

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
July 10, 2025**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731, on Thursday, July 10, 2025, at 6:00 p.m.

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

Members Absent: Commissioner Cosenza and Commission Raysin

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Human Resources Director John Klein, Finance Director Gary Bachmann, Public Works Director Robb Dicus, Interim Police Chief Henry Rains, Interim Community Development Director Michael Rankin, Administrative Manager Sharon Williams, Permit Tech I Brenda Sigala, Parks and Recreation and City Clerk Gwen Johns

Total Attendance: 28

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

After Mayor Cheshire called the meeting to order, Allen Tillman of New Salem MB Church gave the Invocation and Interim Police Chief Henry Rains 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

June 26, 2025, Regular Meeting

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve June 26, 2025, regular meeting minutes as presented. The motion carried unanimously by voice vote.

4. REGULAR AGENDA

(a) Resolution 2025-048, Approval of the 2025 Water Master Plan

Anita Geraci-Carver, City Attorney, read into the record, proposed Resolution 2025-048, the substance of which is as follows:

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

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to adopt Resolution 2025-048 as previously cited.

Mayor Cheshire opened the public hearing. No one indicated a desire to speak, and the public hearing was closed.

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

- (b) **Resolution 2025-046, Approval of the Establishment of an Estimated Assessment Rate for Fire Services Assessment for the Fiscal Year Beginning October 1, 2025, relating to the Provision of Fire Services within The Village of Fruitland Park Benefit Area.**

Anita Geraci-Carver, City Attorney, read Resolution 2025-046, by title only.

A RESOLUTION OF THE CITY OF FRUITLAND PARK, FLORIDA, RELATING TO THE PROVISION OF FIRE SERVICES WITHIN THE VILLAGES OF FRUITLAND PARK BENEFIT AREA IN THE CITY OF FRUITLAND PARK; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR FIRE SERVICES ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Vice Mayor DeGrave asked about financials for the assessment. Ms. Manila responded that a Lake County addendum had been prepared based on the numbers included in the Sumter County Study from last year. She indicated that there would be a Lake County Tax Assessment and acknowledged that The Villages would fall under The Villages Fire Assessment.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to adopt Resolution 2025-046 as previously cited.

Mayor Cheshire opened the public hearing. No one indicated a desire to speak, and the public hearing was closed.

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

5. PUBLIC HEARING

- (a) **First Reading of Ordinance 2025-017, Amending the City of Fruitland Park's Land Development Code Chapter 151 and 161 regarding Floodplain Management.**

Anita Geraci-Carver, City Attorney, Ordinance 2025-017, by title only.

AN ORDINANCE BY THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK'S LAND DEVELOPMENT CODE CHAPTER 151 – DEFINITIONS AND CHAPTER 161 – BUILDING CODES TO MAKE MODIFICATIONS TO BRING THE REGULATIONS INTO AGREEMENT WITH THE MOST CURRENT FEMA-APPROVED, CODE COMPANION FLOODPLAIN MANAGEMENT ORDINANCE FOR FLORIDA COMMUNITIES; PROVIDING FOR SEVERABILITY; PROVIDING DIRECTION TO TRANSMIT TO THE FLORIDA BUILDING COMMISSION; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver explained that there was a new Florida Building Code adopted in 2023, which provides some regulations relating to what FEMA wants for floodplain management. This ordinance would bring the City's code into compliance with the current Florida Building Code, and with the FEMA requirements are to address floodplain. Upon adoption, the ordinance will be sent to the Florida Building Commission since some modifications are being made to the existing Florida Building Code.

Vice Mayor DeGrave asked if this ordinance would change the placement of properties in or out of a floodplain and Ms. Geraci-Carver confirmed and added the City would not have that jurisdiction or authority.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve Ordinance 2025-017, on first reading, as previously cited.

Mayor Cheshire opened the public hearing. No one indicated a desire to speak, and the public hearing was closed.

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

- (b) **First Reading of Ordinance 2025-018, Petition to Amend the Boundaries of The Enclave at Lake Geneva Community Development District (CDD), adding approximately 9.70± Acres to the Overall Development, for Property Generally Located South of Lake Ella Road, East of Taylor Mill Road, and West of U.S. Hwy 27/441; Petitioner: Kutak Rock LLP (authorized agents Tucker Mackie & Ryan Dugan) on behalf of the "District."**

Anita Geraci-Carver, City Attorney, Ordinance 2025-018, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING ORDINANCE 2024-01; ADDING APPROXIMATELY 9.70 ACRES TO THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT BOUNDARIES, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve Ordinance 2025-018, on first reading, as previously cited.

Mayor Cheshire opened the public hearing.

Nancy Thacker, 1803 Spring Lake Road, asked some questions about proposed developments. Mike Rankin, Interim Community Development Director, offered to meet with Ms. Thacker and explain the incoming developments in detail. He explained that this issue is not about development, but the subject ordinance would broaden the development district.

Kim Holland, 322 E Rose Lane, Lady Lake FL, wondered if Lake Ella Road would be straightened out. She also mentioned traffic. Mr. Rankin said it is the desire of the City that as the properties are developed in the Lake Ella Road area, the City would coordinate with the developer and Lake County to address safety concerns associated with the roadways.

The public hearing was closed.

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

- (c) **First Reading of Ordinance 2025-008, Amending the Boundaries of the City of Fruitland Park, Pine Ridge Dairy Subdivision for 52.66± Acres Generally Located South of Pine Ridge Dairy Road and West of Brookstone Lane, Petitioner: Peterson & Myers, PA (Shelton Rice) on behalf of the owner, Pine Ridge Park, LP. (city manager/city attorney/community development)**

Anita Geraci-Carver, City Attorney, read Ordinance 2025-008, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 52.66± ACRES OF LAND GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD AND WEST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE

OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS AND SEVERABILITY;
AND PROVIDING FOR AN EFFECTIVE DATE.

Michael Rankin, Interim Community Development Director, introduced the proposed Pine Ridge Park subdivision.

Shelton Rice, Attorney with Peterson & Myers, 225 E Lemon Street, Lakeland FL, introduced himself and stated he was joined by Ben Beckham, Engineer of Record with Madden, Moorehead & Stokes, LLC. Mr. Rice presented an overview of the project while providing details of the process that had been followed to date. He stated that currently, the proposed project is approximately 3.7 units per acre in density, which would allow the applicant to ask for a lower density. He also stated that a Master Development Agreement (MDA) would be entered into with the City and would identify, describe and dictate the type of development that may occur. He discussed modifications that had been made to the development site plan since the Planning and Zoning Board meeting. He noted that a major change had been made with regard to the routing of traffic, minimizing the use of Pine Ridge Dairy Road.

Clerk's Note: An updated landscape plan is needed prior to second reading of ordinance.

Vice Mayor DeGrave supported the Annexation. However, he raised concerns about transportation and traffic flow. He thought it would be impractical to route traffic into a big circle to get around having Pine Ridge Dairy Road closed off with a gate. Mr. DeGrave asked if Mr. Rice or his client had communicated with the church about potential connection to the roundabout. Mr. Rice indicated that he had not spoken to anyone from the church and was unsure if his client had contacted anyone. He noted that his client had discussed traffic with some of the other developers who are pursuing similar sites in the area, simultaneously, in an attempt to find a resolution.

Vice Mayor DeGrave stated that there needed to be a discussion with Lake County regarding Pine Ridge Dairy Road. He also thought Lake County would need to improve the roads with a long-term plan for the City to take over maintenance.

Mr. Rice stated that uncertainty was the reason his client chose to strengthen the language in the MDA regarding traffic studies. He said this would give the City of Fruitland Park and other agencies adequate opportunity to review traffic being routed onto state roads. Then, if there are improvements required at the site access, that would typically be an expense borne by the developer.

Vice Mayor DeGrave asked Mr. Rice, in a scenario where the traffic study ultimately indicates that a lot more work had to be done, which could render the project financially unfeasible, if the developer was still comfortable annexing the property into the City of Fruitland Park. Mr. Rice said from that standpoint, recognizing that there would not be an answer to the traffic study until after the approval of the entitlements, certainly. He said this type of risk would be normal to a developer. Mr.

Rankin also noted that there had been some conversations with Lake County about the location of the development and Pine Ridge Dairy Road.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve Ordinance 2025-008, on first reading, as previously cited.

Mayor Cheshire opened the public hearing.

Mitchell Langley, 101 South Valley Road, inquired about whether the Master Plan studies included the capacity anticipated in association with incoming development. Ms. Manila said all new developments that are in process had been factored into the Master Plan.

Mayor Cheshire asked if the sewer for this would run from 466A. Robb Dicus, Public Works Director, stated that it would ultimately have to be engineered, but it would have to go down Cutoff Road or through the development.

The public hearing was closed.

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

6. QUASI-JUDICIAL PUBLIC HEARING

- (a) First Reading of Ordinance 2025-009, Approval of a Large-Scale Comprehensive Plan Amendment for Pine Ridge Dairy Subdivision for 52.66± Acres Generally Located South of Pine Ridge Dairy Road and West of Brookstone Lane, Petitioner: Peterson & Myers, PA (Shelton Rice) on behalf of the owner, Pine Ridge Park L.P.**

Anita Geraci-Carver, City Attorney, Ordinance 2025-009, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN LOW AND URBAN MEDIUM DENSITY TO CITY OF FRUITLAND PARK MULTI-FAMILY LOW DENSITY OF 52.66± ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD, AND WEST OF U.S. HIGHWAY 27/441; 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.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve Ordinance 2025-009 on first reading, as previously cited.

Ms. Geraci-Carver noted that the application submitted by the applicant was for a designation of multi-family low density. Since the density had been reduced to 4 units per acre, the applicant stated they were willing to change the future land use designation to one of less density, which would be single family medium density. Mr. Rice confirmed.

ACTION: The motion was amended by Vice Mayor DeGrave to include the reduction in density to 4 units per acre with the future land use designation being Single Family Medium Density. Commissioner Williams seconded the amended motion.

Mayor Cheshire opened the public hearing. No one indicated a desire to speak, and the public hearing was closed.

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

- (b) First Reading of Ordinance 2025-010, Rezoning to PUD, Pine Ridge Dairy Subdivision for 52.66± Acres Generally Located South of Pine Ridge Dairy Road and West of Brookstone Lane, Petitioner: Peterson & Myers, PA (Shelton Rice) on behalf of the owner, Pine Ridge Park, LP. (city manager/city attorney/community development)**

Anita Geraci-Carver, City Attorney, read Ordinance 2025-010, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 52.66± ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) TO PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD, WEST OF BROOKSTONE LANE AND WEST OF CR 468; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve Ordinance 2025-010 on first reading, as previously cited.

Mayor Cheshire opened the public hearing.

Ms. Geraci-Carver noted that the revision concerning limited access to Pine Ridge Dairy Road was included in Section Ten of the MDA, and she read the revision. Vice Mayor DeGrave asked if the MDA obligated a western connection through the church property. Ms. Geraci-Carver said it mandated access to the north, which is church property.

Mayor Cheshire wondered if after the traffic study is complete, the developer could request a change to allow for reopening the development to Pine Ridge Dairy Road. Ms. Geraci-Carver responded that if left as written, the applicant would be required to bring a request back to the City Commission for an amendment to the MDA and the concept plan to allow Pine Ridge Dairy to be a primary access. Commissioner Williams shared the same concerns expressed with regard to traffic.

ACTION: The motion was amended by Vice Mayor DeGrave to require that traffic from the Pine Ridge Dairy Subdivision be routed to the north, but to eliminate the gate at Pine Ridge Dairy from the MDA, with direction to the City Attorney to draft final language in the MDA before second reading of the Ordinance. Commissioner Williams seconded the motion.

Mitchell Langley spoke about traffic concerns. He agreed with Vice Mayor DeGrave's sentiments.

The public hearing was closed.

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

- (c) **Resolution 2025-039, Approval of Major Site Plan for Construction of an Approximately 13,451 Square Feet, 12-Bed Facility with Helipad for Property Generally Located North of CR 466A and West of Oliver Lane, Petitioner: Kimley-Horn (Jennifer Stickler, applicant) on behalf of owner, Advent Health System/Sunbelt Inc. (city manager/city attorney/community development)**

Anita Geraci-Carver, City Attorney, read Resolution 2025-039, 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 13,451 SQUARE FEET, 12 BED OFF-SITE EMERGENCY DEPARTMENT INCLUSIVE OF ASSOCIATED PARKING, STORMWATER AND HELIPAD; 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.

ACTION: A motion was made by Commissioner Williams and seconded by Vice Mayor DeGrave to approve Resolution 2025-039.

Mayor Cheshire opened the public hearing.

Theodore Martel, Kimley-Horn, was present on behalf of the applicant.

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

7. (a) City Manager

- i. Ms. Manila asked Mr. Rankin to provide a development update.

Mr. Rankin provided an update, stating that AdventHealth would be requesting variances for signage. He reported that he had met with Benchmark, owners of ten acres along Micro Racetrack Road and Miller Road, and they are working rather quickly to bring a commercial mixed-use development to the area.

Mr. Rankin stated that the City is participating in the Lake County 2050 Comprehensive Plan update. He noted that the City of Fruitland Park Comprehensive Plan maps are complete, and he stated that a draft presentation would be prepared for presentation to the Commission for consideration and update.

Mr. Rankin noted several infill opportunities along 44 and Miller Road. He commended the Planning, Building and Zoning Department staff and stated that he could not accomplish what he does without them.

Mayor Cheshire asked Mr. Rankin to summarize the meeting that they attended at Lake County regarding the JPA (Joint Planning Agreement) discussing opportunities for the county and cities to work in collaboration for smart growth. There was also discussion about buffering properties around the (ISBA) Interlocal Service Boundary Agreement that all cities have with Lake County. The conclusion was that another meeting would be scheduled, and Mike Fitzgerald will be meeting with countywide planners to share information much like the school concurrency meetings.

(b) City Attorney

Ms. Geraci-Carver reported on new legislation, highlighting required changes to the approval process for final plats. She stated she would prepare a Resolution to be presented at the next meeting setting forth details for administrative approval of future final plats.

Ms. Geraci-Carver also noted that Lake County is completely redoing their comprehensive plan. They have scheduled meetings throughout the county, and she shared her thoughts that the county has a desire to transfer county roads to cities where development is occurring around the county roadways.

Vice Mayor DeGrave asked if there had been discussion about changing the City's LDRs to make minimum lot width forty feet. Ms. Geraci-Carver said there were discussions about minimum lot widths and Ms. Manila has prepared a list of changes that need to be taken to the Planning and Zoning Board and City Commission for approval.

Vice Mayor DeGrave asked if any discussion had taken place about moving toward a magistrate process for Planning and Zoning. Ms. Geraci-Carver said yes and added that if there was a consensus of the commission, that discussion could be placed on a future agenda for direction to staff. She stated that the charter amendment did pass, the Planning and Zoning Board is created by Ordinance and therefore, may be changed at the desire of the City Commission.

Ms. Geraci-Carver said that she would be attending the Florida Municipal Attorneys Association Conference in July, and Mr. Sandy Minkoff will be attending the July 24th City Commission meeting in her place.

8. UNFINISHED BUSINESS

There were no unfinished business items.

9. PUBLIC COMMENTS

There were no public comments.

10. COMMISSIONERS' COMMENTS

Vice Mayor DeGrave – no comments.

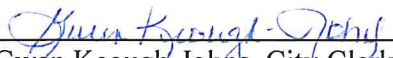
Commissioner Williams – no comments.

11. MAYOR'S COMMENTS

Mayor Cheshire announced dates to remember.

12. ADJOURNMENT

The meeting adjourned at 6:57 p.m.


Gwen Keough-Johns, City Clerk


Chris Cheshire, Mayor