

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
MAY 14, 2026**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida on Thursday, May 14, 2026, at 6:00 p.m.

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

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Interim Police Chief Henry Rains, Human Resources Director John Klein; Finance Director Kim Gehrke; Community Development Administrative Manager Sharon Williams, Interim Community Development Director Michael Rankin, Director of Community Services Barbara Fields, and Gwen Johns, City Clerk.

Total Attendance: 28

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

After Mayor Cheshire called the meeting to order, an Invocation was given by Dylaina Ford, Beyond the Walls Thrift Store Director, Heritage Community Church.

Interim Police Chief 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. PRESENTATIONS

Mayor Cheshire read and presented the following Proclamations:

- Recognizing National Police Week presented to Interim Police Chief Henry Rains
- Recognizing Public Works Appreciation Week presented to Robb Dicus, Director of Public Works
- Recognizing Building Safety Month presented to Sharon Williams, Administrative Manager of Community Development
- Recognizing Municipal Clerks Week presented to Gwen Johns, City Clerk

4. CONSENT AGENDA

(a) Approval of Minutes.

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- (b) **Resolution 2026-023, Approval of School Resource Officer with Lake County Schools for Fruitland Park Elementary School year 2026-2027.**
- (c) **Resolution 2026-022, Approval of an Agreement with Divemara for use of the Gardenia Park Swimming Pool to provide dive lessons.**

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the Consent Agenda, as presented.

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

4. REGULAR AGENDA

5. PUBLIC HEARING

- (a) Resolution 2026-024 Granting Major Site Plan for Watervue at Lake Geneva**

Ms. Geraci-Carver read Resolution 2026-024 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW CONSTRUCTION OF AN APPROXIMATELY 11 ONE-UNIT VILLAS, 25 ONE-STORY VILLAS CONSISTING OF TWO UNITS, AND 56 DWELLINGS IN TWO-STORY APARTMENTS FOR A TOTAL OF 92 UNITS INCLUSIVE OF ASSOCIATED PARKING, STORMWATER, MAINTENANCE BUILDING AND RECREATION CENTER WITHIN A BUILDING; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave questioned the proposed 9' x 18' parking spaces and asked David Stokes of Madden Engineering whether a variance would be required. Mr. Rankin responded that a variance was not necessarily needed for parking stall standards. Vice Mayor DeGrave expressed concern that the spaces were smaller than the standard 10' x 20' spaces. Mr. Stokes explained that the 18-foot depth included a 2-foot overhang allowance and that the adjacent 7-foot sidewalks were designed to accommodate vehicles pulling forward too far. He added that the reduced width allowed for additional parking spaces.

Ms. Geraci-Carver stated that the PUD requires parking to comply with the Code, which permits up to 25% of spaces to be designated for compact vehicles at 9' x 18'. She also outlined the conditions under which reduced-size parking spaces may be used.

Mr. Rankin noted that the developer had incorporated significant open space while maintaining quality of life for residents. He added that adjustments to the landscape islands could potentially allow for larger parking spaces while minimizing the loss of parking.

Ms. Geraci-Carver noted that the Resolution could be approved subject to revisions. She said the approval also applies to the removal of 10 historic trees and 20 specimen trees.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the Resolution, with the stipulation that the developer rework parking to meet the 10' width requirement on 75% of the parking spaces and to provide no less than 195 parking spaces. The approval also includes removal of the 10 historic and 20 specimen trees.

Mayor Cheshire called for public comments.

Carl Yauk, 1123 Ritter Road, wondered if the length of the parking spaces should be reconsidered if the width is being changed.

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

(b) Resolution 2026-025 Approving Utility Easement for Watervue at Lake Geneva

Ms. Geraci-Carver read Resolution 2026-024 by title only.

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 SOUTHWINDS COMMERCIAL LTD.; AUTHORIZING THE MAYOR TO EXECUTE THE PERMANENT EASEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave asked if verbiage was being included in the Master Development Agreements with respect to the availability of utilities. Mr. Rankin answer yes.

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

Mayor Cheshire called for public comments. There were none.

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

END OF PUBLIC HEARING

6. (a) City Manager

Ms. Manila reported that the SJRWMD issued new irrigation guidelines limiting landscape watering to one day per week, with no irrigation permitted between 8:00 a.m. and 6:00 p.m. Allowed watering days will correspond with property addresses, while non-residential properties may irrigate on Tuesdays. Additional information is available on the City of Fruitland Park website.

Ms. Manila also updated the Commission on Lake County's meeting regarding the 466A Expansion. She noted that many residents attended and expressed concerns about access to and from adjacent roads. Lake County staff appeared receptive to public input, and construction is currently anticipated to begin in the third quarter of 2027.

(b) City Attorney

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

Ms. Geraci-Carver stated that she has been collaborating with staff to provide discovery in the Harold Case.

She noted that several legislative bills had been signed by the Governor and that staff would be working to implement required changes by July, with additional changes required by January.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. PUBLIC COMMENTS

Ken Hutchison, 107 E Lavista Street, commended the City Commission on the new construction. He then proceeded to discuss the need for additional Code Enforcement throughout the City.

Ms. Manila stated that staff is in the process of putting a preliminary budget together, and as part of that process, additional Code Enforcement will be addressed.

Carl Yauk, 1123 Ritter Road, spoke about the need for Code Enforcement.

Mitchell Langley, 101 S Valley Road, expressed concerns about the hiring process used by the city.

9. COMMISSIONERS' COMMENTS

(a) Vice Mayor DeGrave - Nothing to report.

(b) Commissioner Cosenza – Nothing to report.

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

10. MAYOR’S COMMENTS

Mayor Cheshire announced upcoming dates to remember.

Thursdays, April 30 th – June 4 th	Goat Yoga, Gardenia Center 11:00 a.m. to Noon (FREE)
Mondays, Wednesdays & Fridays in May	Miles & Smiles Wellness Program
Fridays	Chair Yoga at 10:00 a.m. (FREE)
Monday, May 25, 2026	City Hall Offices closed in observance of the Memorial Day holiday
Thursday, May 28, 2026	Regular City Commission Meeting at 6:00 p.m.
Tuesday, June 2, 2026	Liberty Tree Ceremony at the Library at 10:00 a.m.

11. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor