

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
JUNE 11, 2026**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida on Thursday, June 11, 2026, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, Commissioners Martina Williams, and Michael Raysin

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Police Chief Henry Rains, Lieutenant Courtney Corman, Sergeant Anthony Buehler, Finance Director Kim Gehrke; Community Development Administrative Manager Sharon Williams, Permit Tech Brenda Sigala, Interim Community Development Director Michael Rankin, Director of Community Services Barbara Fielder.

Total Attendance: 49

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

After Mayor Cheshire called the meeting to order, an Invocation was given by Pastor George Mulford of Grace Bible Baptist Church.

Police Chief 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.

May 28, 2026, Regular City Commission Meeting

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, 4-0.

4. REGULAR AGENDA

- (a) Resolution 2026-027, Approval of Preliminary Plan for Approximately 32.03± Acres generally located South of Myrtle Lake Avenue and West of CR468,**

CR468 Subdivision. Petitioner: Burgland Capital (c/o Frank Bombeck) on behalf of the owner, William Kent Stokes Trust.

Ms. Geraci-Carver read Resolution 2026-027, by title only:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAT APPROVAL FOR MYRTLE LAKE ESTATES GENERALLY LOCATED SOUTH OF MYRTLE LAKE AVENUE, EAST OF STEPHENSON LANE, WEST OF CR468, AND NORTH OF LEWIS ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Raysin and seconded by Commissioner Williams to approve Resolution 2026-027. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 4-0.

(b) Discussion and Direction re: Appointment of Someone to Serve as District 3 Commissioner through November 3, 2026 Election

Attorney Geraci-Carver stated that someone could be appointed at any time to fill the vacancy. She noted that the Charter does require that someone be appointed. Mayor Cheshire thought it would be better to have someone appointed who is not a candidate for the district 3 seat.

The City Commission agreed that door hangers would be appropriate to encourage interest in finding someone to appointment to the District 3 seat, serving on City Commission through the November 3, 2026, general election. Ms. Manila stated that staff would proceed with promoting the short-term appointment opportunity.

5. PUBLIC HEARING

(a) Second Reading of Ordinance 2026-010, Second Petition to Amend the Boundaries of the Enclave at Lake Geneva CDD, adding approximately 30.526± acres to the overall development.

Ms. Geraci-Carver read Ordinance 2026-010 by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT TO INCLUDE AN ADDITIONAL 30.526 +/- ACRES PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; AMENDING THE DISTRICT BOUNDARIES AS ESTABLISHED IN ORDINANCE 2024-01 AND ORDINANCE 2025-018; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Raysin to approve the Second Reading of Ordinance 2026-010.

Mayor Cheshire called for public comments.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 4-0.

- (b) First Reading of Ordinance 2025-014, Annexation of Approximately 14.86± Acres of Property Generally Located South of Myrtle Lake Avenue and West of CR468, FPSF Stephenson Lane. Petitioner: Kimley Horn (Joshua Conradi, PE), on behalf of owner, Invco Group LLC. (city manager/city attorney/community development)**
- (c) First Reading of Ordinance 2025-015, Comprehensive Plan Amendment for Approximately 14.86± Acres of Property Generally Located South of Myrtle Lake Avenue and West of CR468, FPSF Stephenson Lane. Petitioner: Kimley Horn (Joshua Conradi, PE), on behalf of owner, Invco Group LLC. Quasi-Judicial Hearing (city manager/city attorney/community development)**
- (d) First Reading of Ordinance 2025-016, Rezoning of Approximately 14.86± Acres of Property Generally Located South of Myrtle Lake Avenue and West of CR468, FPSF Stephenson Lane. Petitioner: Kimley Horn (Joshua Conradi, PE), on behalf of owner, Invco Group LLC. Quasi-Judicial Hearing (city manager / city attorney/community development)**

APPLICANT HAS REQUESTED THE PREVIOUS THREE (3) ITEMS BE TABLED.

Ms. Geraci-Carver advised the City Commission that one motion could be made to table all three ordinances, as requested.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to TABLE Ordinance Nos. 2025-014, 2025-015, and 2025-016. Mayor Cheshire called for a vote and declared the motion carried unanimously, 4-0.

- (e) Second Reading of Ordinance 2025-025, Annexation of Approximately 93.73± Acres of Property Generally Located North of CR 466A and West of Micro Racetrack Road, Vita Serena, Petitioner: Richard Wohlfarth on behalf of the owner, Joseph C. Burke, Jr., Trust. (city manager/city attorney/community development)**

AT FIRST READING, THIS ITEM WAS DENIED BY THE CITY COMMISSION ON 01/08/2026.

Ms. Geraci-Carver read Ordinance 2025-025 by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK, FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 93.73± ACRES OF LAND GENERALLY LOCATED NORTH OF CR466A AND WEST OF MICRO RACETRACK ROAD; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

Ms. Geraci-Carver stated that the applicant had submitted an amended comprehensive plan amendment which previously was requesting multi-family land use designation. They have changed that to single family medium density, less density than what is allowed in the comprehensive plan.

Richard Wohlfarth, representing the property owner, stated there were three related agenda items for consideration and noted the development plan had previously been discussed at a February workshop. He provided a brief overview of the project and highlighted revisions made since that workshop. He explained that the developer is coordinating AdventHealth to install a traffic signal near Oliver Lane and construct a roundabout on Micro Racetrack Road to address traffic flow.

In response to Commission questions, Mr. Wohlfarth explained that the proposed roads are intended to be public, with City ownership and Community Development District (CDD) maintenance. He noted Oliver Lane could eventually serve as a bypass for Micro Racetrack Road. He also confirmed that the project amenities are included in the Master Development Agreement (MDA), although final details are still being refined. Additionally, he confirmed that long-term control of the CDD would transition to an elected board of residents. It was also noted that the development includes 104 parking spaces.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the Second Reading of Ordinance 2025-025.

During public comment, several residents raised concerns about annexation, infrastructure, and growth management.

Carl Yauk, 1123 Ritter Road, questioned whether the City was legally required to approve the annexation, to which City Attorney Anita Geraci-Carver clarified that approval is not mandatory. He also raised concerns regarding traffic impacts, school overcrowding, and how growth decisions are made in Fruitland Park.

Additional speakers focused on infrastructure and capacity concerns. Chuck Padgett, 1740 Myrtle Lake Avenue, criticized the parking design, arguing that the proposed spaces would

not accommodate the number of vehicles anticipated, and urged developers to contribute more toward road improvements.

Mitchell Langley, 101 S Valley Road, emphasized that annexation is discretionary and suggested denying annexation could help slow growth.

Sarah McCallum, 2125 Miller Blvd, questioned the adequacy of public notice for the annexation and expressed concern that infrastructure capacity may not be sufficient to support the proposed development.

Mayor Chris Cheshire echoed concerns raised by residents, particularly regarding infrastructure and the uncertainty surrounding potential tax changes. He stated he believed further annexations should be paused until the City has greater clarity on future tax impacts and service capacity. Commissioner Michael Raysin agreed with the Mayor's position.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 3-1. Mayor Cheshire dissenting.

- (f) **First Reading of Ordinance 2025-026, Comprehensive Plan Amendment for Approximately 95.35± Acres Generally Located North of CR466A and West of Micro Racetrack Road, Vita Serena, Petitioner: Richard Wohlfarth on behalf of the owner, Joseph C. Burke, Jr., Trust. Quasi-Judicial Hearing** (city manager/city attorney/community development)

AT FIRST READING, THIS ITEM WAS DENIED BY THE CITY COMMISSION ON 01/08/2026.

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

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TO CITY OF FRUITLAND PARK SINGLE FAMILY MEDIUM DENSITY ON 95.35± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the Second Reading of Ordinance 2025-026.

Mayor Cheshire called for public comments.

Ms. McCallum asked about notices to property owners. Ms. Geraci noted that staff would have that information.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 3-1. Mayor Cheshire dissenting.

- (g) First Reading of Ordinance 2025-027, Rezone to Planned Unit Development, Approximately 95.35± Acres Generally Located North of CR466A and West of Micro Racetrack Road, Vita Serena, Petitioner: Richard Wohlfarth on behalf of the owner, Joseph C. Burke, Jr., Trust. Quasi-Judicial Hearing (city manager/city attorney/community development)**

AT FIRST READING, THIS ITEM WAS TABLED BY THE CITY COMMISSION ON 01/08/2026.

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

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

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the Second Reading of Ordinance 2025-027.

Mayor Cheshire called for public comments.

Sarah McCallum again voiced concerns regarding the annexation notices and the broader tax implications of the proposed development. She argued that converting a commercially zoned C-2 parcel to residential use was not in the City's best interest, particularly given existing tax concerns. She stressed the importance of evaluating the City's overall tax base and urged the Commission to reject the commercial zoning change.

Carl Yauk reiterated his concern about who should guide growth in Fruitland Park, questioning whether decisions should be made by developers or by the residents and the City's long-term interests.

Responding to the concerns, Richard Wohlfarth, representing the applicant, clarified that the C-2 parcel in question is primarily frontage that will become right of way. He stated that while the project could result in an estimated 30% reduction in potential tax revenue, the

development would still provide a net tax benefit to the City. Addressing infrastructure concerns, he explained that the existing water plant has adequate capacity, with the primary issue being system redundancy. He noted the new water plant would address that need for both current and future developments. Mr. Wohlfarth added that construction is anticipated to begin in January, with the subdivision taking approximately one year to complete, meaning the first residential units would likely not be available until 2028. He also responded to concerns regarding driveway and parking capacity, stating the design would provide adequate room for vehicles.

Vice Mayor Patrick DeGrave asked about language in the Master Development Agreement (MDA) concerning infrastructure, specifically sewer capacity, and questioned how the development would proceed if the sewer plant is not yet operational. Mr. Wohlfarth explained that the MDA provides that capacity is not reserved or guaranteed until a developer or builder pays for it, meaning they do not secure ownership of that capacity in advance.

Several residents spoke in opposition to continued development and annexation, emphasizing concerns about infrastructure, community character, and quality of life.

Mitchell Langley stated that development is moving forward without infrastructure being prioritized and urged the City Commission to put residents' interests first.

Ken Hutchinson, 107 E Lavista Street, expressed frustration that while more development is being proposed, existing areas within Fruitland Park are being neglected and deteriorating.

Chuck Padgett referenced previously approved developments near his home, describing them as an eyesore, and thanked Mayor Chris Cheshire for opposing the Vita Serena ordinances.

Vincent Polite, 1908 Bell Creek Loop, spoke in favor of preserving Fruitland Park's small-town character, urging the City to focus on resolving current issues rather than approving more growth. He later questioned how much outreach commissioners had done with constituents before placing the item on the agenda.

Shayna Grunewald, 929 Hawk Landing, argued that residents' preferences for larger lots are often ignored by developers and said the annexation itself is the central issue.

David Booth, 1111 Myrtle Breezes Court, raised concerns about the loss of commercially zoned land, questioning where future businesses would locate if land continues to be converted to residential use. He noted that growth impacts extend beyond infrastructure alone.

Jay McCallum, 101 S Dixie Ave, voiced concerns about the City's growth and criticized a recent Planning and Zoning Magistrate meeting as lacking meaningful public input.

Hannah Warren, 1000 Myrtle Breezes Court, urged the Commission to consider the younger generation, citing overcrowded schools, strained grocery resources, and the presence of abandoned or unoccupied developments as evidence that existing community needs should be addressed before additional growth is approved.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 3-1. Mayor Cheshire dissenting.

END OF PUBLIC HEARING

6. (a) City Manager

Nothing additional to report.

(b) City Attorney

Nothing additional to report.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. PUBLIC COMMENTS

Ken Hutchinson, of 107 E Lavista Street and business owner at 3374 US 27, stated that many citizens do not attend meetings because they feel their concerns are not taken into consideration. He also commented on Code Enforcement matters.

Chuck Padgett thanked the City Commission for listening to residents and stated that he has always received responsive service from the City when he has needed assistance. He expressed support for development similar to The Villages.

Sarah McCallum thanked City staff for their responsiveness, specifically recognizing Emily Church for her prompt assistance. She suggested that she would like to record and live stream commission meetings on YouTube and stated that Fruitland Park should invest in a full-time development director.

Carl Yauk expressed disappointment that citizens' concerns do not appear to be heard. Mitchell Langley echoed prior comments and stated that change is necessary. Jay McCallum questioned how much evidence is needed to support the City Commission's decision-making process.

Bubba Allen, of 907 Paso Alley, raised concerns regarding rocks placed along the edge of a roadway in his neighborhood, stating that they are located adjacent to roadway easements and have contributed to vehicle accidents. He requested a thorough review and asked if any rocks located

within the public right-of-way be removed immediately. Ms. Manila advised that the area in question is located within a county right-of-way. Mayor Chris Cheshire directed staff to have Public Works review and remove the rocks. Mr. Allen also requested that Mr. Treadway be informed that he does not own the right-of-way. A resident of 909 Paso Alley echoed Mr. Allen's concerns.

9. COMMISSIONERS' COMMENTS

- (a) **Vice Mayor DeGrave** – Nothing to report.
- (b) **Commissioner Williams** – Nothing to report.
- (c) **Commissioner Raysin** – Nothing to report.

10. MAYOR'S COMMENTS

Mayor Cheshire announced upcoming dates to remember.

Mondays, Wednesdays & Fridays	Miles & Smiles Wellness Program
Monday, June	Summer Camp Program in Progress
Monday, June	Summer Reading Program in Progress
Tuesdays, Beginning June 9 th	Dancing Through the Decades 6:00 p.m. at the Gardenia Center
Saturday, June 13 th	Derby Kart Race
Tuesday, June 25 th	City Commission Meeting 6:00 p.m.
Friday, July 3 rd	City Offices will be Closed in Observance of Independence Day

11. ADJOURNMENT

The meeting adjourned at 7:38 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor