

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA
September 28, 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 – Pastor Joey Willis, Eagles Nest Baptist Church

Pledge of Allegiance – Police Chief Erik Luce

2. ROLL CALL

3. SPECIAL PRESENTATIONS

(a) Joint Participation Agreement and Countywide Conservation Strategy (city manager)

District 2 Lake County Commissioner Sean M. Parks, Chairman

(b) Records Management Presentation (city clerk)

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 14, 2023 regular and August 23, 2023 special
(withdrawn from the September 14, 2023 regular meeting)

(b) Resolution 2023-053 Planning and Zoning Board Appointment
(city attorney/city manager)

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

(c) Resolution 2023-054 Planning and Zoning Board Appointment
(city attorney/city manager)

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

(d) Resolution 2023-055 Planning and Zoning Board – Chair and Vice Chair Selection (city attorney/city manager)

Resolution reads 2023-053

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 2023/2024; PROVIDING FOR AN EFFECTIVE DATE.

(e) Resolution 2023-056 Lake County League of Cities Inc. Member and Alternate Member Appointments (city attorney/city manager)

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 ANED PROIDING FOR AN EFFECTIVE DATE.

5. REGULAR AGENDA

(a) Resolution 2023-062 City Clerk Job Description (city attorney)

A RESOLUTION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING A JOB DESCRIPTION FOR THE CITY CLERK POSITION; REPEALING ANY PRIOR JOB DESCRIPTIONS FOR THE CITY CLERK POSITION; PROVIDING AN EFFECTIVE DATE.

(b) Resolution 2023-064 Public Records Request Policy (city attorney/city manager/human resources)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING AND ADOPTING THE PUBLIC RECORDS RESPONSE POLICY; PROVIDING FOR AN EFFECTIVE DATE

- (c) **Resolution 2023-057 BS&A Cloud Software Contract** (city attorney/city treasurer)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE CITY OF FRUITLAND PARK PIGGYBACK AGREEMENT SOFTWARE AS A SERVICE AGREEMENT BETWEEN BS&A SOFTWARE LLC AND CITY OF AVON PARK, HIGHLANDS COUNTY, FLORIDA FOR ONLINE AUCTION SERVICES BETWEEN THE CITY OF FRUITLAND PARK, FLORIDA, AND ADDENDUM NO. 1 THERETO; AUTHORIZING THE MAYOR OR CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS; PROVIDING FOR AN EFFECTIVE DATE.

- (d) **Resolution 2023-061 – Public Works Building Project - Change Order #6 – GSB Construction and Development Inc.** (city attorney/city manager/public works director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING CHANGE ORDER NO. 6 TO 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. TO PROVIDE FOR AN INCREASE OF \$5,266.68 IN THE STIPULATED SUM; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CHANGE ORDER; PROVIDING FOR AN EFFECTIVE DATE.

- (e) **ITB 2023-03 Spring Lake Road Water Main and Services Installation** (city manager/public works director)

Invitation to Bid 2023-03 presentations for the installation of water main and services on Spring Lake Road the installation of water main and services and evaluate, rank and consider the approval of the following firms:

PUBLIC HEARING

- (f) **Second Reading and Public Hearing - Resolution 2023-059 FY 2023-24 Final 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~~ FINAL MILLAGE RATE OF 3.9134 LEVYING OF AD VALOREM TAXES FOR FISCAL YEAR 2023-2024; PROVIDING FOR AN EFFECTIVE

DATE. (The first reading was held on
September 14, 2023.)

- (g) **Second Reading and Public Hearing – Resolution 2023-060
FY 2023-24 Final 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~~ FINAL BUDGET FOR
FISCAL YEAR 2023-2024; PROVIDING FOR AN
EFFECTIVE DATE. (The first reading was held on
September 14, 2023.)

- (h) **First Reading and Public Hearing – Ordinance 2023-013 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 2023 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 12, 2023.)

- (i) **First Reading and Public Hearing – Ordinance 2023-014 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 2023 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 12, 2023.)

QUASI-JUDICIAL PUBLIC HEARING

- (j) **Second 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. (The second reading will be held on October 12, 2023.)

- (k) **Second 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 first reading was held on September 14, 2023.)

END OF QUASI-JUDICIAL PUBLIC HEARING

- (l) **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.

END OF PUBLIC HEARING

6. (a) **City Manager**
- i. **Economic Development Status Update**
 - ii. **Commercial Developments Permits Issued Status Update**
 - iii. **10-Year Water Supply Facilities Work Plan**
 - iv. **WTP Gray Water**
- (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**

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

- September 28, 2023 City Commission Regular meeting at 6:00 p.m.;
- October 3, 2023 National Night Out Community Watch – First Responders Recreation Center, The Villages CR42 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.;
- October 27, 2023, Fruitland Park Recreation Halloween Party at 205 W Berckman Street, Fruitland Park, Florida 34731 at 7:00 p.m., and
- October 28, 2023 Pumpkin Chunkin Contest, 300 Shiloh Street, Fruitland Park, Florida 34731 at 11:00 a.m.

For more city events information, please access the calendar on the website: <https://www.fruitlandpark.org/>.

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.