FRUITLAND PARK CITY COMMISSION REGULAR MEETING MINUTES
May 22, 2025

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida 34731, on Thursday, May 22, 2025, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, and Commissioner Joseph "Joey" Cosenza

Members Absent: Seats for Districts 2 and 5 are currently vacant.

Also Present: City Attorney Anita Geraci-Carver, City Manager Karen Manila, Human Resources Director John Klein; City Treasurer Gary Bachmann; Finance Deputy Director Kimberly Gehrke; Public Works Director Robb Dicus; Lieutenant David Cox; Interim Community Development Director Michael Rankin; Administrative Manager Sharon Williams and City Clerk Gwen Johns

Total Attendance:

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

After Mayor Cheshire called the meeting to order Melvin Davison of Heritage Community Church gave the Invocation and Police Lieutenant David Cox 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 the decorum for this evening's meeting. He then requested that Ms. Johns call the roll where a quorum was declared present.

3. CONSENT AGENDA

(a) Approval of Minutes – May 8, 2025, Regular Meeting.

(b) Resolution 2025-036, Approving an Agreement for Employment and Labor Law Legal Services Between the City of Fruitland Park and Allen, Norton & Blue, P.A.

ACTION: **A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve the consent agenda, as presented. The motion carried by a unanimous vote.**

4. REGULAR AGENDA

There were no regular agenda items.

5. PUBLIC HEARING

(a) Final Reading of Ordinance No. 2025-011, Annexation, CR 468 Subdivision for Approximately 32.03± Acres Generally Located West of CR 468 and South of Myrtle Lake Ave., Petitioner: Burgland Capital, LLC on behalf of the owner, William Kent Stokes Trust

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2025-011, the substance of which is as follows:

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 32.03± ACRES OF LAND GENERALLY LOCATED WEST OF CR468 AND SOUTH OF MYRTLE LAKE AVE.; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver noted no changes to this ordinance since first reading.

ACTION: **A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Ordinance 2025-011, on final reading and as previously cited.**

Mayor Cheshire called for interested parties to be heard. There being none, the public hearing was closed.

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

(b) Final Reading and Public Hearing of Ordinance 2025-012, Small Scale Comprehensive Plan Amendment – CR 468 Subdivision for Approximately 32.03± Acres Generally Located West of CR 468 and South of Myrtle Lake Ave., Petitioner: Burgland Capital, LLC, on behalf of the owner, William Kent Stokes Trust.

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2025-012, the substance of which is as follows:

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 SINGLE-FAMILY MEDIUM DENSITY OF 32.03± ACRES OF PROPERTY GENERALLY LOCATED WEST OF CR 468 AND SOUTH OF LAKE MYRTLE AVE.; 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.

Ms. Geraci-Carver reviewed the requested changes that were made to Ordinance No. 2025-012, since the first reading.

ACTION: **A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Ordinance 2025-012, on final reading and as previously cited.**

Mayor Cheshire called for interested parties to be heard. There being none, the public hearing was closed.

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

6. QUASI-JUDICIAL PUBLIC HEARING

(a) Final Reading and Public Hearing of Ordinance 2025-013, Rezoning to PUD – CR 468 Subdivision for Approximately 32.03± Acres Generally Located West of CR 468 and South of Myrtle Lake Ave., Petitioner: Burgland Capital, LLC, on behalf of the owner, William Kent Stokes Trust.

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2025-013, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING APPROXIMATELY 32.03± ACRES OF PROPERTY LOCATED ON CR 468 SOUTH OF LAKE MYRTLE AVE.; FRUITLAND PARK, FLORIDA FROM LAKE COUNTY AGRICULTURE AND RESIDENTIAL PROFESSIONAL ZONING TO THE CITY OF FRUITLAND PARK DESIGNATION OF PUD, PLANNED UNIT DEVELOPMENT, WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR SEVERABILITY, REPEALING ALL ORDINANCES

IN CONFLICT HEREWITH; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver, reviewed the requested changes that were made to Ordinance No. 2025-013, since the first reading.

ACTION: **A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve Ordinance 2025-013, on final reading and as previously cited.**

Mayor Cheshire called for interested parties to be heard. There being none, the public hearing was closed.

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

7. (a) City Manager

i. Development Update

Mike Rankin, Interim Community Development Director, provided an overview of development projects in the City. He noted that the final plans with Advent Health were moving quickly and noted that this was tied to the J.C. Burke property and the contiguous connection over to the old Hawthorne property. He stated that he had been working with a developer regarding property located just off of Pine Ridge Dairy Road to the north between Miller and their property for continuous ingress/egress to that parcel of property.

Vice Mayor DeGrave asked when the Evolve apartments would be occupied. Mr. Rankin responded approximately 6-7 weeks.

ii. Commission Vacancies

Ms. Manila gave an update on applications received for District 2 and District 5 commission seats. She outlined the process for the interview and appointment of two new commissioners. She stated once appointed the new commissioners would receive an orientation to prepare them for the June 26th City Commission meeting.

iii. Wastewater update

Ms. Manila stated that The Town of Lady Lake held a workshop last Thursday, and there was a consensus to participate with the City of Fruitland Park on a new wastewater treatment plant where the City of Fruitland Park would own a share of the plant. A special workshop will be scheduled with the city commission in the near future to discuss this further. Subsequently, the rate study will be completed and should reflect necessary impact fee or utility rate adjustments.

Ms. Manila announced the Finance System is scheduled to be down for maintenance from June 4-6, 2025. During that time, no online payments will be received.

Vice Mayor DeGrave asked about sewer impact fees. He noted that an impact fee payment is triggered when a building permit is issued, and he wondered if projects that end up on hold for a while would be subject to any implemented increase in impact fees. He noted that the new partnership would require a significant increase in impact fees. He thought the financial benefits related to this project would be critical, noting that the City would need to have financial support for the partnership.

(b) City Attorney

i. **Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628** – Ms. Geraci-Carver stated discovery is ongoing.

ii. **Linda Harold v. City of Fruitland Park, Lake County Case No. 2025-CA-000116** – Ms. Geraci-Carver stated this is also continuing the discovery process.

Ms. Geraci-Carver announced that electronic Form 1 Financial Disclosure Form notifications had been sent out and those forms must be completed by July 1, 2025.

8. UNFINISHED BUSINESS

There were unfinished business items.

9. PUBLIC COMMENTS

Carl Yauk, 1123 Ritter Road, agreed with Vice Mayor DeGrave about the wastewater treatment plant. He said that Villages residents already pay for the system that serves them.

Mr. Yauk asked about the status of completing work on CR 466A.

Mr. Yauk stated that he was aware of references to a City of Fruitland Park Residential Needs Analysis that indicated Fruitland Park would need 5,460 additional dwelling units to meet the projected financial needs through 2035. He asked when the analysis was completed, where the City currently stood, and whether the needs analysis included the Villages residents. He also wondered what other geographical areas may have been included in the analysis.

Mr. Yauk asked if the City excluded non-buildable properties from the calculations of land that is available for development within the City of Fruitland Park.

William Bear, 705 South Dixie, expressed concern about chemicals in the City's drinking water. He also mentioned concern regarding traffic on Dixie Avenue, particularly with the new school. He encouraged stronger traffic enforcement in that area.

Donna Masentenio, 2047 Myrtle Lake Ave, spoke about her concerns regarding crowding, traffic and congestion. Mayor Cheshire responded that the City of Fruitland Park works hard to maintain smart growth. He said that traffic analyses that have been conducted have indicated that the roadways can manage the impacts.

10. COMMISSIONERS' COMMENTS

(a) Commissioner Cosenza

ACTION: Nothing to report.

(b) Vice Mayor DeGrave

ACTION: Nothing to report.

11. MAYOR'S COMMENTS

Mayor Cheshire brought up the need for park impact fees to support growth. He stated that with the influx of development, residents are going to need amenities. Vice Mayor DeGrave said Fruitland Park is a place where people want to live, and he felt that impact fees was a topic that needed to be discussed in the near future. Ms. Geraci-Carver advised that the discussion of park impact fees could be placed on an upcoming agenda where the City Commission would provide direction to staff. This would allow for a proposal to be prepared and a consultant to study impact fees.

Mayor Cheshire noted that smart growth is important to the City of Fruitland Park. He said the City Commission is diligent in overseeing and maintaining smart growth. He said the City is aware of the traffic impacts due to growth. He mentioned Palm Avenue and Dixie Avenue are county roads. He acknowledged the dangerous intersection. He also mentioned the area of Urick and CR 468. Mayor Cheshire stated that a recent change has been adopted and implemented which will limit building heights in the City of Fruitland Park.

a. Dates to Remember

May 1st – 30th	Food for Fines at Fruitland Park Library
May 5th – 9th	Teacher Appreciation Week
Thursday, May 22nd	City Commission Meeting

13. ADJOURNMENT

The meeting adjourned at 6:28 p.m.

Gwen Keough-Johns, City Clerk

Chris Cheshire, Mayor