

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA**

FEBRUARY 26, 2026

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 – **Brian Broome**, Heritage Community Church

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

2. ROLL CALL

3. PRESENTATION

(a) Presentation of Proclamation to Hunter Bush, Eagle Scout

4. 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)

February 12, 2026, Regular City Commission Meeting

February 12, 2026, Vita Serena Workshop

5. REGULAR AGENDA

(a) Resolution 2026-015, Budget Amendment to Fund Task Order for 30% Design of Wastewater Treatment Plant (city manager/city attorney/public works director)

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 \$431,965 FOR ENGINEERING FEES TO DEVELOP A PRELIMINARY ENGINEERING DESIGN OF THE WASTEWATER TREATMENT PLANT AND DECREASING THE SEWER IMPACT FEE RESERVES IN THE UTILITY FUND BY THE SAME AMOUNT; AND PROVIDING FOR AN EFFECTIVE DATE.

- (b) Resolution 2026-016, Approval of Professional Services Agreement with Halff Associates, Inc. to Perform Preliminary Engineering Design of the Wastewater Treatment Plant** (city manager/city attorney/public works director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING HALFF ASSOCIATES INC.'S PHASE 1 WASTEWATER TREATMENT PLANT PRELIMINARY ENGINEERING DESIGN PROPOSAL DATED JANUARY 30, 2026; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; PROVIDING FOR AN EFFECTIVE DATE.

- (c) Resolution 2026-017, Approval of First Amendment to Subrecipient Agreement between the City of Fruitland Park and Lake County for Disbursement of Unexpended ARPA Funds** (city manager/city attorney)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE FIRST AMENDMENT TO SUBRECIPIENT AGREEMENT BETWEEN THE CITY OF FRUITLAND PARK AND LAKE COUNTY, FLORIDA FOR DISBURSEMENT OF AMERICAN RESCUE PLAN ACT FUNDS TO USE UNEXPENDED FUNDS FROM THE SPRING LAKE WATER MAIN PROJECT TO COVER EXPENSES RELATED TO THE PLANNING AND DESIGN OF A NEW WASTEWATER TREATMENT PLANT; PROVIDING FOR AN EFFECTIVE DATE.

6. PUBLIC HEARING

(a) First Reading of Ordinance 2026-006, Waste Management CPI Adjustment (city manager/city attorney)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ADOPTING RATES FOR THE PROVISION OF WASTE MANAGEMENT SERVICES TO THE RESIDENTS OF THE CITY OF FRUITLAND PARK; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.

(b) Second Reading of Ordinance 2026-001, Annexation for Approximately 4.0 ± Acres Generally Located South of CR 466A and West of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc. on behalf of the owner, Villages Ranch LLC. (city manager/city attorney/community development director)

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 4.0 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; 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; PROVIDING FOR AN EFFECTIVE DATE.

(c) Second Reading of Ordinance 2026-002, Small Scale Comprehensive Plan Amendment for Approximately 4.0 ± Acres Generally Located South of CR 466A and West of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc. on behalf of the owner, Villages Ranch LLC. (city manager/city attorney/community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY COMMERCIAL HIGH INTENSITY OF 4.00 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE.; 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.

- (d) First Reading of Ordinance 2026-003, Rezoning to C-2 of Approximately 4.0 ± Acres Generally Located South of CR 466A and West of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc., on behalf of the owner, Villages Ranch LLC – Quasi-Judicial Hearing** (city manager/city attorney/community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 4.0 +/- ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND AGRICULTURE (A) TO CITY OF FRUITLAND PARK GENERAL COMMERCIAL (C-2) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; 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.

END OF PUBLIC HEARING

7. (a) City Manager

(b) City Attorney

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

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

Wednesday, March 4th

**Special City Commission
Meeting at 6:00 p.m.**

Thursday, March 12th

City Commission Meeting

Saturday, March 28th

Fruitland Park Day

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

ITEM TITLE: Proclamation for Eagle Scout

MEETING DATE: February 26, 2026

DATE SUBMITTED: February 18, 2026

SUBMITTED BY: (See below)

BRIEF NARRATIVE: Hunter Bush, student from Fruitland Park, recently earned his Eagle Scout designation. His mother called in response to a letter that the Mayor sent to Hunter, and requested that her son be recognized at a City Commission meeting. This is an option given to all students who earn their Eagle Scout designation.

(a) Proclamation for Hunter Bush

FUNDS BUDGETED: N/A

ATTACHMENTS: Proclamation

RECOMMENDATION:

ACTION: Read and Present the Proclamation



Proclamation

WHEREAS, the rank of Eagle Scout is the highest honor attainable in the Scouting program and is earned by only a small percentage of Scouts nationwide; and

WHEREAS, achieving the rank of Eagle Scout requires years of dedication, leadership, perseverance, and a steadfast commitment to the principles of citizenship, service, and personal integrity; and

WHEREAS, Hunter Bush, a member of Boy Scout Troop 143 of Fruitland Park, Florida, has demonstrated exceptional character, leadership by example, and devotion to the mission and values of Scouting; and

WHEREAS, throughout his Scouting journey, Hunter Bush has gained valuable leadership skills, hands-on experience, and knowledge that will serve him well in his future academic, professional, and civic pursuits; and

WHEREAS, the City of Fruitland Park is proud to recognize the hard work, determination, and meaningful contributions Hunter Bush has made to his troop and to the community; and

WHEREAS, the City Commission of the City of Fruitland Park wishes to publicly commend and honor Hunter Bush for his outstanding accomplishment and to celebrate this milestone achievement with his family, troop leaders, and the community.

NOW, THEREFORE, BE IT PROCLAIMED that I “Chris Cheshire, Mayor of the City of Fruitland Park, Florida”, on behalf of the city commissioners, staff and citizens, do hereby recognize and commend **HUNTER BUSH** for achieving the distinguished rank of **Eagle Scout**, and extend sincere congratulations and best wishes for continued success in all future endeavors.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Fruitland Park to be affixed this 26th day of February 2026.

Chris Cheshire, Mayor

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET

Item Number: 4a

ITEM TITLE: **Draft Meeting Minutes - February 12, 2026, Regular Meeting and Workshop Minutes**

MEETING DATE: February 26, 2026

DATE SUBMITTED: February 18, 2026

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) **Approval of Minutes** (city manager/city clerk)
February 12, 2026, Regular
February 12, 2026, Vita Serena Workshop

FUNDS BUDGETED: N/A

ATTACHMENTS: Draft minutes

RECOMMENDATION: Consider approval of the consent agenda as presented.

ACTION: **Approval of the Consent Agenda**

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
FEBRUARY 12, 2026**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida on Thursday, February 12, 2026, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, 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; Public Works Director Robb Dicus; Interim Community Development Director Michael Rankin; Community Development Administrative Manager Sharon Williams, and Gwen Johns, City Clerk.

Total Attendance: 26

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

After Mayor Cheshire called the meeting to order, an Invocation was given by Braxton Butts, Heritage Community Church, followed by Interim Police Chief Rains who 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. RECESSED TO LOCAL PLANNING AGENCY at 6:02 p.m. and reconvened the City Commission meeting at 6:04 p.m.

4. CONSENT AGENDA

(a) Approval of Minutes.

January 22, 2026, Regular City Commission Meeting

(b) Resolution 2026-013, Approval of Proportionate Share Mitigation Agreements for Enclave at Lake Geneva.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PROPORTIONATE SHARE MITIGATION AGREEMENT FOR THE PROJECT ENCLAVE AT LAKE GENEVA, PARCELS G AND H, SCHOOL CONCURRENCY CASE #2025-09; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

- (c) **Resolution 2026-014, Approval of Staff Recommendation and Authority to Enter into a Legal Services Agreement with Crawford, Modica & Holt for the Provision of Planning and Zoning Special Magistrate Services.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING SELECTION OF CRAWFORD, MODICA & HOLT TO SERVE AS PLANNING AND ZONING SPECIAL MAGISTRATE FOR THE CITY OF FRUITLAND PARK AND AUTHORIZING CITY STAFF TO ENTER INTO A CONTRACT WITH CRAWFORD, MODICA & HOLT; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Cosenza 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.

5. REGULAR AGENDA

6. PUBLIC HEARING

- (a) **First Reading of Ordinance 2026-005, Authorization to Submit a Loan Application to the State Revolving Fund (SRF) Loan Program.**

Ms. Geraci-Carver read Ordinance 2026-005, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AUTHORIZING THE CITY MANAGER TO SUBMIT A LOAN APPLICATION PURSUANT TO THE STATE REVOLVING FUND LOAN PROGRAM; APPLYING FOR A LOAN WITH FIFTY-PERCENT LOAN FORGIVENESS FOR FUNDS FOR DRINKING WATER CAPITAL PROJECTS DESIGNATED AS PROJECT DW-35083; AUTHORIZING THE LOAN AGREEMENT; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

Carl Yauk, 1123 Ritter Road, asked how the remainder of the project would be funded. Ms. Manila responded.

A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve the first reading of Ordinance 2026-005, as presented.

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

- (b) **Resolution 2026-009, Approval of Request for an Extension of the Fruitland Hills Development Order**

Ms. Geraci-Carver read Resolution 2026-009, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING AN EXTENSION OF THE DEVELOPMENT ORDER ENTERED MARCH 17, 2025, THAT APPROVED CONSTRUCTION PLANS FOR THE CONSTRUCTION OF FRUITLAND HILLS SUBDIVISION CONSISTENT WITH THE PRELIMINARY PLAT APPROVED IN RESOLUTION 2024-018 ON VACANT PROPERTY LOCATED EAST OF U.S. HIGHWAY 27/441, NORTH OF REGISTER ROAD AND WEST OF MAYBERRY ROAD; AUTHORIZING THE MAYOR TO ISSUE A DEVELOPMENT ORDER EXTENDING THE APPROVED CONSTRUCTION PLANS UNTIL OCTOBER 22, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution 2026-009, as presented.

Carl Yauk, 1123 Ritter Road, expressed concern regarding the county's backlog in processing title services in allowing right of way dedication, which has delayed their ability to move forward with construction. He asked if there were any developments in Fruitland Park that would be impacted. Mr. Rankin responded that City staff continues to perform exceptionally in advancing projects for the City while waiting for the County to finish their processes.

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

- (c) **Resolution 2026-004, Griffin Preserve Preliminary Plan Approval for Property Generally Located between East of US Highway 441/27 and East of Register Road. Petitioner: Sloan Engineering on behalf of the owner Griffin Preserve LLC.**

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF GRIFFIN PRESERVE GENERALLY LOCATED BETWEEN EAST OF US HIGHWAY 441/27 AND EAST OF REGISTER ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution 2026-004, as presented.

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

- (d) **Second 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.

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

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

- (e) First Reading of Ordinance 2026-001, Annexation for Approximately 4.0 ± Acres Generally Located South of CR 466A and West of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc. on behalf of the owner, Villages Ranch LLC., 1550 Miller Blvd.**

Ms. Geraci-Carver read Ordinance 2026-001, 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 4.0 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; 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 SEDVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave felt there needed to be a discussion about zoning districts C-1 versus C-2, since the Planning and Zoning Board indicated that they thought a C-1 zoning designation might be more appropriate. Vice Mayor DeGrave felt C-1 would be better since the intended use for the property is unknown.

Theodore Martell, Engineer at Kimley-Horn, stated that the owner has no specific plans for the property. However, they requested C-2 zoning designation to allow flexibility in the use of the property which would be offered for lease. Vice Mayor DeGrave pointed out that the City maintains control by designating the property C-1 instead of C-2 since there are several permitted uses in C-2 that would not be allowed under C-1 designation.

Mr. Martell noted the property owner had indicated they would be okay with accepting an amended list of uses under a C-2 zoning designation. Vice Mayor DeGrave stated that the amended list of uses would be those designated under a C-1 zoning category.

Ms. Geraci-Carver advised the Commission that they had to decide based on the application. Vice Mayor DeGrave stated that a C-1 zoning would better serve the City in this instance.

Mayor Cheshire said that if the subject property were annexed, it would be the desire of the commission to annex it in with a C-1 zoning designation.

Ms. Geraci-Carver noted that in order to consider C-1, the applicant would need to make a request to do so, and the ordinance would need to be readvertised. She noted that the annexation and future land use designations could be approved, and an email from the applicant stating they agree with moving forward to rezoning the property to C-1 would be sufficient to reschedule the first reading.

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

Mitchell Langley, 101 S Valley Road, expressed concerns about traffic and asked for an update with regard to the widening of 466A. Mayor Cheshire indicated that the last update on 466A was that it should be under construction by the end of the year.

Sarah McCallam, 2125 Miller Blvd, echoed Mr. Langley's comments. She said that the widening of 466A would greatly benefit her neighborhood. She also urged the City Commission to consider water and wastewater when annexing properties into the city.

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

- (f) First Reading of Ordinance 2026-002, Small Scale Comprehensive Plan Amendment for approximately 4.0 ± Acres Generally Located South of CR 466A and West of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc. on behalf of the owner, Villages Ranch, LLC 1550 Miller Blvd.**

Ms. Geraci-Carver read Ordinance 2026-002, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY COMMERCIAL HIGH INTENSITY OF 4.00 ± ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; 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.

Vice Mayor DeGrave clarified that this small-scale comprehensive plan amendment was not specifically granting a C-2 zoning designation and Ms. Geraci-Carver said no, she advised that the allowable zoning categories would be C-1, C-2, PUD or PFD.

Ms. McCallam suggested that the City Commission consider this area as a gateway into the City of Fruitland Park.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the First Reading of Ordinance 2026-002, as presented.

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

- (g) First Reading of Ordinance 2026-003, Rezoning to C-2 of Approximately 4.0 ± Acres Generally Located South of CR 466A and West of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc., on behalf of the owner, Villages Ranch LLC – 1550 Miller Blvd.**

Ms. Geraci-Carver read Resolution 2026-003, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 4.0 +/- ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND AGRICULTURE (A) TO CITY OF FRUITLAND PARK GENERAL COMMERCIAL (C-2) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; 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.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to TABLE the first reading of Ordinance 2026-003, as presented.

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

END OF PUBLIC HEARING

7. (a) City Manager

Ms. Manila asked Interim Community Development Director to provide a development update.

Mr. Rankin stated that a lot of infill is happening along US 441 and there is speculated activity along Miller Boulevard. He mentioned that he had spoken to someone about development along US 441, which could be tied to a flag restaurant.

(b) City Attorney

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

8. UNFINISHED BUSINESS

There was no unfinished business.

9. PUBLIC COMMENTS

Carl Yasuk, 1123 Ritter Road, asked about several agenda items that had come before the commission during the last few months. It was suggested that Mr. Yauk contact City Manager Karen Manila for updates on those items.

Mitchell Langley, 101 S Valley Road, mentioned recent operational actions being taken in the City. He stated concern that the media was contacted. Ms. Manila advised Mr. Langley and all present that there had been no official contact made to the media by any of the City Administrative staff members. She indicated that the news person said that they had received an anonymous tip.

Mr. Yauk suggested that prior to the wastewater treatment plant project being put out for bid, that engineering specs and drawings be approved by the State of Florida.

10. COMMISSIONERS' COMMENTS

(a) Commissioner Williams – Nothing to report.

(b) Commissioner Cosenza – Nothing to report.

(c) Commissioner Raysin – Nothing to report.

(d) Vice Mayor DeGrave – Nothing to report.

11. MAYOR'S COMMENTS

Mayor Cheshire announced the following important dates:

Monday, January 19th

City Offices Closed in Observance of
Martin Luther King Jr. Holiday

Thursday, January 22nd

City Commission Meeting 6:00 p.m.

Thursday, February 5th

AARP Tax Aide Kickoff at Library

Friday, February 7th

5K Love Run 8:00 a.m.

Friday, February 13th

Progressive Dinner & Comedy Night

15. ADJOURNMENT

The meeting adjourned at 6:38 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor

FRUITLAND PARK CITY COMMISSION WORKSHOP
MEETING MINUTES
February 12, 2026

A workshop meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, February 12, 2026, at 6:47 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, 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; Public Works Director Robb Dicus; Interim Community Development Director Michael Rankin; Community Development Administrative Manager Sharon Williams, and Gwen Johns, City Clerk.

Others Present: Rick Wohlfarth, Engineer; Logan Opsahl, Attorney; Andon Calhoun, Developer and Josh Harrison, Developer.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Cheshire called the meeting to order and led in the Pledge of Allegiance to the flag.

2. ROLL CALL

Mayor Cheshire requested that Ms. Johns call the roll where a quorum was declared present.

3. DISCUSSION – VITA SERENA DEVELOPMENT

Ms. Geraci-Carver explained that the workshop was for discussion purposes only and that a formal public hearing would still be required, at which time public comment would be accepted before any decision was made.

Mr. Wohlfarth presented the development, including site plans, renderings, a location map, plan revisions made in response to prior feedback, and the projected economic impact.

Vice Mayor DeGrave clarified the project parameters.

Commissioner Raysin asked about the roundabout's distance from CR 466A and HOA responsibilities. Mr. Wohlfarth stated the roundabout would be approximately 3,000 feet from CR 466A. He confirmed the HOA would not maintain individual yards but would regulate landscaping through HOA documents. Roads would be publicly dedicated but maintained by the HOA. Mr. Opsahl noted landscaping requirements were already included in the PUD.

Ms. Geraci-Carver advised that the City could adopt an ordinance prohibiting on-street parking. Mr. Calhoun stated the HOA documents would also address parking restrictions. Mr. Wohlfarth indicated the developer had no objection to parking limitations.

Mayor Cheshire expressed opposition to the roundabout but supported moving homes farther from the roadway, lengthening driveways, and providing additional parking areas. Mr. Wohlfarth stated the traffic circle was recommended in coordination with Lake County.

Vice Mayor DeGrave suggested roofline variations to enhance architectural appeal.

Commissioner Williams asked about public versus private roads and potential impacts on HOA fees. Mr. Wohlfarth responded.

Mr. Calhoun discussed aesthetics and home price range. Vice Mayor DeGrave expressed concern regarding the HOA structure. Mr. Wohlfarth asked whether a CDD would be preferable, explaining that a CDD would assume maintenance and operations, while the HOA would handle architectural review. He noted a CDD would not affect home prices.

Vice Mayor DeGrave appreciated the presentation and supported the proposed density. He stated the presence of powerlines justified the 40-foot lots as a non-precedent-setting circumstance but noted additional issues would need to be resolved with staff. He remained open to reviewing a modified plan.

The City Commission expressed general support for the revised plan. Mayor Cheshire reiterated his opposition to the roundabout, and Vice Mayor DeGrave agreed, though he considered it preferable to other alternatives presented.

4. OTHER BUSINESS

There was no other business to come before the city commission at this time.

5. ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Signed _____
Gwen Johns, MMC, City Clerk

Signed _____
Chris Cheshire, Mayor

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

ITEM TITLE: Resolution 2026-015 Budget Amendment for Preliminary Engineering Design of Wastewater Treatment Plant

MEETING DATE: February 26, 2026

DATE SUBMITTED: February 12, 2026

SUBMITTED BY: city attorney/city manager/finance

BRIEF NARRATIVE: **Resolution 2026-015** increases the Utility Fund Expenditures by \$431,965 and decreases Sewer Impact Fees by the same amount to fund the preliminary engineering design of the Wastewater Treatment Plant.

Included on tonight's agenda is approval of the wastewater treatment plant preliminary engineering design. Completing the preliminary engineering design now instead of delaying until the fall when the city would be able to receive an SRF loan, will cut 6-8 months off of the design timeline. It is important that the city complete the design and construction of the wastewater treatment plant in a timely manner since the Town of Lady Lake has given the city a deadline to be off of their system.

This budget amendment will use sewer impact fee reserves to fund the budget amendment. However, approximately \$360,000 of that amount will be returned to the sewer impact fee reserves upon approval of an amendment to the city's subrecipient agreement with Lake County. The city received \$1,000,000 from Lake County to fund the 16" water main project. That project was recently completed with expenses totaling \$640,000. Lake County has tentatively approved the city being able to utilize the remaining \$360,000 to fund the preliminary design of the wastewater treatment plant. The amendment to the subrecipient agreement with Lake County is expected to go before the county commission in late March or early April for approval.

FUNDS BUDGETED: \$431,965

ATTACHMENTS: Resolution 2026-015, budget amendment

RECOMMENDATION: Approval

ACTION TO BE TAKEN: Approve Resolution 2026-015

RESOLUTION 2026-015

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PURSUANT TO SEC. 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 \$431,965 FOR ENGINEERING FEES TO DEVELOP A PRELIMINARY ENGINEERING DESIGN OF THE WASTEWATER TREATMENT PLANT AND DECREASING THE SEWER IMPACT FEE RESERVE IN THE UTILITY FUND BY THE SAME AMOUNT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 2025-2026 Fiscal Year budget of the City of Fruitland Park was adopted on November 13, 2025; and

WHEREAS, it is necessary to amend the budget by increasing funds in the Utility Fund engineering fees budget to cover expenses to develop a Preliminary Engineering Design of the Wastewater Treatment Plant; and

WHEREAS, sufficient funds are available in the Utility Fund Sewer Impact Fee reserve to cover the expenditures; and

WHEREAS, the City Commission desires to amend the City of Fruitland Park 2025-2026 Fiscal Year budget as set forth herein; and

WHEREAS, this budget amendment is being adopted in accordance with s.166.241(8)(a), Florida Statutes.

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

Section 1. The FY 2025-2026 budget adopted on November 13, 2025, is amended as set forth in Exhibit "A" attached hereto.

Section 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 26th day of February 2026, by the City Commission of the City of Fruitland Park, Florida.

City of Fruitland Park
Chris Cheshire, Mayor

Attest:

Gwen John, 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 and legality:

Anita Geraci-Carver
City Attorney

ATTACHEMENT A

Budget Amendment: Preliminary
Engineering Design of WWTP

FY2026

To: CITY MANAGER

Date: 22-Jan-2026

Prepared by: Finance Department
Department Head

Approved: _____
City Manager

REVENUES:

Object name & #	Amount:	Inc/Dec
Object name & #	Amount:	Inc/Dec
Object name & #	Amount:	Inc/Dec
Object name & #	Amount:	Inc/Dec
Object name & #	Amount:	Inc/Dec
Object name & #	Amount:	Inc/Dec

EXPENDITURES:

Object name & #	<u>400-530-535-30311 Engineering Fees</u>	Amount:	<u>431,965</u>	Inc/Dec
Object name & #	<u>400-000-000-15116 Utility Fund Sewer Impact Fees</u>	Amount:	<u>431,965</u>	Inc/Dec
Object name & #		Amount:		Inc/Dec
Object name & #		Amount:		Inc/Dec
Object name & #		Amount:		Inc/Dec
Object name & #		Amount:		Inc/Dec

Explanation: To fund the preliminary engineering design of the WWTP. It is anticipated that the sewer impact fees will be reimbursed \$360,000 of this amount once the city receives an amended subrecipient agreement from Lake County to reappropriate ARPA funding from the 16" water main project.

Approved by Commission: _____

Date

City Clerk

City Treasurer

Mayor

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

ITEM TITLE: **Resolution 2026-016 Approving Professional Services Agreement with Halff Associates, Inc. to Perform Preliminary Engineering Design of the Wastewater Treatment Plant**

MEETING DATE: February 26, 2026

DATE SUBMITTED: February 18, 2026

SUBMITTED BY: city attorney/city manager

BRIEF NARRATIVE: **Resolution 2026-016** approves the professional services agreement with Halff Associates, Inc. to perform the preliminary engineering design for the new wastewater treatment plant.

With the termination of the agreement with the Town of Lady Lake to provide wastewater treatment services, Fruitland Park will be constructing a wastewater treatment plant to serve the city's wastewater service area. The new facility will be designed as a 600 million gallon per day, sequencing batch reactor wastewater treatment plant. Funding the preliminary design now instead of waiting until SRF funding is available in the fall will reduce the design schedule by 6-8 months. The scope of services for preliminary engineering design includes several phases. They are:

The Scope of Work includes several phases:

• Phase 100	Boundary and Topographic Survey	\$ 41,000
• Phase 200	Geotechnical Investigation	\$ 76,665
• Phase 300	WWTP Funding Services	\$ 2,500
• Phase 400	WWTP Preliminary Design	\$162,600
• Phase 500	WWTP Electrical Preliminary Design	\$110,000
• Phase 600	Project Management	\$ 34,200
• Phase 9999	Reimbursables	<u>\$ 5,000</u>
Total		<u><u>\$431,965</u></u>

It is anticipated that the city will be receiving \$360,000 from an amended subrecipient agreement with Lake County that will fund approximately 83% of the cost of the preliminary engineering design. The balance of the cost will be funded with sewer impact fees. A budget amendment to appropriate the funds is included as a separate item for consideration on this agenda.

FUNDS BUDGETED: \$431,965 if amendment approved

ATTACHMENTS: Resolution 2026-016, Professional Services Agreement

RECOMMENDATION: Approval

ACTION TO BE TAKEN: **Approve Resolution 2026-016.**

RESOLUTION 2026-016

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING HALFF ASSOCIATES, INC.'S PHASE 1 WASTEWATER TREATMENT PLANT PRELIMINARY ENGINEERING DESIGN PROPOSAL DATED JANUARY 30, 2026; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park has plans to construct a new wastewater treatment plant and reclaimed water treatment plant; and

WHEREAS, the City followed the selection and negotiation process set forth in the Consultant's Competitive Negotiation Act, Section 287.055, Florida Statutes and issued RFQ 25-01 seeking qualified engineering firms for its design and permitting; and

WHEREAS, the City negotiated and entered into that certain Agreement for Engineering Services Related to Construction of a New Wastewater Treatment Plant and Reclaimed Water Treatment Plant with Halff Associates, Inc. (the "Agreement"); and

WHEREAS, the Scope of Services in the Agreement provides for a number of deliverables as well as project phasing; and

WHEREAS, Halff Associates, Inc. submitted the proposal for Phase 1 Wastewater Treatment Plant Preliminary Engineering Design dated January 30, 2026 for an amount not to exceed \$431,964.50; and

WHEREAS, the City Commission finds it beneficial to the City of Fruitland Park to approve the proposal; and

WHEREAS, the City Commission desires to authorize the City Manager to execute the proposal.

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

Section 1. The City of Fruitland Park Phase 1 Wastewater Treatment Plant Preliminary Engineering Design proposal dated January 30, 2026 between the City of Fruitland Park, Florida and Halff Associates, Inc., a copy of which is on file with the City Clerk, is approved.

Section 2. The City Commission authorizes the Mayor to execute the proposal.

Section 3. This resolution shall take effect immediately upon its adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED this 26th day of February, 2026, by the City Commission of the City of Fruitland Park, Florida.

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

CHRIS CHESHIRE, MAYOR

SEAL

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)

Approved as to form:

Anita Geraci-Carver, City Attorney



VIA EMAIL

kmanila@fruitlandpark.org

January 30, 2026

Karen Manila
City Manager
City of Fruitland Park
506 West Berckman Street
Fruitland Park, FL 34731

Re: City of Fruitland Park Phase 1 Wastewater Treatment Plant Preliminary Engineering Design

SCOPE OF SERVICES:

Halff is pleased to submit for your approval the following professional services proposal for Preliminary Engineering Design services for the City of Fruitland Park Wastewater Treatment Plant (WWTP). With the termination of the Agreement with the Town of Lady Lake to provide wastewater treatment services, the City of Fruitland Park is in need of a new wastewater treatment plant to serve the City's wastewater service area. The new facility will be designed as a 0.60 mgd, sequencing batch reactor (SBR) wastewater treatment plant, and planned for subsequent expansions to 1.20 mgd and ultimately 1.80 mgd to serve future city customers. In order to comply with increasingly stringent effluent water quality limits, and given that the City's utility service area is located within the Ocklawaha Basin Management Action Plan (BMAP), the proposed WWTP will also incorporate advanced wastewater treatment processes to enhance nutrient removal with design effluent limits of 5 mg/L biochemical oxygen demand (BOD), 5 mg/L total suspended solids (TSS), 3 mg/L total nitrogen, and 1 mg/L total phosphorus.

The new WWTP will include improvements as recommended in the City of Fruitland Park Wastewater and Reclaimed Water Master Plan, prepared by Halff Associates, Inc., dated September, 2025, and will include the following components:

- A new raw wastewater influent pump station
- A new headworks structure, including one mechanical fine screen with washer and compactor, one bar rack, a grit removal system, and an odor control system.
- 0.60 mgd Sequencing Batch Reactor tankage and equipment
- Post-SBR Equalization Basin (if needed)
- Disk filtration system
- Chlorine Contact Chamber with effluent transfer pump station
- Liquid chlorine feed system



- Rapid Infiltration Basins
- Conversion of the existing equalization basin to an aerobic digester
- Belt Filter Press and metal canopy
- Operations/Laboratory/Electrical Building
- Electrical, Instrumentation & Controls
- Standby Generator and ATS
- Reclaimed Water Ground Storage Tank
- Reclaimed Water High Service Pump Station
- Yard Piping
- Site grading, drainage and paving plans
- Chemical storage and feed

The following tasks are proposed as part of the project:

SCOPE OF WORK:

PHASE 100 BOUNDARY AND TOPOGRAPHIC SURVEY

Halff will prepare a Boundary Survey in accordance with 5J-17, Florida Administrative Code, the Standards of Practice for land surveying in the State of Florida for CITY OF FRUITLAND PARK Alternate Key number 1284201, lying in Section 33, Township 18 South, Range 24 East, comprising approximately 17 acres (See Survey Exhibit "A" in red). The survey will include establishing and marking the exterior boundary lines and locating any improvements along the boundary perimeter. Above ground improvements, adjacent rights of way, surface evidence of existing utilities and road paving improvements will also be field located and shown on survey and will be on state plane coordinates North American Datum 1983/2011 adjustment (Datum), FL EAST ZONE (901). The review of a title commitment is not included with this proposal.

Halff will perform a Topographic Survey of the area outlined in red below (see Survey Exhibit "A") and will include above ground evidence of utilities, delineated/flagged underground utilities marked by others, storm drainage structures, wells, tanks, buildings, and visible equipment will be located and depicted on final drawing. The survey will include spot elevations to determine 1-foot contour intervals and existing pond grading coverage will extend 25' on adjacent parcels. The Topographic Survey will also include a minimum of three (3) SITE CONTROL POINTS/BENCHMARKS and will be depicted on the final drawing. Vertical datum will be North American Vertical Datum 1988. Included in this proposal is staking approximately 35 soil boring locations. Any additional requests or revisions will be subject to a change order.

FEE: \$ 41,000.00

Survey Exhibit "A"



Survey Deliverables

1. Certified Survey Map
2. Electronic Files (PDF & AutoCAD) will be released to the client/engineer within 12 months of the date of the survey or until the contract is closed.

ESTIMATED COMPLETION TIME FOR PHASE 100 IS 75-100 BUSINESS DAYS UPON RECEIPT OF SIGNED CONTRACT.

PHASE 200 GEOTECHNICAL INVESTIGATION

Halff will subcontract with Andreyev Engineering, Inc. to perform the following scope of services.

- Drill four (4) Standard Penetration Test (SPT) borings at the 1 MG Capacity Storage Tank with one boring at the center of tank drilled to refusal depth (assumed to be at a depth of 100 feet below ground surface), and three (3) borings along the perimeter to a depth of 75 feet below the ground surface.
- Drill three (3) Standard Penetration Test (SPT) borings at the location of the proposed Reclaimed Water Pump Station with (1) one boring to 75 feet and two (2) borings to a depth of 50 feet below the ground surface.
- Drill five (5) Standard Penetration Test (SPT) borings at the location of the proposed Phase 1 SBR Basins with one (1) boring to 75 feet and four (4) borings to 50 feet below the ground surface.

- Drill two (2) Standard Penetration Test (SPT) borings at the location of the proposed two (2) Post SBR Equalization Basins to a depth of 50 feet below the ground surface.
- Drill one (1) Standard Penetration Test (SPT) boring at the location of the proposed Influent Pump Station to a depth of 50 feet below the ground surface.
- Drill two (2) Standard Penetration Test (SPT) borings at the location of the proposed Screen and Grit Removal to a depth of 50 feet below the ground surface.
- Drill one (1) Standard Penetration Test (SPT) boring at the location of the proposed Junction Box to a depth of 30 feet below the ground surface.
- Drill two (2) Standard Penetration Test (SPT) borings at the location of the proposed Belt Filter Press to a depth 50 feet below the ground surface.
- Drill three (3) Standard Penetration Test (SPT) borings at the location of the proposed Operation and Control Building with one (1) boring to a depth 50 and two (2) borings to 30 feet below the ground surface.
- Drill two (2) SPT borings to a depth of 75 feet below the existing ground surface at the locations of proposed two (2) Rapid Infiltration Basins (RIBs).
- Collect a total of six (6) Shelby tube samples for flexible wall permeability tests (ASTM D5084) from the two (2) deep SPT borings in the RIB areas.
- Install two (2) temporary piezometers to a depth of 40 feet at the two deep SPT borings at the RIB areas.
- Perform field permeability tests at the two (2) deep SPT borings at the RIB locations.
- Drill a total of six (6) power auger borings to a depth of 20 feet below the existing ground surface at the locations of proposed stormwater retention areas.
- Collect six (6) Shelby tube permeability test tube samples for laboratory falling head permeability tests from the six (6) stormwater area boring locations.
- Perform laboratory corrosion series tests (pH, chloride, sulfate and electrical resistivity) on two (2) samples of near surface soil samples collected from a depth of 2 to 3 feet.
- Perform groundwater modeling including groundwater flow model set up, model calibration and model various scenarios, i.e., long term average, short term 7, 14 and 30-days effluent disposal capacity, and prepare groundwater monitoring plan and report suitable for FDEP permitting.

The proposed scope of services will be supervised by a geotechnical engineer licensed in the state of Florida. The results of the investigation will be presented in a geotechnical report with recommendations for site preparation and allowable bearing capacity and anticipated settlement of foundations of the proposed



structures, and results of groundwater modeling of effluent disposal capacity of the RIBs under various scenarios.

FEE: \$ 76,664.50

PHASE 300 WASTEWATER TREATMENT PLANT FUNDING SERVICES

Grant Administration services for ARPA Grant from Lake County.

FEE \$ 2,500.00

PHASE 400 WASTEWATER TREATMENT PLANT PRELIMINARY DESIGN

Halff will prepare a Preliminary Design Report in accordance with the requirements of Chapter 62-620, FAC. The report will include wastewater flow and load projections, proposed effluent limits, wastewater treatment process design, establishment of the design criteria for the proposed process and equipment improvements, a preliminary opinion of probable construction cost and a proposed construction schedule. The Preliminary Design Report will be accompanied by 30% design drawings that include process flow diagrams, hydraulic profile, process mass balance, proposed site plan, grading, paving, and drainage plans, yard piping plans, electrical single line diagrams, and process and instrumentation diagrams.

Halff will submit a draft Preliminary Design Report to the City for review. Comments received on the draft report will be incorporated into the final Preliminary Design Report that will be used for the permitting of the proposed WWTP improvements with FDEP, which will be submitted during the final design phase of the project.

FEE: \$ 162,600.00

PHASE 500 WASTEWATER TREATMENT PLANT ELECTRICAL PRELIMINARY DESIGN

Halff will subcontract with Bailey Engineering Consultants, Inc. to perform the following scope of services.

Task 1 – Schematic Design and Preliminary Basis of Design Report (30% Design)

- Attend project kick-off meeting and workshop with Halff and CITY staff to develop key design criteria; such as electrical building locations, PLC system concepts and emergency power location(s).
- Conduct an electrical site visit to develop preliminary electrical design parameters. Preliminary electrical design will be included in the BODR,



and detail electrical power and instrumentation needs for the WWTP; as well as operational controls for SCADA integration to control pump(s), blower(s), mixers (if needed), actuated valves, and chemical feed pumps.

- Prepare 30% Drawings for Electrical and Instrumentation. The following preliminary drawings are proposed to be prepared:
 - o Electrical Site Plan
 - o Power Single Line Diagrams
 - o Electrical Building Layouts
 - o Instrumentation overview PID
 - o Plant Wide network concept
- Prepare 30% level Cost Estimate.
- Prepare BODR for Halff review and comment.

FEE: \$ 110,000.00

PHASE 600 Project Management

- Halff will prepare monthly progress reports, including data needs, pending decisions, activities completed in the prior month, activities planned for the upcoming month, and an updated project schedule. Halff will meet with the City monthly to review the progress reports and overall status of the project.
- Halff will conduct internal technical reviews of the Preliminary Design Report and 30% design drawings.
- Halff will conduct a project kick-off meeting, Preliminary Design Report and 30% design review meeting. Meeting notes will be prepared and distributed to the City after each meeting.

FEE: \$ 34,200.00

PHASE 9999 Reimbursables

Costs for reimbursables, including printing, copying, blueprints, binding, FedEx, etc., shall be billed at the rates shown in the attached Rate Schedule, or at cost.

FEE: \$ 5,000.00



Our fees for the services described are outlined in the following table. We have provided “Lump Sum Fees” for the services identified in the Scope of Work. Lump Sum Fees do not include Reimbursable Expenses directly associated with the project (travel, mileage, reproduction, supplies, and other non-labor reimbursable costs.) Our fee schedule is as follows:

FEE SUMMARY

PHASE	AMOUNT
PHASE 100	\$ 41,000.00
PHASE 200	\$ 76,664.50
PHASE 300	\$ 2,500.00
PHASE 400	\$ 162,600.00
PHASE 500	\$ 110,000.00
PHASE 600	\$ 34,200.00
PHASE 9999	\$ 5,000.00
TOTAL	\$ 431,964.50

THIS PROPOSAL DOES NOT INCLUDE THE FOLLOWING ITEMS:

- Final WWTP Design
- WWTP Specifications
- WWTP Permitting



Standard Hourly Rate Schedule 2022-2023

Engineers

Principal/Officer – Professional Engineer	\$300.00
Senior Professional Engineer	\$260.00
Professional Engineer	\$185.00
Project Manager	\$155.00
Engineer Intern	\$110.00
Senior Technician	\$125.00
Design Technician	\$90.00
Project Technician	\$90.00

Survey

Survey Department Manager – P.S.M.	\$210.00
Professional Surveyor – P.S.M.	\$175.00
2 Man Field Crew	\$180.00
3 Man Field Crew	\$235.00
4 Man Field Crew	\$290.00
Senior Survey Technician	\$125.00
Survey Technician	\$100.00

GIS

Principal Officer – Senior Spatial Analyst	\$165.00
Senior Spatial Analyst	\$135.00
Spatial Analyst	\$100.00
GIS Specialist	\$60.00

Landscape Architects

Principal/Officer – Professional Landscape Architect	\$230.00
Senior Professional Landscape Architect	\$160.00
Project Manager Landscape Architect	\$150.00
Professional Landscape Architect	\$140.00
Senior Landscape Designer	\$115.00
Landscape Designer	\$85.00

Planners

Principal/Officer – Land Planner	\$265.00
Senior Planner	\$185.00
Professional Planner	\$125.00
Project Planner	\$105.00

Environmental Scientists

Senior Environmental Scientist	\$210.00
Environmental Scientist II	\$150.00
Environmental Scientist I	\$90.00

Reimbursable Expenses

Reimbursable expenses include, but are not limited to:

Courier Service	Government Permitting Fees
Maps/GIS Data	Prints, Copies, Plots, Plans
Mileage, Parking, Tolls	Subconsultant Fees
Postage and Overnight Mail	Travel (lodging, rental car, per diem)
Miscellaneous Services	

Representation on Authority of Parties/Signatories. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized, and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

APPROVED

Engineer: Halff Associates, Inc.

Signature:  _____

Name: Robert Ern, P.E.

Title: W/WW Deputy Practice Leader, VP

Date: January 30, 2026

APPROVED

Client:

Signature: _____

Name: _____

Title: _____

Date: _____

CLIENT INFORMATION FORM

To assist Halff Associates, Inc., to prepare the requested proposal, please complete the information below:

PRINT NAME & TITLE: _____

COMPANY NAME: _____

BILLING ADDRESS: _____

PHONE: _____

FAX: _____

E-MAIL: _____

BILLING CONTACT NAME & TITLE: _____

BILLING CONTACT EMAIL: _____

BILLING CONTACT PHONE: _____

CLIENT REPRESENTATIVE: _____

IS CLIENT THE OWNER OF THE SUBJECT PROPERTY?

YES: _____ NO: _____

(If no, Halff Associates, Inc., reserves the right to require a retainer prior to commencing services.)

Is the property accessible? _____

If gated/locked, who shall Halff Associates, Inc. contact to gain access to the property?

NAME AND PHONE NUMBER: _____

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

SIGNATURE: _____

DATE: _____

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

ITEM TITLE: **Resolution 2026-017 Approving the First Amendment to Subrecipient Agreement Between City of Fruitland Park and Lake County**

MEETING DATE: February 26, 2026

DATE SUBMITTED: February 18, 2026

SUBMITTED BY: city attorney/city manager

BRIEF NARRATIVE: **Resolution 2026-017** approves the first amendment to the subrecipient agreement between City of Fruitland Park and Lake County regarding disbursement of American Rescue Plan Act (ARPA) funds.

March 12, 2024, the City of Fruitland Park and Lake County entered a subrecipient agreement providing \$1,000,000 in ARPA funds for the replacement of an existing water line with a 16-inch watermain line. That project has been completed and came in under the original budget by approximately \$360,000. The City has requested that it be allowed to use the remaining funds to cover expenses related to the design of the new wastewater treatment plant. Lake County is agreeable and has prepared the attached amendment to the subrecipient agreement for City Commission consideration. If approved by City Commission, it is anticipated that the Lake County Board of Commissioners will consider the agreement at their March 24 board meeting.

FUNDS BUDGETED: n/a

ATTACHMENTS: Resolution 2026-017, Resolution 2026-017, First Amendment to Subrecipient Agreement

RECOMMENDATION: Approval

ACTION TO BE TAKEN: **Approve Resolution 2026-017.**

.

RESOLUTION 2026-017

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE FIRST AMENDMENT TO SUBRECIPIENT AGREEMENT BETWEEN THE CITY OF FRUITLAND PARK AND LAKE COUNTY, FLORIDA FOR DISBURSEMENT OF AMERICAN RESCUE PLAN ACT FUNDS TO USE UNEXPENDED FUNDS FROM THE SPRING LAKE WATER MAIN PROJECT TO COVER EXPENSES RELATED TO THE PLANNING AND DESIGN OF A NEW WASTEWATER TREATMENT PLANT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Lake County has been awarded \$71,308,368 in funds pursuant to the American Rescue Plan Act (ARPA), Public Law No. 117-2, Title IX, Part 8, Subtitle M (March 11, 2021), known as the Coronavirus State and Local Fiscal Recovery Funds (SLFRF); and

WHEREAS, the City of Fruitland Park and Lake County entered into a Subrecipient Agreement dated March 12, 2024, for the purpose of providing SLFRF funds to the City to assist with eligible services under ARPA, specifically, the replacement of an existing water line with a 16-inch watermain line from Cooke Drive to Spring Lake Road in Fruitland Park (“Water Main Project”); and

WHEREAS, the Water Main Project was recently completed under budget by \$360,020.00 so the City has requested Lake County to allow the City to use the remaining funds to cover expenses related to the planning and design of a new wastewater treatment plant; and

WHEREAS, an eligible use outlined by the U.S. Department of Treasury in its 2021 Interim Final Rule, 2022 Final Rule, and 2023 Interim Final Rule at 31 C.F.R. Part 35 is infrastructure, and includes water and sewer infrastructure; and

WHEREAS, the parties desire to enter the First Amendment to Subrecipient Agreement for the purpose of allowing the City to utilize the funds remaining from the Water Main Project for costs related to the planning and design of a new wastewater treatment plan in the City of Fruitland Park.

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

Section 1. The First Amendment to Subrecipient Agreement between the City of Fruitland Park and Lake County, Florida for Disbursement of American Rescue Plan Act Funds, **a copy of which is attached hereto**, is approved.

Section 2. The City Commission authorizes the Mayor to execute the First Amendment to Subrecipient Agreement between the City of Fruitland Park and Lake County, Florida for Disbursement of American Rescue Plan Act Funds.

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 26th day of February, 2026, by the City Commission of the City of Fruitland Park, Florida.

City of Fruitland Park
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 and legality:

Anita Geraci-Carver, City Attorney

**FIRST AMENDMENT TO
SUBRECIPIENT AGREEMENT BETWEEN
THE CITY OF FRUITLAND PARK AND LAKE COUNTY, FLORIDA,
FOR DISBURSEMENT OF AMERICAN RESCUE PLAN ACT (ARPA) FUNDS**

THIS FIRST AMENDMENT TO SUBRECIPIENT AGREEMENT is made and entered into by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter referred to as the “County,” by and through its Board of County Commissioners, and the City of Fruitland Park, a municipal corporation organized under the laws of the State of Florida, hereinafter referred to as the “City,” each a “Party” and collectively, the “Parties.”

WHEREAS, the County has been awarded funds in the amount of \$71,308,368 pursuant to the American Rescue Plan Act of 2021 (ARPA), Public Law No. 117-2, Title IX, Part 8, Subtitle M (March 11, 2021), and codified at 42 U.S.C. 802 and 803, known as the Coronavirus State and Local Fiscal Recovery Funds (SLFRF); and

WHEREAS, the U.S. Department of Treasury, as the administering federal agency of the CSLFRF, released 2021 Interim Final Rule, 2022 Final Rule, and 2023 Interim Final Rule at 31 C.F.R. Part 35 to provide descriptions of various eligible uses of funds; and

WHEREAS, the expenditure of funds for the purposes of making necessary improvements to existing infrastructure to improve the transmission and distribution of drinking water to ensure compliance with health-based drinking water standards is allowable use under 31 CFR Part 35, and Subrecipient has represented to the County that its Project meets the additional eligibility requirements under 40 CFR Part 35.3520 imposed by 31 CFR Part 35.6(e); and

WHEREAS, the Parties did enter a Subrecipient Agreement dated March 12, 2024, for the purpose of providing SLFRF funds to the City to assist with eligible services under ARPA, specifically, the replacement of an existing water line with a 16-inch watermain line from Cooke Drive to Spring Lake Road in Fruitland Park, known as the Reserve at Spring Lake Water Main Improvements (“Agreement”); and

WHEREAS, the Reserve at Spring Lake Water Main Improvements project was recently completed under budget by \$360,020.00; and

WHEREAS, the City is requesting to use the remaining \$360,020.00 in SLFRF funds obligated under the Agreement to cover expenses related to the planning and design for a new wastewater treatment plant (WTP); and

WHEREAS, use of the SLFRF funds under the Agreement was for the purpose of “making necessary improvements in water, sewer, and broadband infrastructure” as provided for in 31 CFR 35.6(e) and the use of the of remaining funds for the planning and design of the new WTP is substantially within the same scope and same purpose under 31 CFR 35.6(e) as it will provide

necessary funds to prevent a critical service gap and allow access to wastewater treatment for the residents of Lake County¹; and

WHEREAS, Parties now desire to enter this Amendment to the Subrecipient Agreement to allow the use of \$360,020.00 of the funds for the planning and design of the City's new WTP, as described in Attachment 1, attached hereto and incorporated herein.

NOW THEREFORE, in consideration of the mutual covenants, promises and representations contained herein, the Parties agree as follows:

1. **Legal Findings of Fact.** The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this First Amendment upon adoption hereof.

2. **Amendment.**

(a) **Section 2. Scope**, is hereby amended to update the scope of services to allow for additional uses of the funds, as follows:

Section 2. Scope.

Project Name: 16-inch water main Spring Lake Road to Cooke Drive, in Fruitland Park, Florida, known as the "Reserve at Spring Lake Water Main Improvements" and **WWTP Planning & Design** ("Projects").

Project Location: Within the Subrecipient's easement, beginning at Cooke Street (28.868823, -81.908434) and ending at Spring Lake Road (28.876118, -81.908531), as depicted in **Exhibit A**, attached hereto and incorporated herein by reference. ("Property").

Funding Source: U.S. Department of Treasury ("Federal Awarding Agency") Coronavirus State and Local Fiscal Recovery Funds ("SLFRF"), Assistance Listing Number 21.027, awarded to Lake County, Florida, attached hereto as **Exhibit B**, and incorporated herein.

Funding Amount: **Not to Exceed \$1,000,000.00.**

A. Subrecipient has represented to County that Subrecipient possesses a utility easement along Alternate Keys 3839947, 1504368, 1287251 and 3801592 in Fruitland Park, Lake County, Florida, more particularly depicted in **Exhibit A**. Subrecipient shall install a

¹ See, FAQs # 17.16 and 17.19 of the March 29, 2024, *Coronavirus State and Local Fiscal Recovery Funds Frequently Asked Questions*, referred to as the "New FAQ", as well as supplemental materials explaining the New FAQ on the Treasury website: <https://home.treasury.gov/system/files/file=136/SLFRF-Final-Rule-FAQ.pdf>.

16-inch water main that will run between Spring Lake Road to Cooke Drive, within Subrecipient's utility easement parallel to Highway 441/27.

B. On May 16, 2022, Subrecipient submitted a request to the County for assistance, along with Subrecipient's Engineer's Estimate of Costs included as part of Subrecipient's Project Description and Funding Request, hereto as **Exhibit C**, and incorporated herein.

On January 28, 2026, Subrecipient submitted a written request to County seeking to utilize the remaining SLFRF funds provided under this Agreement following the completion of the Reserve at Spring Lake Water Main Improvement Project to cover costs related to the planning and design work necessary for construction of a new waste water treatment plant (WWTP), attached hereto and incorporated herein as Attachment 1.

C. The County, acting as the pass-through entity for the award of Federal Awarding Agency funds, will subaward to the Subrecipient an amount not to exceed **One Million Dollars and 00/100 (\$1,000,000.00)** in SLFRF funds awarded to the County for the Subrecipient to construct the Project and to cover costs related to planning and design for City's new WWTP with any remaining SLFRF funds. Funding for the Projects shall be paid to Subrecipient as a lump sum payment in accordance with **Section 5** below.

D. This Agreement's use of "an amount not to exceed" shall in no way entitle the Subrecipient to the maximum subaward amount unless such expenditures are made in accordance with the terms and provisions of this Agreement, the Federal Award, and any additional directives or guidance provided by the Federal Awarding Agency. Any portion of the subaward remaining at the end of the Agreement Period shall be repaid by Subrecipient to the County.

* * *

(b) ***Exhibit B – Project and Funding Request***, is hereby amended to include Attachment 1 to this Amendment.

3. Effect of Amendment. All other provisions of the Agreement will remain in full force and effect unless otherwise formally amended by the Parties. To the extent this Amendment conflicts with the Agreement, this Amendment will govern.

IN WITNESS WHEREOF, the Parties through their duly authorized representatives have signed this First Amendment to Interlocal Agreement on the date under each signature.

SUBRECIPIENT:

CITY OF FRUITLAND PARK

Chris Cheshire, Mayor

This _____ day of _____, 2026.

ATTEST:

Gwen Johns, City Clerk
City of Fruitland Park, Florida

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

COUNTY

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

Leslie Campione, Chairman

This _____ day of _____, 2026.

ATTEST:

Gary J. Cooney, Clerk
Board of County Commissioners
of Lake County, Florida

Approved as to form and legality:

Melanie Marsh
County Attorney

ATTACHMENT 1



January 28, 2026

Jennifer Barker, County Manager
Lake County Board of County Commissioners
315 W. Main St.
Tavares, FL 32778

RE: Expenditure of Funds APRA Subrecipient Agreement with Fruitland Park for Infrastructure Improvements

Dear Ms. Barker:

The opportunity has been brought to my attention to expend our remaining obligated ARPA funds from the County for a secondary project that fits within the Water and Sewer Infrastructure category. Recently, the City completed the installation of a 16" watermain that runs from Cook Street to Lake Ella Road, parallel to highway 441/27, with the ARPA funds provided to us by Lake County. This project was essential to provide consistent and safe access to water services and support future capacity expansion. A remaining project balance of \$360,020, of the \$1,000,000 total, is available, and we are proposing to utilize these funds to begin planning and design efforts for a new wastewater treatment plant (WWTP).

In 2015 Fruitland Park entered into a 10-year agreement with the Town of Lady Lake, to treat Fruitland Park's wastewater using Lady Lake's WWTP's excess capacity. Now nearing the end of the decade-long agreement, Lady Lake aims to reclaim its capacity to account for its own future growth and development. As a result, Fruitland Park has begun the process of planning for construction of a 600,000 gallons per day (GPD) WWTP to collect and treat wastewater throughout the city. Without adequate WWTP capabilities, Fruitland Park faces the degradation of natural resources and public health, as well as water quality. As demands on water infrastructure increase, a municipal-owned facility will enable scalable upgrades and timely responses to emergencies.

The proposed planning and 30% design project will position Fruitland Park to access competitive grant and loan opportunities like Clean Water State Revolving Fund (CWSRF) and Water Quality Improvement Program (WQIP) without delaying the project timeline. The proposed scope of work can be completed in 5-6 months, allowing the ARPA-funded activities to be finalized by December 31, 2026. Accessing these funds and initiating the project is imperative, the City will face a critical service gap and be without access to wastewater treatment once our agreement with Lady Lake expires. Since time is of the essence, we request that eligible costs incurred before our subrecipient agreement is executed be deemed appropriate, detailed as eligible in the County's contract with the Department of the Treasury at paragraph 5.

Thank you for your time, consideration, and attention to this matter. We appreciate your continued partnership and support as Fruitland Park works to secure long-term, resilient infrastructure solutions for our community.

Sincerely,

Karen Manila
City Manager
City of Fruitland Park

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

ITEM TITLE: **First Reading and Public Hearing Ordinance 2026-006
Seventh Amendment to Restated Solid Waste Collection
Franchise Agreement – Waste Management Inc.**

MEETING DATE: February 26, 2026

DATE SUBMITTED: February 12, 2026

SUBMITTED BY: city attorney/city manager

BRIEF NARRATIVE: **Ordinance 2026-006** increases solid waste collections effective after the second reading on March 12, 2026, per the contract that allows an annual increase each January. The consumer price index change is 4.44% and a fuel surcharge has been omitted. The last attachment is the new rates which includes Fruitland Park administration fee of \$2.94 and the 10% franchise fee. This document reflects the total amount billed to the customer. Last year's residential rate was \$34.75 per month and this year it will be \$36.16 per month for an increase of \$1.41. This is an increase of 4.05%. (The second reading will be held on March 12, 2026.)

FUNDS BUDGETED: None

ATTACHMENTS: Proposed ordinance 2026-006
Exhibit B-WM rates and CPI calculation
Exhibit B-total rate including admin/franchise fees

RECOMMENDATION: Approval

ACTION TO BE TAKEN: **Approve Ordinance 2026-006**

ORDINANCE 2026-006

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ADOPTING RATES FOR THE PROVISION OF WASTE MANAGEMENT SERVICES TO THE RESIDENTS OF THE CITY OF FRUITLAND PARK; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Waste Management Inc. of Florida provides consistent, reliable, and more than satisfactory service to the City of Fruitland Park and its residents and in February of 2022 the City Commission extended the franchise agreement with Waste Management Inc. of Florida (the “Agreement”); and

WHEREAS, the Agreement provides for calculation of rates; and

WHEREAS, the City Commission of the City of Fruitland Park finds and determines that it is necessary to amend the rates pursuant to the terms of the Agreement; and

WHEREAS, the City Commission desires to approve the rates as set forth herein and amend Section A-4 in Appendix A of the Code of Ordinances to include the amended rates.

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

Section 1. The City of Fruitland Park hereby adopts the schedule of rates as set forth below pursuant to the terms of the Agreement with Waste Management Inc. of Florida. Such rates shall be effective March 12, 2026.

Residential collection, monthly fee.

Manual curbside pickup:

<i>Number of 32-Gallon Containers</i>	<i>Twice Weekly Collection</i>
1 through 6	\$36.16

Commercial Collection, monthly fee.

Manual curbside pickup:

	<i>Number of 32 gallon containers</i>
	1 through 6
<i>Number of Weekly Collections</i>	1 \$38.20
	2 \$45.34

Commercial Collection – Mechanical Containerized Service

Fees adopted are set forth on Exhibit B – Including Administration and Franchise Fees, attached hereto and incorporated herein.

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

Section 3. Codification. The rates as set forth in 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, relettered, and the word “ordinance” may be changed to “section”, “article”, or such other word or phrase in order to accomplish such intention.

Section 4. Severability. 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 upon passage.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 12th day of March, 2026.

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

First Reading: 2/26/2026

Second Reading: 3/12/2026

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

Exhibit "B"

City of Fruitland Park Collection and Disposal Rates

Effective 3/12/26-1/31/27

Residential Services Based on \$50.56/ton disposal for 2x week garbage/yardwaste

Commercial Services Based on \$59.80/ton disposal

Plus weekly Clamshell/Bulk Collection Services

Garbage Collection	Disposal	Fuel	Rate Per Month
\$ 24.46	\$ 5.47	\$ -	\$ 29.93

Commercial Handstops

	Garbage Collection	Disposal	Fuel	Rate Per Month
Commercial curb 1x week	\$ 21.12	\$ 10.67	\$ -	\$ 31.79
Commercial curb 2x week	\$ 26.97	\$ 11.31	\$ -	\$ 38.28

Commercial Dumpsters (Rate/month)

Rates Effective 2/1/2026

Qty/Size/Frequency	Garbage Coll.	Garbage Disp.	Fuel	Coll./Disp/ Fuel
1-2yd X 1 WEEK	\$ 57.35	\$ 56.62	\$ -	\$ 113.97
1-2yd X 2 WEEK	\$ 114.71	\$ 113.23	\$ -	\$ 227.94
1-2yd X 3 WEEK	\$ 172.07	\$ 169.85	\$ -	\$ 341.92
1-2yd X 4 WEEK	\$ 229.38	\$ 226.46	\$ -	\$ 455.84
1-2yd X 5 WEEK	\$ 286.72	\$ 283.08	\$ -	\$ 569.80
1-2yd X 6 WEEK	\$ 344.08	\$ 339.66	\$ -	\$ 683.74
1-4yd X 1 WEEK	\$ 106.49	\$ 113.23	\$ -	\$ 219.72
1-4yd X 2 WEEK	\$ 212.92	\$ 226.46	\$ -	\$ 439.38
1-4yd X 3 WEEK	\$ 319.44	\$ 339.69	\$ -	\$ 659.13
1-4yd X 4 WEEK	\$ 425.88	\$ 452.93	\$ -	\$ 878.81
1-4yd X 5 WEEK	\$ 532.36	\$ 566.16	\$ -	\$ 1,098.52
1-4yd X 6 WEEK	\$ 638.82	\$ 679.40	\$ -	\$ 1,318.22
1-6yd X 1 WEEK	\$ 147.42	\$ 169.85	\$ -	\$ 317.27
1-6yd X 2 WEEK	\$ 294.92	\$ 339.69	\$ -	\$ 634.61
1-6yd X 3 WEEK	\$ 442.31	\$ 509.54	\$ -	\$ 951.85
1-6yd X 4 WEEK	\$ 589.77	\$ 679.39	\$ -	\$ 1,269.16
1-6yd X 5 WEEK	\$ 737.21	\$ 849.23	\$ -	\$ 1,586.44
1-6yd X 6 WEEK	\$ 884.62	\$ 1,019.08	\$ -	\$ 1,903.70
1-8yd X 1 WEEK	\$ 163.85	\$ 226.46	\$ -	\$ 390.31
1-8yd X 2 WEEK	\$ 327.64	\$ 452.93	\$ -	\$ 780.57
1-8yd X 3 WEEK	\$ 491.47	\$ 679.39	\$ -	\$ 1,170.86
1-8yd X 4 WEEK	\$ 655.25	\$ 905.85	\$ -	\$ 1,561.10
1-8yd X 5 WEEK	\$ 819.10	\$ 1,132.31	\$ -	\$ 1,951.41
1-8yd X 6 WEEK	\$ 982.93	\$ 1,358.78	\$ -	\$ 2,341.71

CPI for All Urban Consumers (CPI-U)

Original Data Value

For the City of Fruitland Park

Series Id: CUUR0000SEHG02,CUUS0000SEHG02

Not Seasonally Adjusted

Series Title: Garbage and trash collection in U.S. city average, all urban consumers, not seasonally adjusted

Area: U.S. city average

Item: Garbage and trash collection

Base Period: DECEMBER 1983=100

Years: 2015 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2015	427.734	429.248	429.235	429.807	431.234	430.813	431.229	432.967	433.843	434.829	436.428	436.996		
2016	437.205	438.296	437.699	437.676	438.317	437.858	438.607	439.358	439.707	440.311	443.343	444.745		
2017	446.266	447.699	446.987	447.129	447.272	448.046	448.328	448.717	449.008	452.196	453.820	453.596		
2018	453.354	454.915	455.230	458.722	462.887	465.041	465.579	470.457	471.026	472.535	486.650	485.935	458.358	475.364
2019	475.687	477.474	478.569	479.449	480.865	480.984	482.138	483.987	484.346	486.133	486.485	486.708	478.838	484.966
2020	491.003	494.429	495.288	494.432	494.946	496.679	498.564	500.882	501.756	503.315	504.970	508.190	494.463	502.946
2021	512.722	517.270	518.505	518.579	516.440	517.202	521.185	524.408	529.934	530.114	529.053	532.538	516.786	527.872
2022	533.078	538.313	540.719	542.564	544.546	547.554	548.187	548.706	558.254	561.090	563.816	565.185	541.129	557.540
2023	570.412	575.697	576.773	580.124	587.431	589.812	596.167	597.347	596.997	597.569	601.631	602.164	580.042	598.646
2024	606.773	610.551	610.015	611.073	609.538	611.946	614.089	615.880	619.640	621.632	627.127	627.807	609.983	621.029
2025	629.803	641.938	642.053	643.063	646.507	648.477	652.682	656.067	652.831		655.705	658.242	641.974	655.105

Index Change =

27.898

CPI Change

4.44%

Fuel + CPI Applied

4.44%

Exhibit B Including Administration and Franchise Fees

RATE	(R)RE		New Rate	GB	Fuel	FP	FP	IND AMT	Last Year	Difference	%	Waste
CODE	(C)CO	DESC	FY26	DISP	Surcharge	ADMIN	FF	BILLED	FY2025	fm last year	Increase	Mgt Rate
SWR001	R	Residential	\$24.46	\$5.47	\$0.00	\$2.94	\$3.29	\$36.16	\$34.75	\$1.41	4.05%	\$29.93
SWC002	C	Commercial curb 1x week	\$21.12	\$10.67	\$0.00	\$2.94	\$3.47	\$38.20	\$36.70	\$1.51	4.11%	\$31.79
SWC001	C	Commercial curb 2x week	\$26.97	\$11.31	\$0.00	\$2.94	\$4.12	\$45.34	\$43.53	\$1.82	4.17%	\$38.28
SWC003	C	1-2yd X 1 WEEK	\$57.35	\$56.62	\$0.00	\$2.94	\$11.69	\$128.60	\$125.92	\$2.68	2.13%	\$113.97
SWC004	C	1-2yd X 2 WEEK	\$114.71	\$113.23	\$0.00	\$2.94	\$23.09	\$253.97	\$248.60	\$5.37	2.16%	\$227.94
SWC037	C	1-2yd X 3 WEEK	\$172.07	\$169.85	\$0.00	\$2.94	\$34.49	\$379.35	\$371.28	\$8.06	2.17%	\$341.92
	C	1-2yd X 4 WEEK	\$229.38	\$226.46	\$0.00	\$2.94	\$45.88	\$504.66	\$493.92	\$10.74	2.17%	\$455.84
		1-2yd X 5 WEEK	\$286.72	\$283.08	\$0.00	\$2.94	\$57.27	\$630.01	\$616.59	\$13.42	2.18%	\$569.80
		1-2yd X 6 WEEK	\$344.08	\$339.66	\$0.00	\$2.94	\$68.67	\$755.35	\$739.24	\$16.10	2.18%	\$683.74
SWC005	C	1-4yd X 1 WEEK	\$106.49	\$113.23	\$0.00	\$2.94	\$22.27	\$244.93	\$239.94	\$4.98	2.08%	\$219.72
SWC006	C	1-4yd X 2 WEEK	\$212.92	\$226.46	\$0.00	\$2.94	\$44.23	\$486.55	\$476.59	\$9.97	2.09%	\$439.38
SWC020	C	1-4yd X 3 WEEK	\$319.44	\$339.69	\$0.00	\$2.94	\$66.21	\$728.28	\$713.33	\$14.95	2.10%	\$659.13
	C	1-4yd X 4 WEEK	\$425.88	\$452.93	\$0.00	\$2.94	\$88.18	\$969.93	\$949.99	\$19.93	2.10%	\$878.81
		1-4yd X 5 WEEK	\$532.36	\$566.16	\$0.00	\$2.94	\$110.15	\$1,211.61	\$1,186.69	\$24.92	2.10%	\$1,098.52
		1-4yd X 6 WEEK	\$638.82	\$679.40	\$0.00	\$2.94	\$132.12	\$1,453.28	\$1,423.38	\$29.90	2.10%	\$1,318.22
SWC008	C	1-6yd X 1 WEEK	\$147.42	\$169.85	\$0.00	\$2.94	\$32.02	\$352.23	\$345.33	\$6.90	2.00%	\$317.27
SWC009	C	1-6yd X 2 WEEK	\$294.92	\$339.69	\$0.00	\$2.94	\$63.76	\$701.31	\$687.51	\$13.79	2.01%	\$634.61
SWC022	C	1-6yd X 3 WEEK	\$442.31	\$509.54	\$0.00	\$2.94	\$95.48	\$1,050.27	\$1,029.57	\$20.70	2.01%	\$951.85
	C	1-6yd X 4 WEEK	\$589.77	\$679.39	\$0.00	\$2.94	\$127.21	\$1,399.31	\$1,371.71	\$27.60	2.01%	\$1,269.16
		1-6yd X 5 WEEK	\$737.21	\$849.23	\$0.00	\$2.94	\$158.94	\$1,748.32	\$1,713.81	\$34.51	2.01%	\$1,586.44
		1-6yd X 6 WEEK	\$884.62	\$1,019.08	\$0.00	\$2.94	\$190.66	\$2,097.30	\$2,055.90	\$41.40	2.01%	\$1,903.70
SWC011	C	1-8yd X 1 WEEK	\$163.85	\$226.46	\$0.00	\$2.94	\$39.33	\$432.58	\$424.91	\$7.67	1.80%	\$390.31
SWC012	C	1-8yd X 2 WEEK	\$327.64	\$452.93	\$0.00	\$2.94	\$78.35	\$861.86	\$846.53	\$15.33	1.81%	\$780.57
SWC018	C	1-8yd X 3 WEEK	\$491.47	\$679.39	\$0.00	\$2.94	\$117.38	\$1,291.18	\$1,268.18	\$23.00	1.81%	\$1,170.86
	C	1-8yd X 4 WEEK	\$655.25	\$905.85	\$0.00	\$2.94	\$156.40	\$1,720.44	\$1,689.80	\$30.65	1.81%	\$1,561.10
		1-8yd X 5 WEEK	\$819.10	\$1,132.31	\$0.00	\$2.94	\$195.44	\$2,149.79	\$2,111.45	\$38.34	1.82%	\$1,951.41
	C	1-8yd X 6 WEEK	\$982.93	\$1,358.78	\$0.00	\$2.94	\$234.47	\$2,579.12	\$2,533.11	\$46.00	1.82%	\$2,341.71
SWC007		2-4yd X 1 WEEK	\$212.98	\$226.46	\$0.00	\$2.94	\$44.24	\$486.62	\$476.65	\$9.97	2.09%	\$439.44
SWC010		2-6yd X 2 WEEK	\$589.84	\$679.38	\$0.00	\$2.94	\$127.22	\$1,399.38	\$1,371.79	\$27.59	2.01%	\$1,269.22
SWC013		2-6yd X 1 WEEK	\$294.84	\$339.70	\$0.00	\$2.94	\$63.75	\$701.23	\$687.43	\$13.79	2.01%	\$634.54
SWC014		2-8yd X 1 WEEK	\$327.70	\$452.92	\$0.00	\$2.94	\$78.36	\$861.92	\$846.58	\$15.33	1.81%	\$780.62
SWC015		1-2ydX 1 WK, 2-4ydX 2 WK	\$483.19	\$509.54	\$0.00	\$2.94	\$99.57	\$1,095.24	\$1,072.62	\$22.62	2.11%	\$992.73
SWC016		8ydX3 WK & CC X 1 WK	\$512.59	\$690.06	\$0.00	\$2.94	\$120.56	\$1,326.15	\$1,301.64	\$24.51	1.88%	\$1,202.65
SWC017		1-2yd 1-4yd X 1 WEEK	\$163.84	\$169.85	\$0.00	\$2.94	\$33.66	\$370.29	\$362.63	\$7.67	2.11%	\$333.69
SWC019		2-8yd & 4yd X 1 WEEK	\$434.19	\$566.15	\$0.00	\$2.94	\$100.33	\$1,103.61	\$1,083.29	\$20.32	1.88%	\$1,000.34
SWC021		2-2yd X 1 WK, 1-2yd X 2 WK	\$229.41	\$226.47	\$0.00	\$2.94	\$45.88	\$504.70	\$493.97	\$10.74	2.17%	\$455.88
SWC023		2-4yd X 2 WEEK	\$425.84	\$452.92	\$0.00	\$2.94	\$88.17	\$969.87	\$949.94	\$19.93	2.10%	\$878.76
SWC024		2-2yd X 2 WEEK	\$229.42	\$226.46	\$0.00	\$2.94	\$45.88	\$504.70	\$493.97	\$10.74	2.17%	\$455.88
SWC025		8yd X 4 WK & CC X 1 wk	\$676.37	\$916.52	\$0.00	\$2.94	\$159.58	\$1,755.41	\$1,723.26	\$32.15	1.87%	\$1,592.89
SWC026		2yd & 4yd X 2 Week	\$327.63	\$339.69	\$0.00	\$2.94	\$67.03	\$737.29	\$721.95	\$15.33	2.12%	\$667.32
SWC027		8yd X 5 WK & CC X 1WK	\$840.22	\$1,142.98	\$0.00	\$2.94	\$198.61	\$2,184.75	\$2,144.91	\$39.84	1.86%	\$1,983.20
SWC028		2-8yd x 2	\$655.28	\$905.86	\$0.00	\$2.94	\$156.41	\$1,720.49	\$1,689.82	\$30.67	1.81%	\$1,561.14
SWC029		2-2yd X 1 WEEK	\$114.70	\$113.24	\$0.00	\$2.94	\$23.09	\$253.97	\$248.60	\$5.37	2.16%	\$227.94
SWC030		3-2yd X 1 WEEK	\$172.05	\$169.86	\$0.00	\$2.94	\$34.49	\$379.34	\$371.28	\$8.05	2.17%	\$341.91
SWC031		2-4yd 4-RES	\$297.46	\$269.14	\$0.00	\$2.94	\$56.95	\$626.49	\$610.50	\$15.99	2.62%	\$566.60
SWC032		3-8yd X 2 WEEK	\$982.92	\$1,358.79	\$0.00	\$2.94	\$234.47	\$2,579.12	\$2,533.11	\$46.00	1.82%	\$2,341.71
SWC033		2-CC X 2 WEEK	\$53.94	\$22.62	\$0.00	\$2.94	\$7.95	\$87.45	\$83.82	\$3.63	4.33%	\$76.56
SWC034		2 yd & 6yd X 1	\$204.77	\$226.47	\$0.00	\$2.94	\$43.42	\$477.60	\$468.02	\$9.58	2.05%	\$431.24
SWC035		6yd X 3 & CC X 1	\$463.43	\$520.21	\$0.00	\$2.94	\$98.66	\$1,085.24	\$1,063.03	\$22.21	2.09%	\$983.64
SWC036		6yd X 5 WK & CC X 1 WK	\$758.33	\$859.90	\$0.00	\$2.94	\$162.12	\$1,783.29	\$1,747.27	\$36.01	2.06%	\$1,618.23
SWR003		RES/STP/MLTP		\$18.44	\$0.00	\$2.94	\$2.14	\$23.52	\$23.52	\$0.00	0.00%	\$18.44

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

ITEM TITLE: Second Reading – Ordinance 2026-001 Annexation – for approximately 4.0 +/- acres generally located south of CR 466A and west of Lake Josephine Drive: Kimley Horn and Associates, Inc. on behalf of the owner, Villages Ranch LLC.

MEETING DATE: February 26, 2026

DATE SUBMITTED: January 23, 2026

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

BRIEF NARRATIVE: Applicant is seeking voluntary annexation into the city to receive city services. Annexation of these properties (alternate keys 1740509 and 2933232) would be considered infill development as the property is surrounded by Fruitland Park properties with R-2, R-15 and C-2 zoning designations.

FUNDS REQUIRED: None

ATTACHMENTS: Ordinance 2026-001, location map, advertising affidavit, staff report and Planning & Zoning draft minutes.

RECOMMENDATION: The P&Z board approved of Ordinance 2026-001 with a recommended C-1 vice the requested C-2 zoning.

ACTION: Consider approval of Ordinance 2026-001.



Esri, HERE, Garmin, IPC, State of Florida, Microsoft, Vantor



70 0 70 140 210 280 350 Feet

Scale: 1:3,500

Villages Ranch, LLC.

Fruitland Park, Florida
Aerial Map

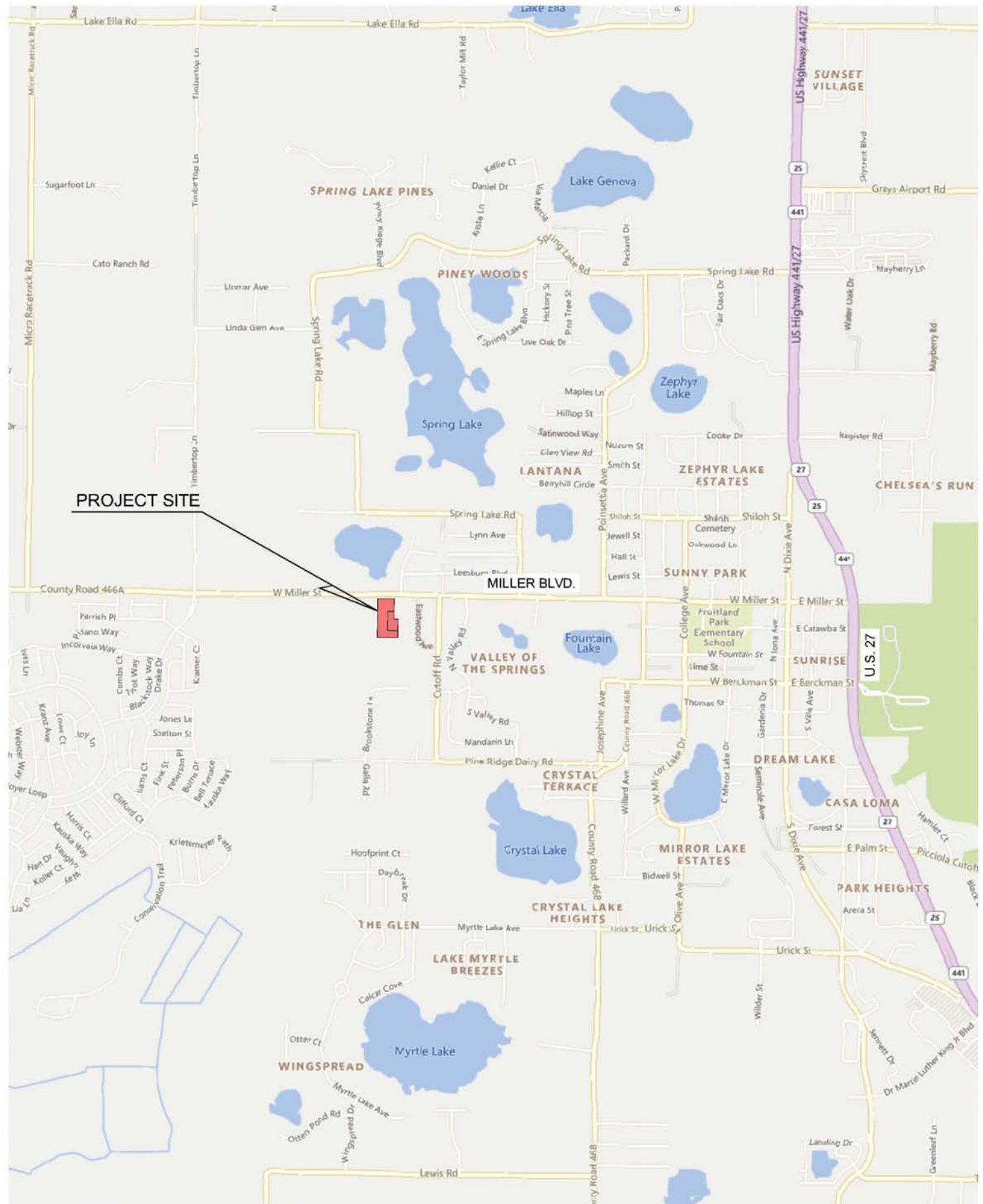
Project: 398/25/06
File: Aerial
Name: Villages Ranch LLC
PM: S. Lindh
Date: November 24, 2025
Created By: T. Ramdass



LAND PLANNING GROUP
— DEVELOPMENT — PLANNING — CONSULTING —
URBAN AND REGIONAL PLANNERS

PROJECT SITE

MILLER BLVD.



1

1550 Miller Boulevard

Lake County, Florida

LOCATION MAP

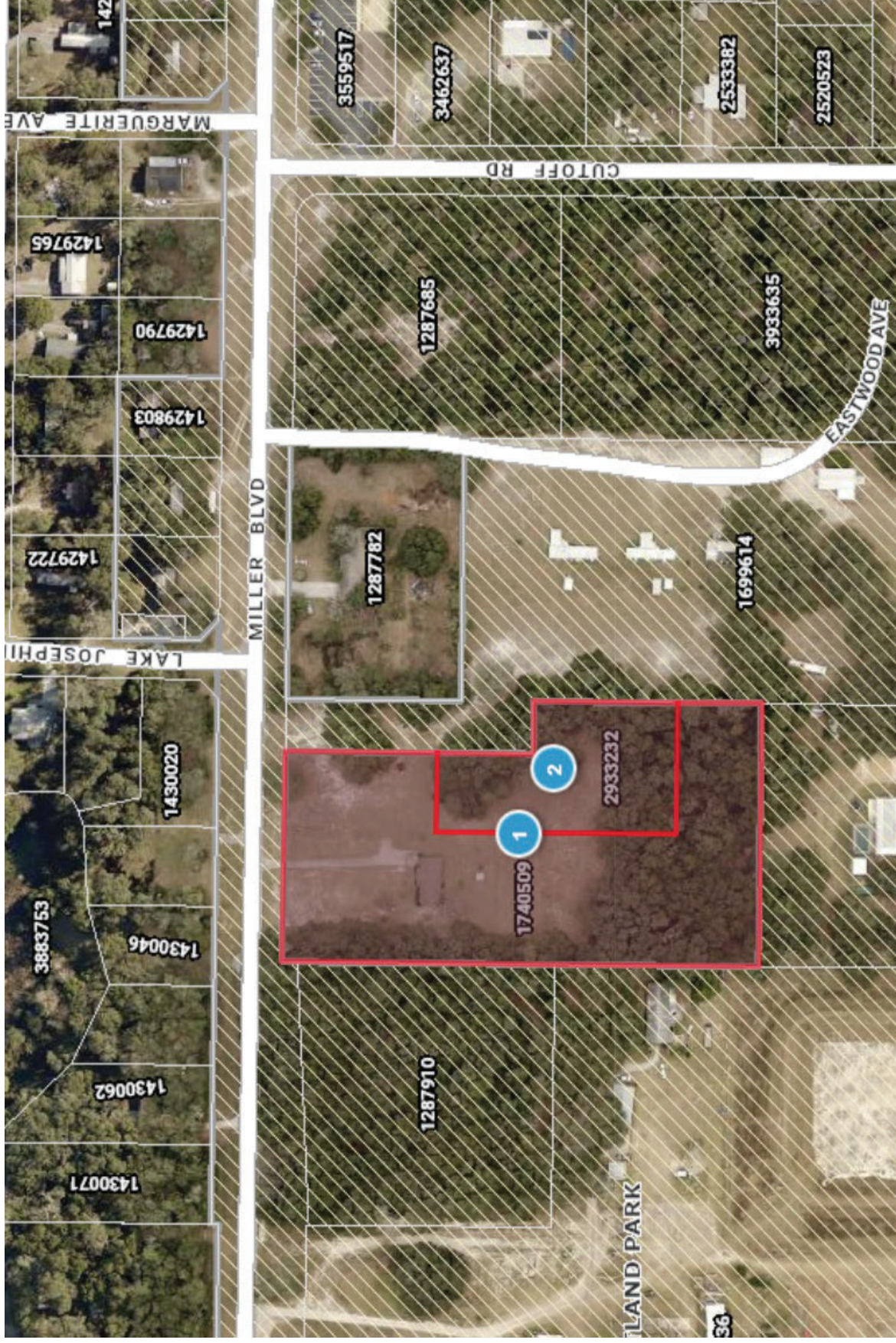
09/09/25 - Contact: Theodore Martell, P.E. (407) 456-4440

GRAPHIC SCALE IN FEET
0 250 500 1000



Kimley  **Horn**

1550 Miller Blvd – Alternate Keys 1740509 and 2933232 (Location Map)





September 19, 2025

City of Fruitland Park
506 W Berckman St
Fruitland Park, FL 34731

RE: *Project Location: 1550 Miller Blvd, Fruitland Park*
KHA Project Number: 249776000

To Whom It May Concern:

Project Description:

This letter serves as project justification for the annexation of Lake County Parcels Alt Keys: 1740509 and 2933232 totaling +/- 4.0 acres into the City of Fruitland Park. The subject project is located at 1550 Miller Blvd, Fruitland Park, FL 34731. The existing zoning of the first parcel is Lake County A – Agriculture, and the existing zoning of the second parcel is Lake County R-1 – Rural Residential. The existing future land use (FLU) of both parcels is Lake County Urban Medium. It is Village Ranch LLC's (owner) intent to re-zone the subject property to City of Fruitland Park C-2, General Commercial, and amend the City's Comprehensive Plan to reflect a City of Fruitland Park FLU of COMM - Commercial High Intensity.

Justification of Intended Use:

The proposed Future Land Use designation and zoning is compatible and consistent with the existing uses in the surrounding area. The adjacent parcels zoning and FLU are listed below:

North: Zoning - R-1 (Residential); FLU - Urban Medium (County)

South: Zoning - R-2 (Residential Single-Family Home – Low Density); FLU: SFLD – Single Family Low Density in City of Fruitland Park

East: Zoning - R-15; FLU: MFHD (Multiple – Family High Density) in City of Fruitland Park

West: Zoning - C-2 General Commercial in City of Fruitland Park; FLU: COMM – Commercial High Density

No significant adverse effects are expected as a result of the land uses associated with the proposed Future Land Use and zoning amendments included in this justification narrative and application.

Please contact me at (407) 536-4440 or theodore.martell@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Theodore J. Martell".

Theodore J. Martell, P.E.
Project Manager

ORDINANCE 2026-001

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 4.0 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; 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; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Kimley Horn and Associates, Inc., as Applicant on behalf of Villages Ranch LLC as Owner, requesting that approximately 4.00 ± acres of real property generally located south of CR 466A and west of Lake Josephine Drive (the "Property") be annexed to and made a part of the City of Fruitland Park; and

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

WHEREAS, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

WHEREAS, the Property is contiguous to the City limits and is reasonably compact; and

WHEREAS, the City Commission has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fruitland Park, Florida, as follows:

Section 1.

The following described property consisting of approximately 4.00 acres of land generally located south of CR 466A and west of Lake Josephine Drive., contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION: See Exhibit "A"

Parcel Alternate Key No. 1740509 and 2933232

Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Department of State of Florida within seven (7) days after its passage on second and final reading. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

Section 3. 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 4. 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 5. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the property annexed in the City Comprehensive Plan.

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 26th day of February, 2026.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Keough-Johns, MMC, City Clerk

Anita Geraci-Carver, City Attorney

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)

Passed First Reading _____
Passed Second Reading _____

(SEAL)

EXHIBIT 'A'

PARCEL 1:

The East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4, of Section 5, Township 19 South, Range 24 East, in Lake County Florida; LESS the right of way of State Road S-466A,

ALSO LESS AND EXCEPTING those lands conveyed in Official Records Book 936, Page 1763: From the Northeast corner of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 24 East, Lake County, Florida, run thence South 00 degrees 44'45" West along the East line of the said East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 a distance of 40.00 feet to the Southerly right-of- way of C-466-A and the Point of Beginning, thence South 00 degrees 44'45" West along the East line of the said East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 a distance of 324.00 feet, thence North 89 degrees 15'15" West to a point that is 66.00 feet West of when measured at right angles the said East line or the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4, thence North 00 degrees 44'45" East parallel with the said East line of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 a distance of 324 feet, more or less, to the said Southerly right-of-way of C 466-A, thence Easterly along the Southerly right-of-way of C-466-A to the Point of Beginning.

ALSO LESS AND EXCEPTING those lands conveyed in Official Records Book 1153, Page 1216: The South 1/2 of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 24 East, Lake County, Florida.

ALSO LESS AND EXCEPTING:

From the NE corner of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 of Section 5, Township 19 S, Range 24 E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, a distance of 40.00 feet to the Southerly right-of-way of C-466A; thence continue S 00°44'45" W along the East line of the said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 a distance of 324.00 feet and the Point of Beginning of this description; from said POB, continue S 00°44'45" W along said East line of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 a distance of 187.82 feet thence N 88°52'52" W, 165.62 feet to a point that is 165.58 feet East of the West line of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, thence N 00°45'08" E parallel with said West line of the East 1/2 of West 1/2 of SW 1/4 of SE 1/4, a distance of 313.01 feet to a point that is 200.00 feet South of the Southerly right-of-way of C-466A; thence S 89°02'52" E parallel with said Southerly right-of-way 99.58 feet, thence S 00°44'45" W, 125.91 feet, thence S 89°15'15" E 66.00 feet to the POB.

PARCEL 2:

From the NE corner of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 of Section 5, Township 19 S, Range 24 E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, a distance of 40.00 feet to the Southerly right-of-way of C-466A, thence continue S 00°44'45" W along the East line of the said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 a distance of 324.00 feet and the Point of Beginning of this description; From said POB, continue S 00°44'45" W along said East line of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 a distance of 187.82 feet thence N 88°52'52" W, 165.62 feet to a point that is 165.58 feet East of the West line of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, thence N 00°45'08" E parallel with said West line of the East 1/2 of West 1/2 of SW 1/4 of SE 1/4, a distance of 313.01 feet to a point that is 200.00 feet South of the Southerly right-of-way of C-466A, thence S 89°02'52" E parallel with said Southerly right-of-way 99.58 feet, thence S 00°44'45" W, 125.91 feet; thence S 89°15'15" E 66.00 feet to the POB.

Together with Easement for Ingress and Egress from the NE corner of the East 1/2 of the W 1/2 of the SW 1/4 of the SE 1/4 of Section 5, Township 19S, Range 24E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, a distance of 40.00 feet to the Southerly right-of-way of C-466A and the Point of Beginning, thence continue to S 00°44'45" W along the East line of the said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, a distance of 324.00 feet, thence N 89°15'15" W to a point that is 66.00 feet West of when measured at right angles the said East line of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4; thence N 00°44'45" E parallel with the said East

line of the East 1/2 of the West 1/2 of the SW1/4 of the SE 1/4, a distance of 324.00 feet more or less to the said Southerly right-of-way of C-466A; thence Easterly along the Southerly right-of-way of C-466A to the POB.

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

ANNEXATION, SSCPA, AND REZONING

Owner: Villages Ranch, LLC

Engineer: Theodore Martell, P.E., Kimley-Horn

General Location: South of Miller Blvd (CR 466A) and West of Lake Josephine Dr.

Number of Acres: 4.0 ± acres

Existing Zoning: Lake County Estate Residential (R-2) and Agriculture (A)

Proposed Zoning: General Commercial (C-2)

Existing Land Use: Urban Medium Density (7 units/acre)

Proposed Land Use: Commercial High Intensity (70% ISR/0.50 FAR)

Date: November 25, 2025

Description of Project

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop it under the C-2 permitted use zoning category pursuant to Chapter 154. The minimum C-2 lot size is 20,000 SF with a minimum lot width of 150'. The subject site has approximately 260' of frontage on CR 466A and is 174,240 SF which exceeds the C-2 requirements.

	Surrounding Zoning	Surrounding Land Use
North	Lake County R-7 and Agriculture	Urban Medium Density (7 units/acre)
South	R-2 (developed with SF residence)	Single Family Low Density (2 units/acre)
East	R-15 (developed with 4 MH)	Multi-Family High Density (15 units/acre)
West	C-2 (undeveloped & Windy Acres)	Commercial

Assessment

The C-2 zoning district allows for a variety of commercial uses and the applicant has not specified a specific use. The site abuts single family low density (R-2) to the south and multi-family high density (R-15) to the east which would require a minimum 15' landscaped buffer. No buffers are required along the western property boundary adjacent to C-2 zoning. A 25' buffer would be required adjacent to CR 466A located along the northern boundary.

Application

Chapter 152, Section 152.040(e) list criteria for review of comprehensive plan and rezoning amendments as follows:

1) Consistency with the Comprehensive Plan, or in the case of a Plan amendment, consistency with the remainder of the Plan and its goal, objectives and policies.

The applicant submitted a justification statement; however, it did not address consistency with the comprehensive plan or state which policies the proposed amendment is in compliance with. Staff conducted a review and determined the proposed amendment is in compliance with the comprehensive plan.

2) Consistency with applicable sections of the Land Development Code.

The applicant has requested a zoning of C-2 and the proposed site exceeds the minimum requirements of the C-2 district as previously outlined above. At time of site plan submittal, the applicant will be required to comply with the land development code.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

Annexation into the city requires a city designated zoning.

B) Whether adequate sites already exist for the proposed district uses.

The applicant has applied for a C-2 zoning category which is consistent with the CR 466A corridor. CR 466A is a designated arterial roadway which supports general commercial type uses.

C) Whether specific requirements of the Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan.

Any proposed development must comply with the land development regulations including landscape buffers which assist in buffering adjacent uses. The applicant submitted a statement indicating that the current land use is County Urban Medium (7 units/net acre) and the proposed amendment is to City Commercial High Intensity (70% ISR/.50 FAR).

Annexation

The subject site is adjacent to the City limits along the southern, eastern and western property boundary and is eligible for voluntary annexation. The subject site is also within the City's Utility Service Area.

Small Scale Comp Plan Amendment

The proposed small scale comprehensive plan amendment consists of 4 ± acres and is located south of CR 466A and west of Lake Joesphine Drive. For comprehensive plan purposes a maximum development scenario was utilized.

The site is designated as Urban Medium Density on the Lake County Future Land Use Map and it is proposed to designate the site as City of Fruitland Park Commercial High Intensity. Under the Lake County Urban Medium Density future land use could have developed at a maximum development scenario of 7 units/net acre pursuant to Lake County FLU Policy 1-1.3.3 which results in 28 units.

Under the proposed Commercial land use (70% ISR/.50 FAR) the property could be developed at a maximum development scenario of 87,120 square feet of nonresidential development pursuant to FLU Policies 1-1.2 and 1-1.12. The amendment results in a reduction of 28 units and an increase of 87,120 square feet of nonresidential development.

The property to the north is designated as Lake County Urban Medium Density (7 units/acre), property to the west within the city limits is designated as Commercial High Intensity, property to the east is designated as city Multi-family High Density (15 units/acre) and city single family low density (2 units/acre) is located adjacent to the southern boundary. The proposed land use is consistent with land uses within the City along the CR 466A corridor and buffers will be required to mitigate residential uses.

Commercial Needs Analysis – The City of Fruitland Park future land use data and analysis indicates commercial acreage needs of 578 acres by 2035. The addition of 4 acres would assist the city in meeting these needs.

Traffic Impact Analysis – The applicant submitted a trip generation summary which indicates 87,120 SF shopping center which would produce 3,289 daily trips with 82 AM Peak hour trips and 332 PM Peak hour trips. The proposed land use would increase traffic. At time of site plan submittal the applicant will need to submit a traffic impact analysis.

Solid Waste Impact Analysis – The LOS for solid waste is 2 collections per week pursuant to Public Facilities Policy 4-6.1. The city utilizes a private waste hauler through a franchise agreement. The amendment will not cause a deficiency in the LOS.

Utility Impact Analysis – The subject site is within the City of Fruitland Park Utility Service Area and central water is available. The LOS for water is 172 gallons per resident per day pursuant to Public Facilities Policy 4-10.1. For commercial sites the LOS utilizes 850 gallons per day per commercial acre. The estimated water usage is 0.0034 mgd (3,400 gallons per day) based on acreage.

The City owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.879 MGD and the permitted consumptive use permit capacity is 1.22 MGD. The City has a current available capacity of 0.115 mgpd and an analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.111 mgpd.

The City of Fruitland Park provides sanitary sewer. The City of Fruitland Park has an agreement with the Town of Lady Lake to treat sewage and the maximum capacity is 500,000 gallons per day (0.5 mgd). The City currently has an available capacity of 232,000 gallons per day (0.232 mgd). The LOS for sanitary sewer for commercial uses is 450 gallons per day pursuant to Public Facilities Policy 4-2.1. The estimated sanitary sewer usage is 0.0018 mgd based on acreage. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.230 mgd.

Environmental Analysis – The applicant submitted an environmental constraints map indicating that the subject site does not contain wetlands. Prior to development the applicant will need to submit an environmental assessment addressing protected species per Chapter 165, Section 165.190.

Rezoning

The subject property is currently zoned Rural Residential (R-1) and Agriculture (A) in Lake County and the proposed City zoning is General Commercial (C-2). Surrounding city zoning consists of General Commercial (C-2), MFHD (R-15), SFLD (R-2) and across CR 466A is Lake County R-7. The proposed C-2 zoning is consistent with the CR 466A commercial corridor.

Comprehensive Plan Compliance

The proposed amendment is in compliance with the following policies:

FLU Policy 1-1.2 and Table 1.1: Density and Intensity Standards – The applicant has applied for Commercial High Intensity land use and C-2 zoning which limits the maximum development to 70% ISR and 0.50 FAR which is consistent with this policy.

FLU Policy 1-1.12: Commercial High Intensity – The commercial high intensity land use allows for retail sales and service, professional services, higher intensity commercial uses and wholesale commercial use.

FLU Policy 1-2.1: Promote Orderly, Compact Growth – The subject site is located within the city's utility service area.

FLU Policy 1-4.1: Variety of Commercial Lands – The subject site is located along CR 466A which is a designated commercial corridor. The LDRs ensure that sufficient buffers and screening will be provided to mitigate impacts to the adjacent residential land uses.

FLU Policy 1-4.2: Access to Commercial Lands – Access to the subject site is via CR 466A and access management will comply with Lake County Standards since the roadway is under the jurisdiction of Lake County.

Conclusions

The proposed land use is consistent with the comprehensive plan and the CR 466A corridor. The proposed rezoning is consistent and compatible with adjacent zoning and appropriate buffers will be established to mitigate commercial and residential land uses.

The Villages DAILY SUN

Published Daily
State of Florida
County Of Sumter

Affidavit of Publication

Before the undersigned authority personally appeared **Amber Sevison** who on oath says that he or she is Legal Ad Coordinator of the Villages DAILY SUN, a daily newspaper published in Sumter County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad # 01286985 in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

JANUARY 9, 2026
JANUARY 14, 2026

Affiant further says that the Daily Sun is a newspaper that complies with all legal requirements for publication in chapter 50, Florida Statutes.

AS
(Signature Of Affiant)

Sworn to and subscribed before me this 14

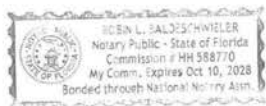
day January 2026.

Robin L. Baldeschwieler
Robin L. Baldeschwieler, Notary

Personally Known _____ or

Production Identification _____

Type of Identification Produced _____



NOTICE OF PUBLIC HEARING

ORDINANCE 2026-001

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 4.0 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; 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; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY COMMERCIAL HIGH INTENSITY OF 4.00 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; 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.

ORDINANCE 2026-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 4.0 +/- ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND AGRICULTURE (A) TO CITY OF FRUITLAND PARK GENERAL COMMERCIAL (C-2) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; 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.

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

Planning & Zoning Board Thursday, January 15, 2026 @ 6:00 p.m.

City Commission 1st Reading Thursday, February 12, 2026 @ 6:00 p.m.

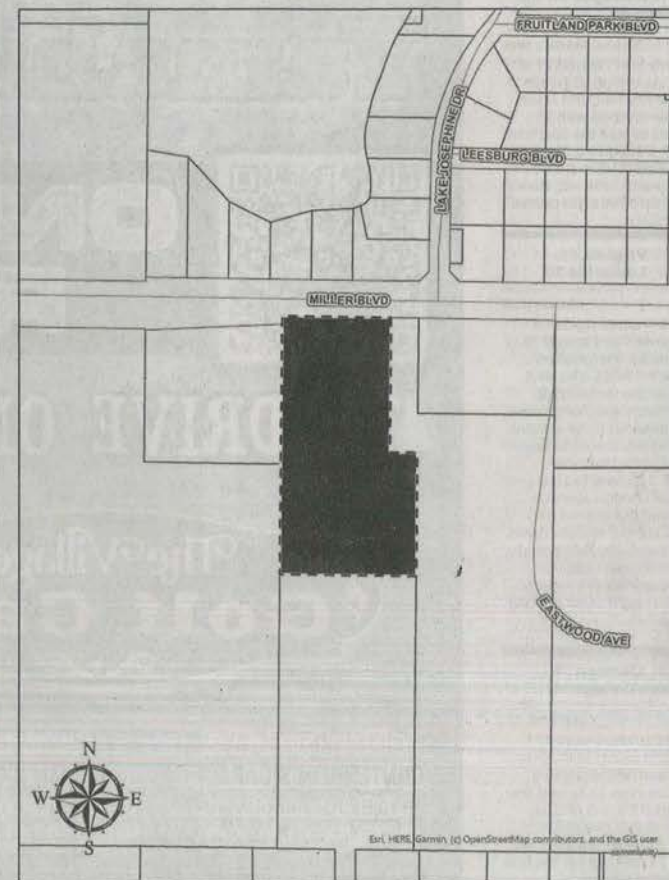
Land Planning Agency Thursday, February 12, 2026 @ 6:15 p.m.

City Commission 2nd Reading Thursday, February 26, 2026 @ 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 Ordinances 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 Ordinances.

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.





506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352 360-6727
FAX: 352 360-6652

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch	Others: Michael Rankin, LPG Anita Geraci-Carver, City Attorney Emily Church, Administrative Assistant Kelli Fielder, Certified Permit Tech Brenda Sigala, Permit Tech I
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MINUTES
PLANNING & ZONING (P&Z) BOARD
January 15, 2026
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Chairman Goldberg led the invocation and pledge.
- II. **ROLL CALL:** A quorum was present.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from the December 18, 2025 included for review/comment. No corrections or deletions and were approved unanimously.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. 1550 Miller Blvd Annexation, Small Scale Comprehensive Plan & Rezoning; Alternate Keys 1740509 and 2933232

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop property under the C-2 permitted use zoning category pursuant to Chapter 154. The minimum C-2 lot size is 20,000 SF with a minimum lot width of 150'. The subject site has approximately 260' of frontage on CR 466A and is 174,240 SF which exceeds the C-2 requirements. At the time that the site plan is submitted, the applicant will be required to adhere to the city's land development regulations (LDRs). The current land use is County Urban Medium and the proposed future land use is City Commercial High Intensity with a 70% ISR and .50 Floor Area Ratio (FAR). The zoning designation and FLUM is consistent within the CR466A corridor and supports commercial uses.

Michael Rankin introduced the project and Chairman Goldberg opened for public comment. Ted Martel, applicant, was present to answer any questions.

Denise Galbraith Craine, Miller Blvd, identified herself as a neighboring property owner and stated that she had submitted a certified request to speak at the meeting, although staff noted no responses

were recorded from the mailed notifications. After clarification, Ms. Crane acknowledged the confusion regarding the specific property location that it was not on Register Rd and confirmed that her concerns related to a different agenda item. She indicated she would return to speak when that item was presented.

Sarah Ellen McCallum, 2125 Miller Blvd, addressed the Board and expressed appreciation for the opportunity to participate. She acknowledged the potential benefits of commercial development along the corridor but raised concerns regarding traffic impacts, potential road widening and associated costs, utility and wastewater capacity, and the intensity of C-2 zoning. Ms. McCallum suggested that C-1 zoning may be more appropriate initially, with the option to consider C-2 zoning at a later date. She thanked the Board for its consideration.

Ted Martel, applicant, addressed the Board and explained that no specific development plan had been finalized. The request for C-2 zoning was intended to provide flexibility for future uses and to remain consistent with existing commercial zoning along the Miller Road corridor, particularly in anticipation of future roadway improvements. Mr. Martel stated that the intended uses were neighborhood-scale commercial developments such as professional offices, restaurants, and retail services, not heavy industrial uses. Any future development would be subject to site plan approval and public notice.

Michael Rankin confirmed that Miller Road is planned for widening, in coordination with Lake County and the MPO, though an exact timeline was uncertain; and that access would require County approval. Utility service would be provided by City utilities, with adequate capacity under current agreements.

Jake McCallum, 2125 Miller Blvd, asked about the distinction between C-1 and C-2 zoning, noting concerns regarding potential intensity and impacts to adjacent residential properties. The Board acknowledged that buffering would be required to protect nearby residences and discussed the option of approving C-1 zoning initially, with the possibility of a future rezoning to C-2 if warranted.

Vice Chair Docus made a motion to approve the annexation and future land use amendment, while denying the requested C-2 rezoning and recommending C-1 zoning instead; seconded by Mr. Burch. The motion passed unanimously.

B. Griffin Preserve Preliminary Plat; Alternate Keys 1287201 and 1287146

The applicant is requesting a preliminary plat/plan approval to develop a 67-unit single family subdivision located off of Register Road for approximately 16.67 +/- acres. The approved Master Development Agreement allows for a minimum lot size of 50' x 115' (5,750 SF), minimum living area of 1200 SF. Ordinance 2025-019 was approved to allow for a PUD amendment to provide for maximum building coverage and maximum impervious surface ratio per lot as per attached.

Michael Rankin introduced the project and Mike Flora, applicant, was present to answer any questions. Chairman Goldberg opened for public comment.

Denise Galbraith Craine, Miller Blvd, briefly raised questions regarding access and roadway coordination related to a separate property along Miller Boulevard for the previous agenda item after conferring her initial inquiry was for Miller Blvd and not Register Rd. Michael Rankin advised that these matters could be addressed outside the meeting and would require coordination with the County regarding ingress and egress.

Mr. Burch made the motion to approve the preliminary plat and was seconded by Vice Chair Dicus. It was approved unanimously.

BOARD MEMBERS' COMMENTS: None.

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. 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 Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT: 6:39 PM

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

ITEM TITLE: Second Reading and Public Hearing – Ordinance 2026-002 Small Scale Comprehensive Plan Amendment – Approximately 4.0 +/- acres generally located south of CR 466A and west of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc. on behalf of the owner, Villages Ranch LLC.

MEETING DATE: February 26, 2026

DATE SUBMITTED: January 23, 2026

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

BRIEF NARRATIVE: Applicant is seeking voluntary annexation, a small-scale comprehensive plan amendment and rezoning into the city to receive city services. Annexation of these properties (alternate keys 1740509 and 2933232) would be considered infill development as the property is surrounded by Fruitland Park properties with R-2, R-15 and C-2 zoning designations. The applicant is seeking a proposed Future Land Use of Commercial High Intensity [70% ISR and a .50 Floor Area Ration (FAR)].

FUNDS REQUIRED: None

ATTACHMENTS: Ordinance 2026-002, current and proposed future land use map (location map, advertising affidavit, staff report and P&Z draft minutes are contained with the “annexation” agenda bill packet Ordinance 2026-001).

RECOMMENDATION: The Planning and Zoning Board approved Ordinance 2026-002 during its January 15th, 2026 meeting.

ACTION: Consider approval of Ordinance 2026-002.

ORDINANCE 2026-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY COMMERCIAL HIGH INTENSITY OF 4.00 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE.; 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.

WHEREAS, a petition has been received from Kimley Horn and Associates, Inc., as applicant, on behalf of Villages Ranch, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Commercial High Intensity" under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Commission of the City of Fruitland Park and the Local Planning Agency for the City of Fruitland Park have reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Commission of the City of Fruitland Park.

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

Section 1: The following described property consisting of approximately 4.00 ± acres generally located south of CR 466A and west of Lake Josephine Drive as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Commercial High Intensity under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

Section 2: A copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Fruitland Park as a matter of permanent record of the City, matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3. Direction to the City Manager.

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

Section 4: 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 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6: 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 7. Adoption

After adoption, a copy hereof shall be forwarded to the Department of Economic Opportunity.

Section 8: This Ordinance shall become effective 31 days after its adoption by the City Commission. If this Ordinance is challenged within 30 days after its adoption, it may not become effective until the state land planning agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is in compliance. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 26th day of February, 2026.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Keough-Johns, MMC, City Clerk

Anita Geraci-Carver, City Attorney

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)

Passed First Reading _____
Passed Second Reading _____
(SEAL)

“EXHIBIT A”

PARCEL 1:

The East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4, of Section 5, Township 19 South, Range 24 East, in Lake County Florida; LESS the right of way of State Road S-466A,

ALSO LESS AND EXCEPTING those lands conveyed in Official Records Book 936, Page 1763: From the Northeast corner of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 24 East, Lake County, Florida, run thence South 00 degrees 44'45" West along the East line of the said East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 a distance of 40.00 feet to the Southerly right-of- way of C-466-A and the Point of Beginning, thence South 00 degrees 44'45" West along the East line of the said East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 a distance of 324.00 feet, thence North 89 degrees 15'15" West to a point that is 66.00 feet West of when measured at right angles the said East line or the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4, thence North 00 degrees 44'45" East parallel with the said East line of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 a distance of 324 feet, more or less, to the said Southerly right-of-way of C 466-A, thence Easterly along the Southerly right-of-way of C-466-A to the Point of Beginning.

ALSO LESS AND EXCEPTING those lands conveyed in Official Records Book 1153, Page 1216: The South 1/2 of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 24 East, Lake County, Florida.

ALSO LESS AND EXCEPTING:

From the NE corner of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 of Section 5, Township 19 S, Range 24 E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, a distance of 40.00 feet to the Southerly right-of-way of C-466A; thence continue S 00°44'45" W along the East line of the said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 a distance of 324.00 feet and the Point of Beginning of this description; from said POB, continue S 00°44'45" W along said East line of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 a distance of 187.82 feet thence N 88°52'52" W, 165.62 feet to a point that is 165.58 feet East of the West line of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, thence N 00°45'08" E parallel with said West line of the East 1/2 of West 1/2 of SW 1/4 of SE 1/4, a distance of 313.01 feet to a point that is 200.00 feet South of the Southerly right-of-way of C-466A; thence S 89°02'52" E parallel with said Southerly right-of-way 99.58 feet, thence S 00°44'45" W, 125.91 feet, thence S 89°15'15" E 66.00 feet to the POB.

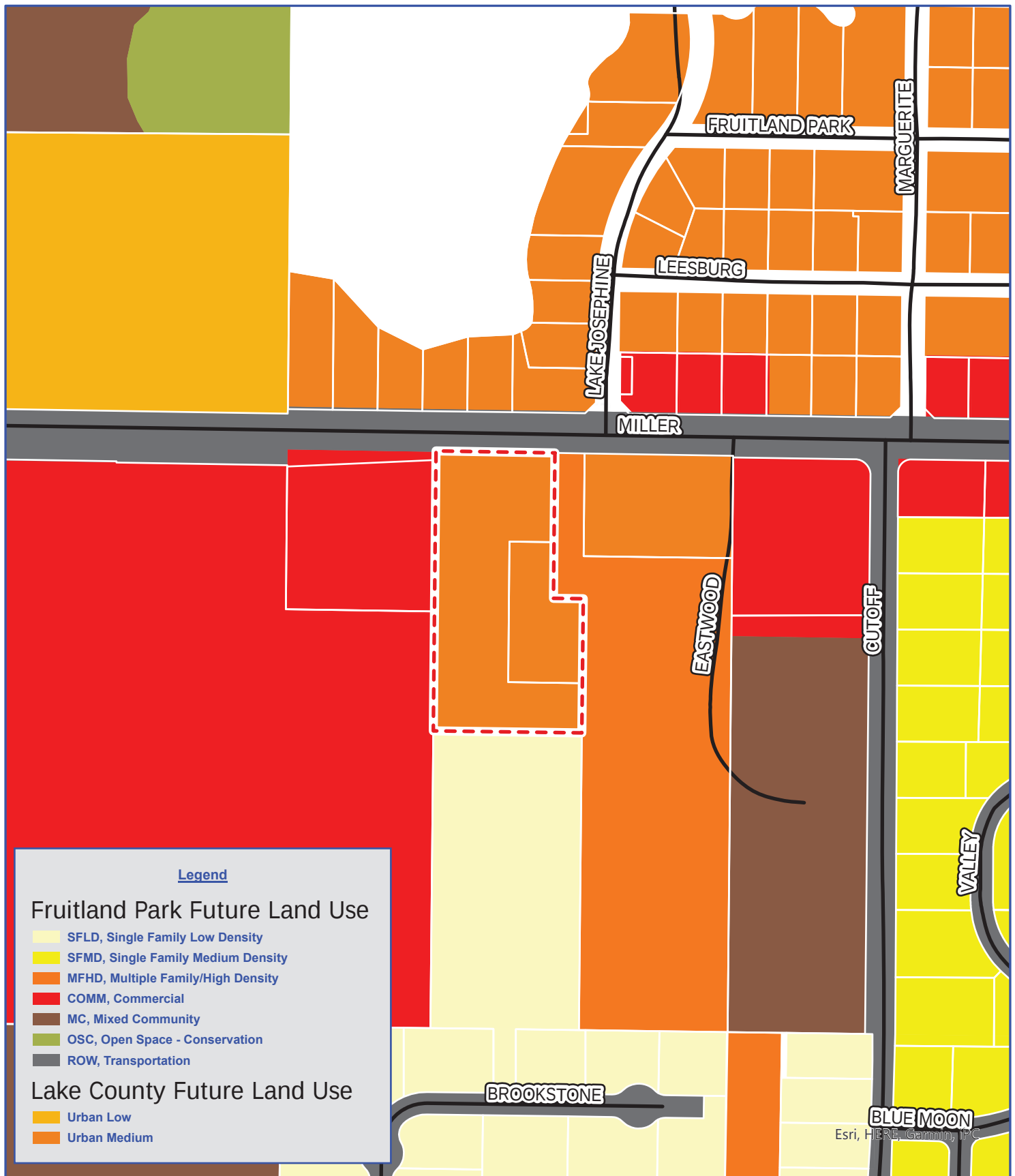
PARCEL 2:

From the NE corner of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 of Section 5, Township 19 S, Range 24 E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, a distance of 40.00 feet to the Southerly right-of-way of C-466A, thence continue S 00°44'45" W along the East line of the said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 a distance of 324.00 feet and the Point of Beginning of this description; From said POB, continue S 00°44'45" W along said East line of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 a distance of 187.82 feet thence N 88°52'52" W, 165.62 feet to a point that is 165.58 feet East of the West line of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, thence N 00°45'08" E parallel with said West line of the East 1/2 of West 1/2 of SW 1/4 of SE 1/4, a distance of 313.01 feet to a point that is 200.00 feet South of the Southerly right-of-way of C-466A, thence S 89°02'52" E parallel with said Southerly right-of-way 99.58 feet, thence S 00°44'45" W, 125.91 feet; thence S 89°15'15" E 66.00 feet to the POB.

Together with Easement for Ingress and Egress from the NE corner of the East 1/2 of the W 1/2 of the SW 1/4 of the SE 1/4 of Section 5, Township 19S, Range 24E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, a distance of 40.00 feet to the Southerly right-of-way of C-466A and the Point of Beginning, thence continue to S 00°44'45" W along the East line of the said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, a distance of 324.00 feet, thence N 89°15'15" W to a point that is 66.00 feet West of when measured at right angles the said East line

of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4; thence N 00°44'45" E parallel with the said East line of the East 1/2 of the West 1/2 of the SW1/4 of the SE 1/4, a distance of 324.00 feet more or less to the said Southerly right-of-way of C-466A; thence Easterly along the Southerly right-of-way of C-466A to the POB.

“EXHIBIT B”



70 0 70 140 210 280 350 Feet

Scale: 1:3,500

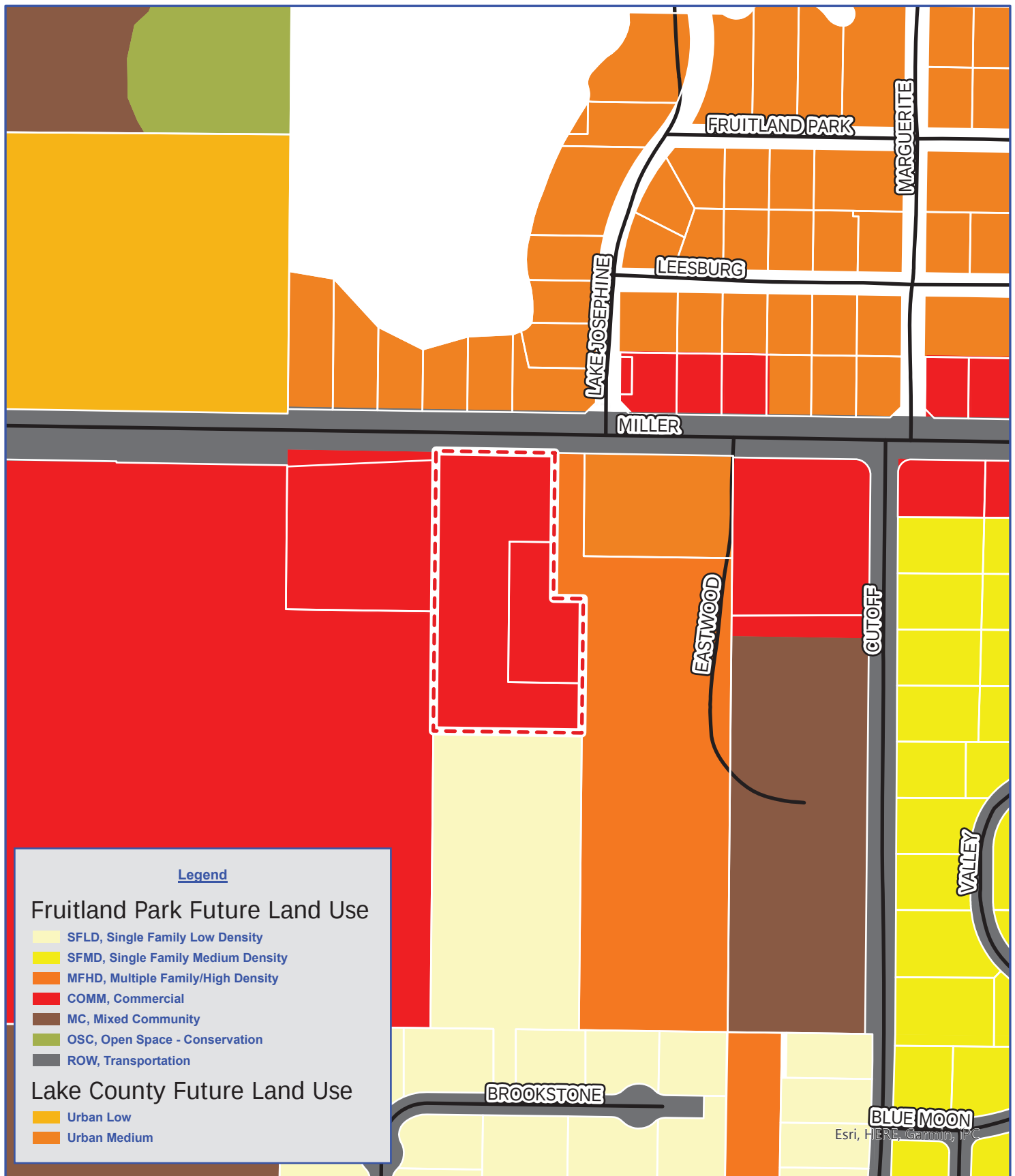
Villages Ranch, LLC.

Fruitland Park, Florida
Existing Future Land Use Map

Project: 398/25/06
File: Existing FLU
Name: Villages Ranch LLC
PM: S. Lindh
Date: November 24, 2025
Created By: T. Ramdass



LAND PLANNING GROUP
— DEVELOPMENT — PLANNING — CONSULTING —
URBAN AND REGIONAL PLANNERS



70 0 70 140 210 280 350 Feet

Scale: 1:3,500

Villages Ranch, LLC.

Fruitland Park, Florida
Proposed Future Land Use Map

Project: 398/25/06
File: Proposed FLU
Name: Villages Ranch LLC
PM: S. Lindh
Date: November 24, 2025
Created By: T. Ramdass



LAND PLANNING GROUP
— DEVELOPMENT · PLANNING · CONSULTING —
URBAN AND REGIONAL PLANNERS

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

ITEM TITLE: First Reading and Quasi-Judicial Public Hearing – Ordinance 2026-003 Rezoning to C-2 – Approximately 4.0 +/- acres generally located south of CR 466A and west of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc. on behalf of the owner, Villages Ranch LLC.

MEETING DATE: February 26, 2026

DATE SUBMITTED: January 23, 2026

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

BRIEF NARRATIVE: Applicant is seeking voluntary annexation, a small-scale comprehensive plan amendment and rezoning to C-2 to receive city services. Annexation of these properties (alternate keys 1740509 and 2933232) would be considered “in-fill” as the property is surrounded by Fruitland Park properties with R-2, R-15 and C-2 zoning designations. The applicant understands that a site plan application is required to be submitted for approval before development occurs. Any proposed development must comply with the city’s Land Development Regulations (LDRs) to include any required buffering. This site is within the city’s utility service area and the C-2 zoning designation is considered consistent with the CR 466A (Miller Blvd.) commercial corridor. **During the last City Commission meeting of February 12, 2026, this item was “tabled” with a recommendation to change the zoning from C-2 to C-1 and the applicant stated they would comply; however, after discussion with the owner, the applicant would like to move forward with the C-2 zoning designation originally requested. See attached email for details.**

FUNDS REQUIRED: None

ATTACHMENTS: Ordinance 2026-003 with current and proposed zoning maps and draft minutes of the Planning and Zoning Board advertising affidavit, staff report, aerial/location maps are contained within the agenda bill packet for Ordinance 2026-001.

RECOMMENDATION: During the Planning and Zoning Board meeting, approval of Ordinance 2026-003 was recommended with a C-1 zoning designation.

ACTION: Consider approval of Ordinance 2026-003 with recommended C-1 zoning or requested C-2 zoning.

From: [Martell, Theodore](#)
To: [Sharon Williams](#)
Cc: [Emily Church](#); [Michael Rankin](#)
Subject: FW: 1550 Miller Blvd
Date: Wednesday, February 18, 2026 1:50:31 PM

Sharon,

In relation to the requested annexation, small scale comp. plan amendment, and re-zoning of this property, we wish to proceed with the request to re-zone to C-2. My client's long-term plans (3-5 years in the future) are to develop and maximize the best use of this property (retail, restaurant, medical office, etc.) based on what comes in on surrounding developments during that time, including the 65 acres at CR 466A & Timbertop Lane, and their plan will be most effective if they can continue with the C-2 zoning designation. In the meantime, they want to put the property to good use rather than leaving it vacant and are confident that a tenant can be found that will need the C-2 designation. Their short-term plan includes the potential for tenants such as landscape nurseries, tree service, etc. that need outdoor storage, and of course any such use would provide the required buffer plantings/screening to shield the use from view from adjacent properties and from the R/W. The uses mentioned above are only examples.

Let me know if you have any questions.

Regards,

Theodore J. "Ted" Martell, P.E.

Kimley-Horn | 6876 Marwick Lane, Suite 350, Orlando, FL 32827

Direct: [386 271 0265](tel:386-271-0265) | Main: 407 602 0423 | www.kimley-horn.com

ORDINANCE 2026-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 4.0 +/- ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND AGRICULTURE (A) TO CITY OF FRUITLAND PARK GENERAL COMMERCIAL (C-2) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; 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.

WHEREAS, a petition has been received from Kimley Horn and Associates, Inc. as applicant, on behalf of Villages Ranch, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be rezoned from Lake County Rural Residential (R-1) and Agriculture (A) to City General Commercial (C-2) within the City limits of Fruitland Park; 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 4.00 ± acres generally located south of CR 466A and west of Lake Josephine Drive as described as set forth on **Exhibit "A"** and depicted on the map attached hereto as **Exhibit "B"**. shall hereafter be designated as C-2 "General Commercial" as defined in the Fruitland Park Land Development Regulations.

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 _____, 2026.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Keough-Johns, MMC, City Clerk

Anita Geraci-Carver, City Attorney

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)

Passed First Reading _____
Passed Second Reading _____

“EXHIBIT A”

PARCEL 1:

The East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4, of Section 5, Township 19 South, Range 24 East, in Lake County Florida; LESS the right of way of State Road S-466A,

ALSO LESS AND EXCEPTING those lands conveyed in Official Records Book 936, Page 1763: From the Northeast corner of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 24 East, Lake County, Florida, run thence South 00 degrees 44'45" West along the East line of the said East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 a distance of 40.00 feet to the Southerly right-of- way of C-466-A and the Point of Beginning, thence South 00 degrees 44'45" West along the East line of the said East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 a distance of 324.00 feet, thence North 89 degrees 15'15" West to a point that is 66.00 feet West of when measured at right angles the said East line or the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4, thence North 00 degrees 44'45" East parallel with the said East line of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 a distance of 324 feet, more or less, to the said Southerly right-of-way of C 466-A, thence Easterly along the Southerly right-of-way of C-466-A to the Point of Beginning.

ALSO LESS AND EXCEPTING those lands conveyed in Official Records Book 1153, Page 1216: The South 1/2 of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 24 East, Lake County, Florida.

ALSO LESS AND EXCEPTING:

From the NE corner of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 of Section 5, Township 19 S, Range 24 E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, a distance of 40.00 feet to the Southerly right-of-way of C-466A; thence continue S 00°44'45" W along the East line of the said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 a distance of 324.00 feet and the Point of Beginning of this description; from said POB, continue S 00°44'45" W along said East line of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 a distance of 187.82 feet thence N 88°52'52" W, 165.62 feet to a point that is 165.58 feet East of the West line of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, thence N 00°45'08" E parallel with said West line of the East 1/2 of West 1/2 of SW 1/4 of SE 1/4, a distance of 313.01 feet to a point that is 200.00 feet South of the Southerly right-of-way of C-466A; thence S 89°02'52" E parallel with said Southerly right-of-way 99.58 feet, thence S 00°44'45" W, 125.91 feet, thence S 89°15'15" E 66.00 feet to the POB.

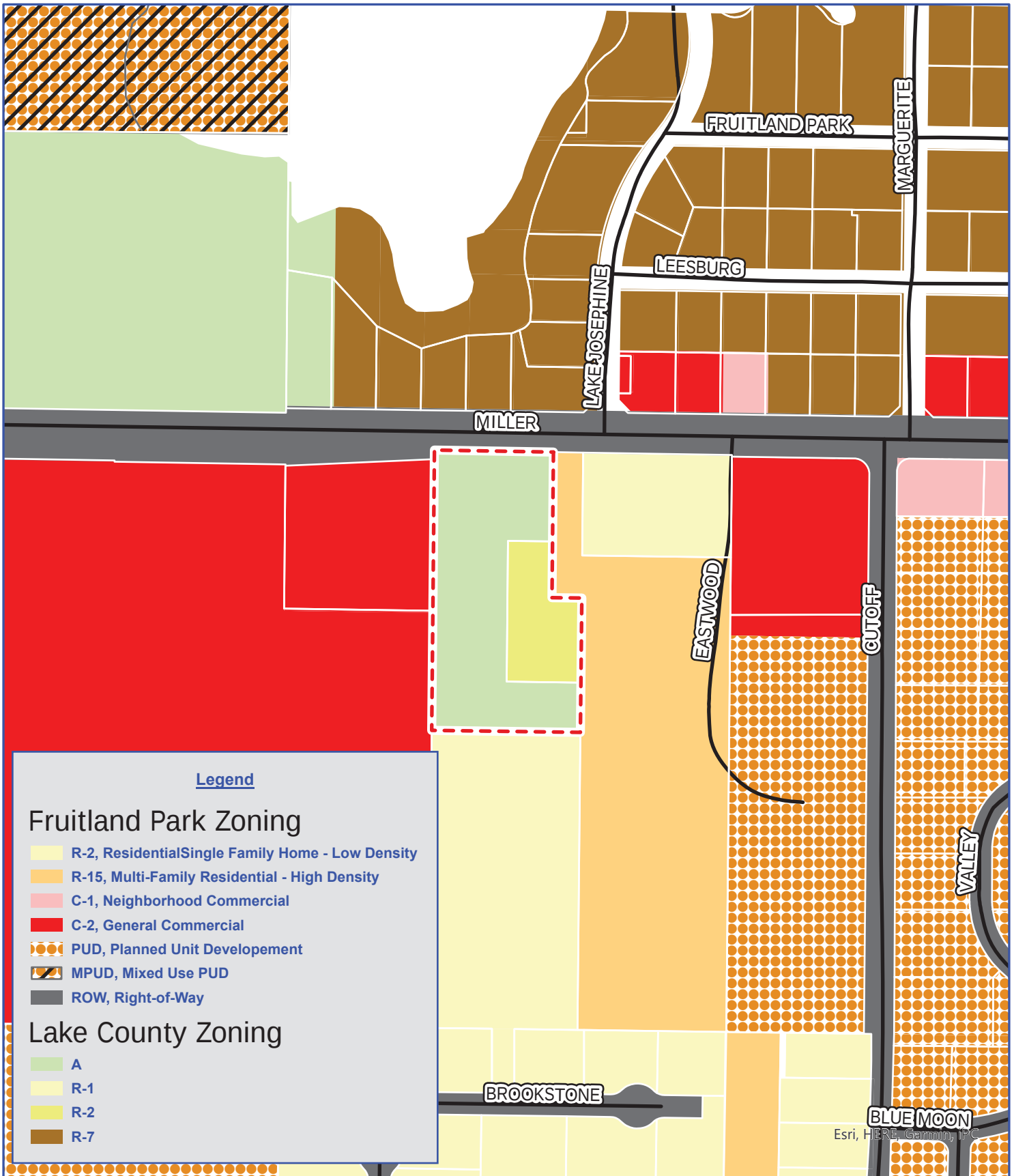
PARCEL 2:

From the NE corner of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 of Section 5, Township 19 S, Range 24 E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, a distance of 40.00 feet to the Southerly right-of-way of C-466A, thence continue S 00°44'45" W along the East line of the said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 a distance of 324.00 feet and the Point of Beginning of this description; From said POB, continue S 00°44'45" W along said East line of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4 a distance of 187.82 feet thence N 88°52'52" W, 165.62 feet to a point that is 165.58 feet East of the West line of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, thence N 00°45'08" E parallel with said West line of the East 1/2 of West 1/2 of SW 1/4 of SE 1/4, a distance of 313.01 feet to a point that is 200.00 feet South of the Southerly right-of-way of C-466A, thence S 89°02'52" E parallel with said Southerly right-of-way 99.58 feet, thence S 00°44'45" W, 125.91 feet; thence S 89°15'15" E 66.00 feet to the POB.

Together with Easement for Ingress and Egress from the NE corner of the East 1/2 of the W 1/2 of the SW 1/4 of the SE 1/4 of Section 5, Township 19S, Range 24E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, a distance of 40.00 feet to the Southerly right-of-way of C-466A and the Point of Beginning, thence continue to S 00°44'45" W along the East line of the said East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4, a distance of 324.00 feet, thence N 89°15'15" W to a point that is 66.00 feet West of when measured at right angles the said East line

of the East 1/2 of the West 1/2 of the SW 1/4 of the SE 1/4; thence N 00°44'45" E parallel with the said East line of the East 1/2 of the West 1/2 of the SW1/4 of the SE 1/4, a distance of 324.00 feet more or less to the said Southerly right-of-way of C-466A; thence Easterly along the Southerly right-of-way of C-466A to the POB.

EXHIBIT “B”



70 0 70 140 210 280 350 Feet

Scale: 1:3,500

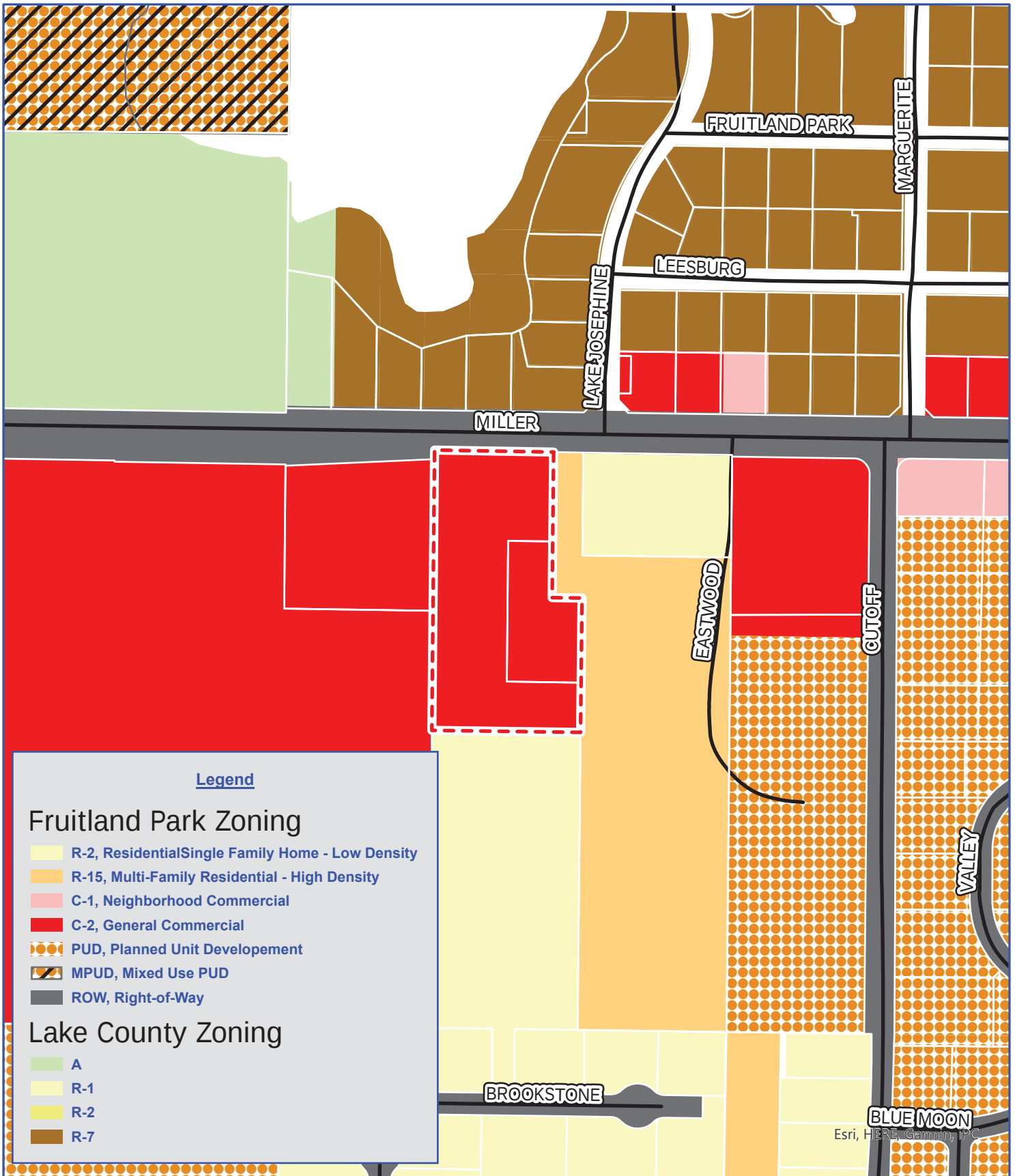
Villages Ranch, LLC.

Fruitland Park, Florida
Existing Zoning Map

Project: 398/25/06
File: Existing Zoning
Name: Villages Ranch LLC
PM: S. Lindh
Date: November 24, 2025
Created By: T. Ramdass



LAND PLANNING GROUP
— DEVELOPMENT — PLANNING — CONSULTING —
URBAN AND REGIONAL PLANNERS



Scale: 1:3,500

Villages Ranch, LLC.

Fruitland Park, Florida
Proposed Zoning Map

Project: 398/25/06
File: Proposed Zoning
Name: Villages Ranch LLC
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URBAN AND REGIONAL PLANNERS

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

ITEM TITLE: CITY ATTORNEY REPORT

MEETING DATE: February 26 2026

DATE SUBMITTED: February 16, 2026

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.

I had a telephone conference with attorney Walker who is defending the City in this case. The deposition of the plaintiff scheduled November 21, 2025 was cancelled and attorney Walker is in the process of rescheduling the deposition. On January 27, 2026, the Court entered an Order Setting Cause for Pre-Trial Conference and Jury Trial and Order of Mediation. Pre-trial conference is scheduled for July 6, 2026. Trial is scheduled for July 20, 2026. Plaintiff's counsel filed a notice of unavailability for July 20, 2026.

FUNDS BUDGETED: N/A

ATTACHMENT: N/A

RECOMMENDATION: N/A

ACTION: N/A