

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA**

August 25, 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 – Pastor Chuck Padgett, Trinity Assembly of God

Pledge of Allegiance – Police Chief Erik Luce
- 2. ROLL CALL**
- 3. SPECIAL PRESENTATION**
 - (a) Proclamation – Memoriam Pastor Jim Keegan** (city clerk)
 - (b) Public Safety Complex** (city manager)
- 4. RECESS TO THE COMMUNITY REDEVELOPMENT AGENCY** (city clerk)
On or before 6:15 p.m. recess to the CRA.
- 5. CONSENT AGENDA**
 - (a) Approval of Minutes** (city clerk)
July 25, 2022 regular
 - (b) Resolution 2022-033 P&Z Board Chair and Vice Chair Selection**
(city attorney/city clerk)
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PLANNING AND ZONING BOARD CHAIR AND VICE-CHAIR SELECTION FOR FISCAL YEAR 2022/2023; PROVIDING FOR AN EFFECTIVE DATE.
 - (c) Resolution 2022-037 Lake County CDBG Grant Program FY 2021-22 – Patricia Avenue 6” Water Line - Sub-Recipient Contract** (city attorney/city manager/public works director)
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE LAKE COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM SUB-RECIPIENT CONTRACT; AUTHORIZING THE MAYOR TO EXECUTE THE SUB-RECIPIENT CONTRACT IN THE AMOUNT OF \$140,400 TO FUND ENGINEERING AND

CONSTRUCTION OF A NEW 6" WATER LINE ON PATRICIA AVENUE; PROVIDING FOR AN EFFECTIVE DATE.

6. REGULAR AGENDA

- (a) **Resolution Establish Recreation Fund to General Fund** (city attorney/city treasurer/city manager)
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, MOVING THE RECREATION FUND INTO THE GENERAL FUND AND DISSOLVING THE RECREATION FUND; PROVIDING FOR DIRECTIONS AND FUNDING; AND PROVIDING FOR AN EFFECTIVE DATE.
- (b) **Concrete Bollards – City Hall, Library, And Community Center Discussion** (city manager)
Discussion on concrete bollards for city hall, library and the community center.
- (c) **ITB 2022-01 Public Works Building WWTP Discussion** (city manager)
Discussion on Invitation to Bid 2022-01 Public Works Building Wastewater Treatment Plant site on Spring Lake Road.
- (d) **RFQ 2022-01 Professional Engineering Surveying Discussion** (city manager)
Discussion on Request for Qualification 2022-01 for professional engineering surveying services.

PUBLIC HEARING

- (e) **First Reading and Public Hearing – Ordinance 2022-017 Urick Street Force Main Extension - Clean Water SRF Construction Loan Agreement WW350821 (Grant Agreement SG350822)** (city attorney/city manager/city treasurer/public works director)
AN ORDINANCE OF CITY OF FRUITLAND PARK, FLORIDA, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; APPROVING THE CLEAN WATER STATE REVOLVING FUND CONSTRUCTION LOAN AGREEMENT WITH A 20-YEAR LOAN IN THE AMOUNT OF \$1,859,724 AT A ZERO PERCENT INTEREST RATE AND A GRANT IN THE AMOUNT OF \$908,229 FOR CONSTRUCTION OF THE URICK STREET FORCE MAIN EXTENSION; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING

ASSURANCES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE. (The second reading will be held on September 8, 2022.)

(f) First Reading and Public Hearing – Ordinance 2022-018 Fund Balance Policy (city attorney/city manager/city treasurer)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA; CREATING SECTIONS 33.55 THROUGH 33.58 IN CHAPTER 33 OF THE CODE OF ORDINANCES OF THE CITY OF FRUITLAND PARK, FLORIDA, WHICH SETS FORTH A FUND BALANCE/RETAINED EARNINGS POLICY; ESTABLISHING A FUND BALANCE/RETAINED EARNINGS POLICY FOR EACH OF ITS VARIOUS FUNDS; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE. (The second reading will be held on September 8, 2022.)

(g) First Reading and 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. (Continued from the July 28, 2022 meeting. The second reading will be held on September 8, 2022.)

- (h) **First Reading and 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. (Continued from the July 28, 2022 meeting. The second reading will be held on September 8, 2022.)

- (i) **Second Reading 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), 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 first reading was held on July 28, 2022.)

- (j) **Public Hearing – Resolution 2022-035 Declaration of Utility of Title - The Reserve at Spring Lake Cove– Petitioner: Spring Lake Cove LLC** (city attorney/city manager/community development)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AUTHORIZING THE

MAYOR TO EXECUTE A DECLARATION OF UTILITY OF TITLE UNIFYING AS AN INDIVISIBLE BUILDING SITE, TWELVE PROPERTIES GENERALLY LOCATED SOUTH OF SPRING LAKE ROAD AND WEST OF US HIGHWAY 27/441, FRUITLAND PARK, FLORIDA, OWNED BY THE RESERVE AT SPRING LAKE COVE LLC; PROVIDING FOR A DECLARATION OF UNITY OF TITLE TO BE RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

(k) Public Hearing – Resolution 2022-034 Major Site Plan - The Reserve at Spring Lake Cove - Petitioner: Spring Lake Cove LLC
(city attorney/city manager/community development)

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 128-UNIT APARTMENT COMPLEX CONSISTING OF APPROXIMATELY 30 BUILDINGS AND RECREATIONAL FACILITIES; 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.

END OF PUBLIC HEARING

7. (a) **City Manager**
Economic Development Status Update
- (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**
 - iv. **Code of Ordinances Codification**

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. COMMISSIONERS' COMMENTS

(a) Commissioner Mobilian

(b) Commissioner DeGrave

(c) Commissioner Bell

(d) Vice Mayor Gunter, Jr.

11. MAYOR'S COMMENTS

12. ADJOURNMENT

DATES TO REMEMBER

- September 8, 2022 City Commission Regular meeting at 6:00 p.m.;
- September 9, 2022, *Sheriff's Update* Lake County League of Cities, Mount Dora Golf Course, 1100 South Highland Street, Mount Dora, Florida 32757 at 12:00 p.m.
- September 16, 2022, Comedy Night, 205 W Berckman Street, Fruitland Park, Florida 34731 at 8:00 p.m.;
- September 17, 2022, Wedding Expo, 205 W Berckman Street, Fruitland Park, Florida 34731 at 11:00 a.m.;
- September 22, 2022, City Commission Regular meeting at 6:00 p.m., and
- September 24, 2022, *Father and Son Camp Out*, 205 W Berckman Street, Fruitland Park, Florida 34731 at 5:00 p.m.

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