

**FRUITLAND PARK CITY COMMISSION  
REGULAR MEETING AGENDA**

**July 28, 2022**

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 – Reverend (Senior Pastor) Kelly W. Smith, Community United Methodist Church  
  
Pledge of Allegiance – Police Chief Erik Luce
- 2. ROLL CALL**
- 3. SPECIAL PRESENTATIONS**
  - (a) School Board Member District 2** (city clerk)  
Mr. Tyler Brandbeurg
  - (b) ACFR Presentation September 30, 2021** (city treasurer)  
Annual Comprehensive Financial Report, September 30, 2021 - McDirmit Davis, Certified Public Accountants
- 4. RECESS TO THE LOCAL PLANNING AGENCY**  
On or before 6:15 p.m., recess to the local planning agency.
- 5. CONSENT AGENDA**
  - (a) Approval of Minutes** (city clerk)  
July 14, 2022 regular meeting
  - (b) Resolution 2022-032 - FY 2022-23 Street Paving Quote - Paqco Inc. (Paquette Company)** (city attorney/city manager/public works director)  
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING PROPOSAL FROM PAQUETTE COMPANY IN THE AMOUNT OF \$181,435.00 FOR NON-CRA ROADS AND \$184,740.00 FOR CRA ROADS AUTHORIZED BY THE CRA; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; PROVIDING FOR AN EFFECTIVE DATE.

**6. REGULAR AGENDA**

- (a) Resolution 2022-031 – Proposed Millage FY 2022-23** (city treasurer)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, ADOPTING A NOT TO EXCEED MILLAGE RATE OF 3.9134 LEVYING OF AD VALOREM TAXES FOR FISCAL YEAR 2022-2023 AND SETTING THE DATE, TIME AND PLACE OF PUBLIC HEARING ON THE BUDGET FOR FISCAL YEAR 2022-2023 PROVIDING FOR AN EFFECTIVE DATE.

**PUBLIC HEARING**

- (b) Public Hearing – Ordinance 2022-015 LSCPA – 68.55+ Acres Timbertop Lane – Petitioners: Stephanie Bailey Bouis and Patricia Bouis Thompson** (city attorney/city manager/community development)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM CITY OF FRUITLAND PARK COMMUNITY MIXED USE TO GENERAL MIXED USE OF 68.55 +/- ACRES OF PROPERTY GENERALLY LOCATED ON TIMBERTOP LANE; 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. (The second reading will be held on September 8, 2022.)

- (c) Public Hearing - Ordinance 2022-014 Rezoning 68.55+ Acres Timbertop Lane — Petitioners: Stephanie Bailey Bouis and Patricia Bouis Thompson** (city attorney/city manager/community development)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING

68.55 ± ACRES OF PROPERTY FROM CITY OF FRUITLAND PARK PUD TO CITY OF FRUITLAND PARK MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING AN AMENDED MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on September 8, 2022.)

- (d) **Public Hearing - Ordinance 2022-016 Rezoning 35.99+ Acres South of Spring Lake Road and West of US Hwy 27.441 — Petitioner: The Reserve at Spring Lake Cove LLC** (city attorney/city manager/community development)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 35.99 ± ACRES OF PROPERTY FROM SINGLE FAMILY LOW DENSITY RESIDENTIAL (R-1), MULTI-FAMILY HIGH DENSITY RESIDENTIAL (R-3), INDUSTRIAL AND PLANNED UNIT DEVELOPMENT (PUD) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK FOR RESIDENTIAL USE; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on August 25, 2022.)

**END OF PUBLIC HEARING**

8. (a) **City Manager**
- i. **Economic Development**
  - ii. **Concrete Bollards – City Hall, Library, and Community Center Discussion**
- (b) **City Attorney**
- i. **City of Fruitland Park v. State of Florida Department of Management Services**

**ii. Michael and Laurie Fewless v. City of Fruitland Park**

**iii. U.S. Bank National Association v. Robert Moore and City of Fruitland Park, Lake County Case No. 2022-CA-00845 (Judge Baxley)**

**iv. Municode**

**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. COMMISSIONERS' COMMENTS**

**(a) Commissioner Mobilian**

**(b) Commissioner DeGrave**

**(c) Commissioner Bell**

**(d) Vice Mayor Gunter, Jr.**

**12. MAYOR'S COMMENTS**

**13. ADJOURNMENT**

**DATES TO REMEMBER**

- August 8 and 9, 2022, workshops (FY 2022-23 proposed budget);
- August 11 to 13, 2022, Florida League of Cities' Annual Conference (100<sup>th</sup> Anniversary) at The Diplomat Beach Resort, 3555 South Ocean Drive, Hollywood, Florida, 33019 at 7:00 a.m.;
- August 11, 2022 regular city commission meeting, Cancelled, and
- August 25, 2022 regular city commission meeting

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 a 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**