

**FRUITLAND PARK CITY COMMISSION  
REGULAR MEETING AGENDA**

**October 13, 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

Pledge of Allegiance – Police Chief Erik Luce

**2. ROLL CALL**

**3. SPECIAL PRESENTATION** (city clerk)

The Rose Plantation Commemorative Historical Marker Recognition Proclamation.

**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 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 clerk)

September 22, 2022 regular meeting minutes

**(b) Resolution 2022-058 LCLC Membership** (city attorney/city clerk)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPOINTING A MEMBER AND ALTERNATE TO THE LAKE COUNTY LEAGUE OF CITIES, INC.; PROVIDING THE TERM EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

**(c) Resolution 2022-059 P&Z Board Reappointment** (city attorney/city clerk)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPOINTING A MEMBER TO THE PLANNING AND ZONING BOARD OF THE CITY OF FRUITLAND PARK; PROVIDING THE TERM EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

- (d) **Resolution 2022-060 P&Z Board Reappointment** (city attorney/city clerk)  
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPOINTING A MEMBER TO THE PLANNING AND ZONING BOARD OF THE CITY OF FRUITLAND PARK; PROVIDING THE TERM EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.
- (e) **Resolution 2022-057 Lake County CDBG Grant Program FY 2022-23 – Spring Lake Road 6” Water Line – Sub-Recipient** (city attorney/city manager)  
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 \$152,684 TO FUND ENGINEERING AND CONSTRUCTION OF A NEW 6” WATER LINE ON SPRING LAKE ROAD; PROVIDING FOR AN EFFECTIVE DATE.
- (f) **Resolution 2022-063 Public Works Building Construction Contract Award – GSB Construction & Development Inc.** (city attorney/city manager/public works director)  
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE EJCDC STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE BETWEEN THE CITY OF FRUITLAND PARK AND GSB CONSTRUCTION & DEVELOPMENT, INC. PURSUANT TO INVITATION TO BID NUMBER 2022-01 FOR PUBLIC WORK’S BUILDING IN THE AMOUNT OF \$3,234,000; AUTHORIZING THE MAYOR TO SIGN THE CONTRACT; PROVIDING FOR AN EFFECTIVE DATE.
- (g) **Wreaths Across America Program** (city clerk)  
Motion to grant John Gella Memorial Unit 219 of the American Legion Auxiliary’s request permitting them to hold the tenth annual Wreaths Across America Ceremony at Shiloh Cemetery on Saturday, December 17, 2022.

**5. REGULAR AGENDA**

- (a) **Resolution 2022-061 P&Z Board Appointment** (city attorney/city clerk)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPOINTING \_\_\_\_\_ AS A MEMBER TO THE CITY OF FRUITLAND PARK PLANNING AND ZONING BOARD; PROVIDING THE TERM EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

- (b) **Resolution 2022-055 FY 2021-22 End of Year Budget Adjustments - Budget Amendment BT2022-008** (city attorney/city treasurer)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE 2021/2022 FISCAL YEAR BUDGET PURSUANT TO SEC. 6.07 OF THE CITY CHARTER TO INCREASE GENERAL FUND BUDGET \$325,504; AND MOVE VARIOUS BUDGET LINE ITEMS TO COVER OVERAGES AND SHORTAGES FOR END OF YEAR REVIEW; AND PROVIDING FOR AN EFFECTIVE DATE.

- (c) **eCivis – Grant Proposal Discussion** (city manager)  
Discussion on the grant proposal submitted by eCivis (supported by the Florida League of Cities Inc.) submitted a grant proposal on its management system and cost allocation software.

- (d) **Deed Compliance Rule - VCDD 11 Discussion** (city attorney/city manager)  
Discussion on deed restrictions enforcement and consider the letter as consent to implement The Villages Community Development District #11's request.

**PUBLIC HEARING**

- (e) **First Reading and Public Hearing – Ordinance 2022-020 Water Rate Increase** (city attorney/city manager/city treasurer)

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA AMENDING SECTION 50.30 IN CHAPTER 50 OF THE FRUITLAND PARK CODE OF ORDINANCES TO ADJUST THE WATER UTILITY RATES BASED ON JANUARY 2022 CONSUMER PRICE INDEX; PROVIDING FOR CODIFICATION; PROVIDING

FOR REPEAL OF ALL CONFLICTING ORDINANCES;  
PROVIDING FOR SEVERABILITY AND PROVIDING FOR  
AN EFFECTIVE DATE. (The second reading will be held  
on October 27, 2022.)

- (f) **First Reading and Public Hearing – Ordinance 2022-021 Water and Wastewater Rate Increase** (city attorney/city manager/city treasurer)

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING SECTION 99.60 IN CHAPTER 50 OF THE FRUITLAND PARK CODE OF ORDINANCES TO ADJUST THE WASTEWATER UTILITY RATES BASED ON JANUARY 2022 CONSUMER PRICE INDEX; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on October 27, 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 and August 25, 2022 meetings.)

- (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 and August 25, 2022 meetings.)

#### **QUASI-JUDICIAL PUBLIC HEARING**

- (i) **Second Reading and Quasi-Judicial Public Hearing – Ordinance 2022-019 PUD – Lake Ella Road and East of Rolling Acres Road – Petitioner Daryl M. Carter, Trustee of Lake Eller Road Land Trust**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 158 +/- ACRES OF PROPERTY FROM PLANNED UNIT DEVELOPMENT TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF LAKE ELLA ROAD AND EAST OF ROLLING ACRES ROAD; APPROVING A MASTER DEVELOPMENT AGREEMENT; DIRECTING THE CITY MANAGER OR DESIGNEE TO AMEND 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 first reading was held on September 22, 2022.)

#### **END OF QUASI—JUDICIAL PUBLIC HEARING**

#### **END OF PUBLIC HEARING**

- 6. (a) City Manager**
  - i. Economic Development Status Update**
  - ii. Code Enforcement Matters**
- (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. Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628**
  - v. Fruitland Park Official City Code**

**7. UNFINISHED BUSINESS**

**8. 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.

**9. COMMISSIONERS' COMMENTS**

- (a) Commissioner Mobilian**
- (b) Commissioner DeGrave**
- (c) Commissioner Bell**
- (d) Vice Mayor Gunter, Jr.**

**10. MAYOR'S COMMENTS**

**11. ADJOURNMENT**

**DATES TO REMEMBER**

- October 14, 2022 Historical Marker Commemorative Unveiling and Installation, The Rose Plantation Restaurant, 200 Rose Avenue, Fruitland Park, Florida 34731 at 10:00 a.m.;
- October 14, 2022 Lake County League of Cities (LCLC) Congressman Daniel Webster *Washington Update and Election of 2023 Officers*, Mount Dora Golf Course, 1100 South Highland Street, Mount Dora, Florida 32757 at 12:00 p.m.;
- October 14, 2022, *The Nightmare Before Christmas* Movie Night, Community Center, 205 W Berckman Street, Fruitland Park, Florida 34731 at 7:30 p.m.;
  
- October 20, 2022, *Meet the Author and Book Signing*, at 1:30 p.m. and *HalloweenTown Family Movie Night*, Library 604 W Berckman Street, Fruitland Park, Florida 34731 at 4:30 p.m.;
- October 21, 2022, Comedy Night, 205 W Berckman Street, Fruitland Park, Florida 34731 at 5:00 p.m.;
- October 22, 2022, Trick or Trot – 5k Family Fun Run, 205 W Berckman Street, Fruitland Park, Florida 34731 at 8:00 a.m.;
- October 26, 2022, Lake~Sumter Metropolitan Planning Organization (LS~MPO) Governing Board Meeting, MPO Board Room Suite 175, 1300 Citizens Boulevard, Leesburg, Florida 34748 at 2:00 p.m.;
- October 27, 2022, City Commission regular at 6:00 p.m.;
- October 28, 2022, Halloween Party and Costume Contest, 205 West Berckman Street, Fruitland Park, Florida 34731 at 5:00 p.m.
  
- November 11, 2022, Veterans' Day, City Hall Closed;
- November 10, 2022, City Commission regular at 6:00 p.m.;
- November 18, 2022, LCLC *Sponsor's Event*, Mount Dora Golf Course, 1100 South Highland Street, Mount Dora, Florida 32757 TBD
- November 18, 2022, Comedy Night, 205 W Berckman Street, Fruitland Park, Florida 34731 at 8:00 p.m.;
- November 19, 2022, Brews, Blues and BBQ, 205 W Berckman Street, Fruitland Park, Florida 34731 at 5:00 p.m.;
- November 24, 2022, Thanksgiving – City Hall Closed;
- November 24, 2022, Day After Thanksgiving – City Hall Closed;
- November 25, 2022, City Commission regular at 6:00 p.m. – Cancelled

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**