

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA**

June 12, 2025

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 – Pastor **George Mulford**, Grace Bible Baptist Church

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

2. ROLL CALL

3. PRESENTATIONS

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)

May 22, 2025, Regular Meeting

(b) Resolution 2025-035, Approving Highway Maintenance Memorandum of Agreement Contract #AT360, between the Florida Department of Transportation and the City of Fruitland Park. (city manager/city attorney/public works director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE FLORIDA DEPARTMENT OF TRANSPORTATION HIGHWAY MAINTENANCE MEMORANDUM OF AGREEMENT CONTRACT #AT360, BETWEEN THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE CITY OF FRUITLAND PARK FOR THE MAINTENANCE OF STATE ROAD RIGHTS-OF-WAY BY THE CITY; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

- (c) Resolution 2025-042, Approving First Amendment (Change Order #1) to EJCDC Standard Form of Agreement between Owner and Contractor on the Basis of Stipulated Price Re: Spring Lake Water Main Project Changing the Retainage from 10% to 5%. (city manager/city attorney/public works director)**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING FIRST AMENDMENT TO EJCDC STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE RE: SPRING LAKE WATER MAIN PROJECT THAT CHANGES THE RETAINAGE FROM 10 PERCENT TO 5 PERCENT AS PROVIDED BY FLORIDA LAW; AUTHORIZING THE MAYOR TO SIGN THE FIRST AMENDMENT; PROVIDING FOR AN EFFECTIVE DATE.

- (d) Resolution 2025-044, Permanent Utility and Ingress/Egress Easements in the Vicinity of 35421 Micro Racetrack Road (Thiele Property). (city manager/city attorney/ community development director)**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING TWO PERMANENT UTILITY AND INGRESS-EGRESS EASEMENTS IN FAVOR OF THE CITY OF FRUITLAND PARK, FLORIDA, FROM FRUITLAND PARK COMMONS II, LLC, ALONG MICRO RACETRACK ROAD; AUTHORIZING THE MAYOR TO EXECUTE THE EASEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

5. REGULAR AGENDA

- (a) Resolution 2025-031, Arbor Park Phase I Subdivision Final Plat for approximately 160.35± Acres Generally Located West of US Hwy 27/441, East of County Road 468, North of Griffin Road and South of Urick Street. Petitioner: Halff Engineering on behalf of the owners, Garden Street Communities Southeast, LLC and Aggarwal & Gupta Family Foundation, Inc. (city attorney, city manager, community development)**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING FINAL PLAT APPROVAL OF ARBOR PARK PHASE 1 GENERALLY LOCATED WEST OF U.S. HWY 27/441, EAST OF COUNTY ROAD 468, NORTH OF GRIFFIN ROAD AND SOUTH OF URICK STREET, FRUITLAND PARK, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

- (b) Resolution 2025-028, Variance Requested by Contractor Tool Supply for Approximately 4.83± Acres Generally Located East of US Hwy 27/441 and North of South Grays Airport Road. Petitioner: Vera Holdings & Investments, Inc. (Owner).** (city attorney, city manager, community development)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR) REQUIREMENTS PERTAINING TO LANDSCAPE BUFFER TREE PLANTINGS ON THE SUBJECT PROPERTY LOCATED EAST OF US HIGHWAY 441/27 AND NORTH OF SOUTH GRAYS AIRPORT ROAD OWNED BY VERA HOLDINGS & INVESTMENTS, INC., PROVIDING FOR AN EXPIRATION DATE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

- (c) Resolution 2025-029, Major Site Plan Requested by Contractor Tool Supply for Approximately 4.83± Acres Generally Located East of US Hwy 27/441 and North of South Grays Airport Road. Petitioner: Vera Holdings & Investments, Inc. (owner).** (city attorney, city manager, community development director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW FOR CONSTRUCTION OF A 53,710 SQUARE FOOT – TWO STORY BUILDING FOR RETAIL SALES OF CONTRACTOR TOOLS, OFFICE AND ATTACHED WAREHOUSES/STORAGE INCLUSIVE OF ASSOCIATED PARKING AND STORMWATER; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

- (d) Resolution 2025-040, Deferred Parking Agreement. Petitioner: Catalyst Design Group on behalf of the owner, Birch Enterprises LLC (Urick and Wilder).** (city manager/city attorney/community development director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE DEFERRED PARKING AGREEMENT CONSISTENT WITH SECTION 162.040(D), CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE BETWEEN THE CITY AND BIRCH ENTERPRISES, LLC FOR THE URICK AND WILDER APARTMENT PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

- (e) Resolution 2025-030, Proportionate Share Mitigation Agreement (School Concurrency – Urick and Wilder).** (city manager/city attorney/community development director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PROPORTIONATE SHARE MITIGATION AGREEMENT FOR THE PROJECT URICK AND WILDER STREET MULTIFAMILY RESIDENTIAL SCHOOL CONCURRENCY CASE #2024-29; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

- (f) Resolution 2025-022, Major Site Plan for Approximately 10.42± Acres Generally Located South of Urick Street and East of Wilder Street. Petitioner: Catalyst Design Group on behalf of the owner, Birch Enterprises LLC.** (city manager/city attorney/community development director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW CONSTRUCTION OF MULTI-FAMILY APARTMENT BUILDINGS AND A CLUBHOUSE INCLUSIVE OF ASSOCIATED PARKING AND STORMWATER; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

- (g) Resolution 2025-041, Utility Easement. Petitioner: Catalyst Design Group on behalf of the owner, Birch Enterprises LLC (Urick and Wilder).** (city manager/city attorney/community development director/public works director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING A PERMANENT UTILITY AND INGRESS-EGRESS EASEMENT IN FAVOR OF THE CITY OF FRUITLAND PARK, FLORIDA, FROM BIRCH ENTERPRISES, LLC FOR THE URICK AND WILDER APARTMENT PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE EASEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

(h) Resolution 2025-037, Appointment of City Commissioner to Fill Seat for District 2. (city manager/city clerk/city commission)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPOINTING A DISTRICT 2 TO FILL THE COMMISSION VACANCY IN DISTRICT 2 TO SERVE UNTIL THE NEXT CITY ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

(i) Resolution 2025-038, Appointment of City Commissioner to Fill Seat for District 5. (city manager/city clerk/city commission)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPOINTING A RESIDENT OF DISTRICT 5 TO FILL THE COMMISSION VACANCY IN DISTRICT 5 TO SERVE UNTIL THE NEXT CITY ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

6. PUBLIC HEARING

END OF PUBLIC HEARING

7. QUASI-JUDICIAL PUBLIC HEARING

END OF QUASI-JUDICIAL PUBLIC HEARING

8. (a) City Manager

- i. Development Update**
- ii. Parks Impact Fee Discussion**
- iii. Wastewater Treatment Update**
- iv. Master Plan Update – Date to discuss Water Master Plan**
- v. Lake100 Study**

(b) City Attorney

- i. Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628**
- ii. Linda Herald v. City of Fruitland Park, Lake County Case No. 2025-CA-000116**

9. UNFINISHED BUSINESS

10. 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.

11. COMMISSIONER COMMENTS

(a) Commissioner Cosenza III

(d) Vice Mayor DeGrave

12. MAYOR'S COMMENTS

13. ADJOURNMENT

DATES TO REMEMBER

June 2nd – 24th

Collection of NEW Children's Shoes and Sneakers at the Library for the 4th Annual Back to School Bash

Thursday, June 26th

City Commission Meeting

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.