUCTION SPECIFICATIONS AND BID DOCUMENTS, AND PROVIDE PROJECT ADMINISTRATION SERVICES IN AN AMOUNT NOT TO EXCEED $103,511.50; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve Resolution 2026-008, as presented.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 3-0.

(e) Resolution 2026-010, Micro Paving for Chelsea Run and Wingspread Subdivisions

Ms. Geraci-Carver read Resolution 2026-010, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING A PROPOSAL FROM ASPHALT PAVING SYSTEMS, INC. IN THE AMOUNT OF $307,897.56, FOR DOUBLE MICRO SURFACING OF ROADS WITHIN WINGSPREAD AND CHELSEA'S RUN SUBDIVISIONS LOCATED WITHIN THE CITY OF FRUITLAND PARK; AUTHORIZING THE

CITY MANAGER TO EXPEND UP TO $307,897.56 IF NECESSARY; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave wondered how much the cost would the City were to do a standard mill and overlay for all roads listed. Mr. Dicus said approximately $556,000, equating to a savings of approximately 45% savings for just under five miles of road. The process claims that it will extend the life of the road ten to twelve years.

A motion was made by Commissioner Williams and seconded by Vice Mayor DeGrave to approve Resolution 2026-010, as presented.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 3-0.

5. PUBLIC HEARING

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

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

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING SECTION 157.060(D)(20, 28, AND 29) AND SECTION 157.060 (E) AND (F) OF THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE DESIGNATING AN ADMINISTRATIVE AUTHORITY TO RECEIVE, REVIEW, AND PROCESS A PLAT OR REPLAT SUBMITTAL, AND DESIGNATING AN ADMINISTRATIVE OFFICIAL TO APPROVE, APPROVE WITH CONDITIONS OR DENY A PLAT OR REPLAT, AS REQUIRED BY CHAPTER 2025-164, LAWS OF FLORIDA; REVISING CERTIFICATIONS ON THE FINAL PLAT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the second reading of Ordinance 2025-023, as presented.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 3-0.

(b) Second Reading of Ordinance 2025-029, Small Scale Comprehensive Plan Amendment – Enclave at Lake Geneva Parcels G & H for approximately 0.611 ± Acres Located Generally West of U.S. Highway 27/441 South of Lake Ella Road. Petitioner: Fruitland Park Development VI, LLC - Richard Wohlfarth, on behalf of the owner, Fruitland Lake Ella LLC.

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

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3187, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM CITY OF FRUITLAND PARK COMMERCIAL TO CITY OF FRUITLAND PARK MIXED COMMUNITY FOR 0.611 ± ACRES OF PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27/441 SOUTH OF LAKE ELLA ROAD; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

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

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 3-0.

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

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

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

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

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 3-0.

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

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

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

Ms. Geraci-Carver noted that this change would apply to items already in the approved budget.

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

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 3-0.

END OF PUBLIC HEARING

9. (a) City Manager

Ms. Manila asked the City Commission whether they were interested in holding a workshop to discuss the Vita Serena development, noting that the developer had expressed interest in reaching a negotiated outcome. She explained that the workshop would be informal, similar to the Evolve project workshop, and intended to discuss what might be acceptable to the Commission.

Vice Mayor DeGrave supported holding a workshop but stated he did not want the City Commission to serve as the negotiating body for developments. Ms. Geraci-Carver clarified that the meeting would be for discussion of ideas only, not negotiations, and that the public hearing process would still be followed.

Commissioner Williams supported a workshop. Mayor Cheshire suggested that the developer bring ideas to the table. Ms. Manila stated that staff would propose dates, and Mayor Cheshire suggested holding the workshop after a regular City Commission meeting.

(b) City Attorney

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

Ms. Geraci-Carver advised the City Commission of proposed legislation relevant to its direction to make the development code more restrictive. She explained that SB 180, adopted last year, limited municipal actions in areas subject to a hurricane-related Declaration of Emergency. The proposed legislation would reduce the affected area from 100 miles to 50 miles and remove some burdensome language, with a sunset date of June 2026. She stated that she was not aware of a companion bill at that time and noted that the legislation could affect whether certain requested code changes may proceed. She and staff would continue to monitor the legislative process.

11. UNFINISHED BUSINESS

There was no unfinished business.

12. PUBLIC COMMENTS

No public comments.

13. COMMISSIONERS' COMMENTS

(a) **Vice Mayor DeGrave** – Nothing to report.

(b) **Commissioner Williams** – Nothing to report.

(c) **Vice Mayor DeGrave** – Nothing to report.

14. MAYOR'S COMMENTS

Mayor Cheshire announced the following important dates:

Thursday, February 5th	AARP Tax Aide Kickoff at Library
Friday, February 7th	5K Love Run 8:00 a.m.
Thursday, February 12th	City Commission Meeting
Friday, February 13th	Progressive Dinner & Comedy Night

15. ADJOURNMENT

The meeting adjourned at 6:22 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor