

**FRUITLAND PARK CITY COMMISSION  
REGULAR MEETING AGENDA**

**September 14, 2023**

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 – Commander Larry Miller, John Gella Memorial Unit 219  
American Legion

Pledge of Allegiance – Police Chief Erik Luce

**2. ROLL CALL**

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

**Dolly Parton Imagination Library of Lake County, Florida  
Presentation** (city clerk)

**4. COMMUNITY REDEVELOPMENT AGENCY** (city clerk)

On or before 6:30 p.m. recess to the community redevelopment agency.

**5. 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)

August 23, special; August 24, regular and August 24, 2023  
workshop meetings

**(b) Resolution 2023-046 - Property and Casualty Insurance  
Coverage** (city attorney)

A RESOLUTION OF THE CITY COMMISSION OF THE  
CITY OF FRUITLAND PARK, FLORIDA, APPROVING  
THE RENEWAL PROPOSAL FOR PROPERTY AND  
CASUALTY INSURANCE COVERAGE FROM PUBLIC  
RISK MANAGEMENT OF FLORIDA FOR COVERAGE  
EFFECTIVE OCTOBER 1, 2023; PROVIDING FOR AN  
EFFECTIVE DATE.

- (c) **Resolution 2023-048 City Attorney Appointment** (city clerk)  
A RESOLUTION OF THE CITY OF FRUITLAND PARK, APPOINTING A CITY ATTORNEY, PROVIDING FOR THE TERM OF OFFICE; PROVIDING FOR AN EFFECTIVE DATE.

**6. REGULAR AGENDA**

- (a) **Resolution 2023-049 City Clerk Appointment** (city clerk)  
A RESOLUTION OF THE CITY OF FRUITLAND PARK, APPOINTING A CITY CLERK, PROVIDING FOR THE TERM OF OFFICE; PROVIDING FOR AN EFFECTIVE DATE.
- (b) **Resolution 2023-047 Quit Claim Deed - Titan Investment Corp.** (city attorney)  
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING QUIT CLAIM DEED TO TITAN INVEST CORP.; AUTHORIZING THE MAYOR TO EXECUTE THE QUIT CLAIM DEED; PROVIDING FOR AN EFFECTIVE DATE.
- (c) **ITB 2023-02 Patricia Avenue Water Main and Services Installation** (city manager)  
Invitation to Bid 2023-02 presentations for the installation of water main and services on Patricia Avenue from Lewis Street to Shiloh Street.

**PUBLIC HEARING**

- (d) **Public Hearing - Resolution 2023-036 Final Fire Assessment FY 2023-24** (city attorney/city treasurer)  
A RESOLUTION OF THE CITY OF FRUITLAND PARK, FLORIDA, RELATING TO THE PROVISION OF FIRE SERVICES WITHIN THE VILLAGE OF FRUITLAND PARK BENEFIT AREA IN THE CITY OF FRUITLAND PARK; ESTABLISHING THE ASSESSMENT RATE FOR FIRE SERVICES ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
- (e) **First Reading and Public Hearing - Resolution 2023-050 FY 2023-24 Tentative Millage** (city attorney/city manager/city treasurer)  
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA,

ADOPTING A TENTATIVE MILLAGE RATE OF 3.9134  
LEVYING OF AD VALOREM TAXES FOR FISCAL YEAR  
2023-2024; PROVIDING FOR AN EFFECTIVE DATE.  
(The second reading will be held on  
September 28, 2023.)

- (f) **First Reading and Public Hearing – Resolution 2023-051  
FY 2023-24 Tentative Budget** (city attorney/city manager/city  
treasurer)

A RESOLUTION OF THE CITY COMMISSION OF THE  
CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA,  
ADOPTING THE TENTATIVE BUDGET FOR FISCAL  
YEAR 2023-2024; PROVIDING FOR AN EFFECTIVE  
DATE. (The second reading will be held on  
September 28, 2023.)

- (g) **Public Hearing - Resolution 2023-043 Preliminary Plan Approval  
South of Lake Ella Road and West of US 27/441 - Petitioner:  
Petitioner: Lake Saunders Groves Land, LLP** (city attorney/city  
manager/community development)

A RESOLUTION OF THE CITY COMMISSION OF THE  
CITY OF FRUITLAND PARK, FLORIDA, GRANTING  
PRELIMINARY PLAN APPROVAL OF THE VILLAGE AT  
LAKE GENEVA GENERALLY LOCATED BETWEEN  
LAKE ELLA ROAD AND SOUTH TO SPRING LAKE  
ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FOR  
CONDITIONS; AND PROVIDING FOR AN EFFECTIVE  
DATE.

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

- (h) **First Reading and Quasi-Judicial Public Hearing – Ordinance  
2023-012 – PUD – South of Lake Ella Road and West of US  
27/441 - Petitioner: Lake Saunders Groves Land, LLP** (city  
attorney/city manager/community development)

AN ORDINANCE OF THE CITY COMMISSION OF THE  
CITY OF FRUITLAND PARK, AMENDING ORDINANCE  
2006-13 and 2022-012 TO ADOPT A SECOND  
AMENDED AND RESTATED MASTER DEVELOPMENT  
AGREEMENT RELATING TO REAL PROPERTY  
CURRENTLY ZONED PLANNED UNIT DEVELOPMENT  
CONSISTING OF APPROXIMATELY 135.7 ± ACRES OF  
PROPERTY LOCATED BETWEEN LAKE ELLA ROAD  
AND SOUTH TO SPRING LAKE ROAD, FRUITLAND  
PARK, FLORIDA; AMENDING THE CONCEPTUAL SITE  
PLAN; DECREASING THE DENSITY AND NUMBER OF

RESIDENTIAL UNITS; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on September 28, 2023.)

- (i) **First Reading and Quasi-Judicial Public Hearing – Ordinance 2023-004 – Rezoning 14-10+ Acres PUD – 2307 Spring Lake Road – Petitioner: Southwinds Commercial LTD** (city attorney/city manager/community development)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 14.10 +/- ACRES OF PROPERTY FROM PLANNED UNIT DEVELOPMENT (PUD) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED NORTH OF SPRING LAKE ROAD AND WEST OF POINSETTIA AVENUE; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED 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. (Continued from August 24, 2023. The second reading will be held on September 28, 2023.)

**END OF QUASI-JUDICIAL PUBLIC HEARING**

**END OF PUBLIC HEARING**

7. (a) **City Manager**
- i. **Economic Development Status Update**
  - ii. **Commercial Developments Permits Issued Status Update**
- (b) **City Attorney**
- i. **U.S. Bank National Association v. Robert Moore and City of Fruitland Park, Lake County Case No. 2022-CA-00845**
  - ii. **Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628**
  - iii. **Code of Ordinances – Codification**

**iv. LDR Codification**

**v. Kaitlin Delong vs. City of Fruitland Park, Lake County  
Case No. 2022-CA-00463**

**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 28, 2023 City Commission Regular meeting at 6:00 p.m.;
- October 5, 2023 National Night Out Community Watch – First Responders Recreation Center, 7746 SE Highway 42, The Villages, Florida at 5:00 p.m.
- October 12, 2023 City Commission Regular meeting at 6:00 p.m.;
- October 25, 2023 Lake-Sumter Metropolitan Planning Organization Governing Board Meeting, Lake-Sumter MPO, 1300 Citizens Boulevard, Suite 175, Leesburg, Florida 34748 at 2:00 p.m.;
- October 26, 2023 City Commission Regular meeting at 6:00 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 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.**