

**FRUITLAND PARK CITY COMMISSION REGULAR  
MEETING MINUTES  
September 28, 2023**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida 34731 on Thursday, September 28, 2023, at 6:00 p.m.

**Members Present:** Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, and Commissioner John Mobilian.

**Members Absent:** Commissioners John L. Gunter Jr. and Chris Bell

**Also Present:** Gary La Venia City Manager; City Attorney Anita Geraci-Carver; Deputy Finance Director Denise Bower; Police Chief Erik Luce and Officer Anthony Buehler, Police Department; Public Works Director Robb Dicus; Human Resources Director Betty McHale; Michael “Mike” Rankin, Interim Community Development Director, LPG Urban & Regional Planners Inc. (consultant retained by the city); Administrative Manager Sharon Williams, Permit and Zoning Technician Kelli Fielder, Community Development Department, Lieutenant/Paramedic Bradley Shelley and Firefighter/Emergency Medical Technician Bryce Benton, Lake County Fire Rescue, and City Clerk Esther B. Coulson.

**1. CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE**

After Mayor Cheshire called the meeting to order and Pastor Joey Willis, Eagles Nest Baptist Church, gave the invocation, Chief Luce led in the pledge of allegiance to the flag.

ACTION: 6:00:00 p.m. No action was taken.

**2. ROLL CALL**

Mayor Cheshire requested that Ms. Coulson call the roll where a quorum was declared present; recognized the absence of Commissioners Gunter and Bell, and announced the following agenda item changes. Later in the meeting, Mayor Cheshire outlined the decorum for this evening’s proceedings.

**Agenda Changes:**

**4d Resolution 2023-055**

Pull from the consent agenda to be postponed to the October 26, 2023 regular meeting.

**5f Resolution 2023-059**

Addendum – Affidavit;

**5j Ordinance 2023-004**

Date of plan should read: *December 2, 2022*;

**5g Resolution 2023-060**

Addendum – Affidavit, and

**6b City Attorney's Report**  
Addendum – Report.

**ACTION:** 6:01:45 p.m. and 6:32:47 p.m. **By unanimous consent and upon Mayor Cheshire's recommendations, the city commission excused the absences of Commissioners John L. Gunter Jr. and Chris Bell from this evening's meeting and accepted the above-captioned changes to the agenda.**

**3. SPECIAL PRESENTATIONS**

**(a) Joint Participation Agreement and Countywide Conservation Strategy**

Former Chairman District 2 Lake County Commissioner Sean M. Parks gave an update on the current joint participation and countywide conservation strategy and referred to a meeting on same held in February 2022 in the City of Leesburg amongst Lake County municipalities on a specific process to work together for better planning recognizing the county's growth as the third fastest in Florida.

Commissioner Parks expressed interest for all municipalities to implement the joint planning process -- where he acknowledged the municipalities who have already established, previously had or are proposing new revised joint participation agreements (JPAs) with the county -- to identify deficiencies before it becomes a problem. He referred to the distinctive agreements the county has with the Town of Montverde and the City of Groveland, and later indicated that Ms. Geraci-Carver has an idea as to what could be structured with the county.

In pointing out the countywide conservation strategy, Commissioner Parks addressed, in working with the municipalities, the identification, mapping and possible protection of areas with natural and agricultural lands such as the trail master plan and the transfer of development rights; the 2004 referendum -- passed by 74 percent of the voters where the county took out a bond for 30 million to purchase natural lands -- which will expire in 2024 and the possibility of reappearing before the city commission individually or as a body with data in that regard.

Following several questions posed by Vice Mayor DeGrave, and after Commissioner Park expressed willingness to schedule another call on the subject communication and coordination process, Mr. La Venia agreed with his suggestion for Lake County Manager Jennifer Barker to contact him.

**ACTION:** 6:02:40 p.m. No action was taken.

**(b) Records Management Presentation**

Mr. Matt Daugherty, SML Inc. -- who has an existing contract on records and archives management plan onsite consulting services specifically in working with the city clerk's office recognizing the clerk's capacity as the records management liaison officer -- addressed the requirements under Section 257.36, Florida Statutes for every governmental agency in Florida to have a records management program for the effective and efficient management of government records which evolves

around the requirement of public records access under Chapter 119 F.S. and the state constitution.

Mr. Daugherty recalled his appearance before the city commission on January 13, 2022; his approach and training with staff and his meeting with the city clerk to improvise an ongoing records management plan to establish the goals with some professional recommendations that the city ought to aim to meet and achieve which involved the cleaning up of storage areas and identifying paper records that have met their retention based on legal retention requirements.

For FY 2022-23, Mr. Daugherty reported that more than 1,100 storage files in boxes in the city clerk's office were inventoried; 350 cubic feet of records that met retention (equivalent to six tons with a cost avoidance of \$70,000 at an average \$200 per box to scan records), were identified and with city staff's assistance, separate shredding occurred in October 2022, May and September 2023 where the records were disposed.

With this day being final, Mr. Daugherty anticipated returning during FY 2023-24 with the similar focus on electronic records by utilizing the Laserfiche program (electronic content management) to prepare it to receive records which would reduce volumes and manage records that have long-term/permanent retention; start cleaning up of network drives to locate records to perform the job and provide for public access as required by law.

ACTION: 6:19:47 p.m. No action was taken.

#### 4. **CONSENT AGENDA**

The city commission considered its action to approve the following consent agenda items:

- (a) **Approval of Minutes**  
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**  
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**  
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**

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**

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.

**ACTION:** 6:30:45 p.m. and 6:33:47 p.m. Upon Mayor Cheshire's suggestion and by unanimous consent, the city commission pulled consent agenda item 4.(d).

**On motion of Commissioner Mobilian, seconded by Vice Mayor DeGrave and unanimously carried, the city commission approved the consent agenda as previously cited, except for Item 4.(d).**

**On motion of Commissioner Mobilian, seconded by Vice Mayor DeGrave and unanimously carried, the city commission postponed its action to adopt Resolution 2023-055 as previously cited to the October 26, 2023 regular meeting.**

**By unanimous consent, the city commission approved the consent agenda as amended.**

**5. REGULAR AGENDA**

(a) **Resolution 2023-062 City Clerk Job Description**

Ms. Geraci-Carver read into the record Resolution 2023-062, the substance of which is as follows:

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.

**ACTION:** 6:34:02 p.m. After discussion, a motion was made by Commissioner Mobilian, seconded by Vice Mayor DeGrave that the city commission adopt Resolution 2023-062 as previously cited.

**Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.**

(b) **Resolution 2023-064 Public Records Request Policy**

Ms. Geraci-Carver read into the record Resolution 2023-064, the substance of which is as follows:

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.

ACTION: 6:35.14 p.m. After discussion, **a motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission adopt Resolution 2023-064 as previously cited to include the provision *defining extensive use of labor of 30 minutes or more.***

**Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.**

(c) **Resolution 2023-057 BS&A Cloud Software Contract**

Ms. Geraci-Carver read into the record Resolution 2023-057, the substance of which is as follows:

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.

ACTION: 6:37:29 p.m. After discussion, **a motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission adopt Resolution 2023-057 as previously cited.**

**Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.**

(d) **Resolution 2023-061 – Public Works Building Project - Change Order #6 – GSB Construction and Development Inc.**

Ms. Geraci-Carver read into the record Resolution 2023-061, the substance of which is as follows:

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.

**ACTION:** 6:40:26 p.m. After discussion, a motion was made by Commissioner Mobilian and seconded by Vice Mayor DeGrave that the city commission adopt Resolution 2023-061 as previously cited.

**Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.**

- (e) **ITB 2023-03 Spring Lake Road Water Main and Services Installation**  
The city commission considered the Invitation to Bid 2023-03 for the installation of water main and services on Spring Lake Road and evaluate, rank and the approval of the following firms:

- Jumeaux Inc., \$479,900 and
- Art Walker Construction, \$299,293

Mr. La Venia outlined the Community Development Block Grant funds of \$168,000 received for the subject project and \$850,000 in water impact fees to improve the city's existing water system. He requested the addition of \$140,000 to the account to allow funding of said project.

**ACTION:** 6:43:57 p.m. After discussion, a motion was made by Commissioner Mobilian and seconded by Vice Mayor DeGrave that the city commission accept the recommendation by staff and Halff Inc., and award Invitation to Bid 2023-03 to Art Walker Construction as the lowest, responsive and responsible bidder for \$299,293.

Upon Vice Mayor DeGrave's suggestion, the city commission, by unanimous consent, accepted the city manager's recommendation to include the amount of \$140,000 earmarked towards water impact fees.

Commissioner Mobilian agreed to amend the motion on the floor, which was seconded by Vice Mayor DeGrave, that the city commission accept the recommendation by staff and Halff Inc.; award Invitation to Bid 2023-03 to Art Walker Construction as the lowest, responsive and responsible bidder for \$299,293, and approved the city manager's recommendation to include the amount of \$140,000 earmarked towards water impact fees.

**Mayor Cheshire called for a roll call vote on the amended motion which was declared unanimously carried.**

## PUBLIC HEARING

**By unanimous consent, Mayor Cheshire opened the public hearing at this evening's meeting.**

**(f) Second Reading and Public Hearing - Resolution 2023-059 FY 2023-24 Final Millage**

It now being the time advertised to hold a public hearing to consider the adoption of Resolution 2023-059, after Ms. Geraci-Carver read the following title, Mayor Cheshire announced that the City of Fruitland Park is prepared to set the proposed millage rate of 3.9134 which is 8.06% increase over the roll back rate of 3.5980; that the millage rate of 3.9134 mills is the same rate as the last five years, and that once the proposed rate is established, the commission cannot exceed that rate and called for the public to be heard:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, ADOPTING A 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.)

**ACTION: 6:47:25 p.m. A motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission adopt Resolution 2023-059 as previously cited.**

Mr. George S. Gubel, The Villages of Fruitland Park, Pine Hills resident, recognized the nine percent increase in tax (10 percent higher than what the roll back rate would be) and requested that for the next fiscal year, the city commission commit to some semblance of incorporating the roll back rate and not apply the same millage.

**By unanimous consent, Mayor Cheshire closed the public hearing.**

**Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.**

**(g) Second Reading and Public Hearing – Resolution 2023-060 FY 2023-24 Final Budget**

It now being the time advertised to hold a public hearing to consider the adoption of Resolution 2023-060, after Ms. Geraci-Carver read the following title, Mayor Cheshire called for interested parties to be heard:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2023-2024; PROVIDING FOR AN EFFECTIVE DATE. (The first reading was held on September 14, 2023.)

**ACTION:** 6:50:41 p.m. A motion was made by Commissioner Mobilian and seconded by Vice Mayor DeGrave that the city commission adopt Resolution 2023-060 as previously cited.

There being no one from the public and by unanimous consent, Mayor Cheshire closed the public hearing.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.

- (h) **First Reading and Public Hearing – Ordinance 2023-013 Water Rate Increase**  
After Ms. Geraci-Carver read proposed Ordinance 2023-013, the title of which is as follows, Mayor Cheshire called for interested parties to be heard:

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.)

**ACTION:** 6:51:36 p.m. A motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission approve Ordinance 2023-013 as previously cited.

There being no one from the public and by unanimous consent, Mayor Cheshire closed the public hearing.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.

- (i) **First Reading and Public Hearing – Ordinance 2023-014 Water and Wastewater Rate Increase**  
After Ms. Geraci-Carver read proposed Ordinance 2023-014, the title of which is as follows, Mayor Cheshire called for interested parties to be heard:

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.)

**ACTION:** 6:52:36 p.m. A motion was made by Commissioner Mobilian and seconded by Vice Mayor DeGrave that the city commission approve Ordinance 2023-014 as previously cited.

There being no one from the public and by unanimous consent, Mayor Cheshire closed the public hearing.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.

### 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**

It now being the time advertised to hold a public hearing to consider the enactment of Ordinance 2023-004, after Ms. Geraci-Carver read the following title, Mayor Cheshire called for interested parties to be heard:

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 first reading was held on September 14, 2023.)

After discussion and later in the meeting and following several questions posed by Mr. Myron Wade, City of Fruitland Park Unincorporated Area Resident, Mayor Cheshire answered in the affirmative the reduction of the buffer to 10' on the west side of the subject property and Mr. Rankin responded that the six-inch vinyl fencing would be erected on the east and west property lines.

With respect to Mr. Wade's concerns on the proposed entrance and consideration of a school bus stop, Mr. Rankin relayed his previous discussion with the Lake

County School District's Concurrency Department and encouraged him to contact them on their plans to accommodate the students in that regard.

**ACTION:** 6:53:38 p.m. A motion was made by Vice Mayor DeGrave that the city commission enact Ordinance 2023-012 as previously cited to become effective immediately as amended to reflect including the following provisions in the master development agreement as recommended by the city attorney:

**Section 3, Land Use Development . . . remove *August 10, 2022* and replace with *December 2, 2022*.**

**Subsection 9.f., Site Access and Transportation Improvements . . . include: *The owner will construct a street stub out from the property to its eastern boundary line in a location that aligns with a street being constructed in the project known as "The Village at Lake Geneva" as reflected on its approved preliminary subdivision plan.***

**By unanimous consent, Mayor Cheshire closed the public hearing.**

**Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.**

**(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**

It now being the time advertised to hold a public hearing to consider the enactment of Ordinance 2023-012, after Ms. Geraci-Carver read the following title, Mayor Cheshire called for interested parties to be heard:

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.)

**ACTION:** 7:00:26 p.m. After discussion, a motion was made by Vice Mayor DeGrave and seconded by Commissioner Moblian that the city commission enact Ordinance 2023-012 to become effective immediately as provided by law to include language, as recommended by the city attorney, in the seconded amended and restated master development agreement, Section 10, Road Improvements to read: *The owner will align and construct one of the proposed streets within the property to meet the street stub being constructed on the property to its western boundary line known as "Spring Lake Road Planned Unit Development"*.

There being no one from the public and by unanimous consent, Mayor Cheshire closed the public hearing.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.

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

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

It now being the time advertised to hold a public hearing to consider the adoption of Resolution 2023-043, after Ms. Geraci-Carver read the following title, Mayor Cheshire called for interested parties to be heard:

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.

**ACTION:** 7:02:29 p.m. After discussion, a motion was made by Commissioner Moblian and seconded by Vice Mayor DeGrave that the city commission adopt the previously cited Resolution 2023-043 as amended to include language recommended by the city attorney under subsection 2.c., Conditions of Approval to read: . . . *Road connectivity to the property to the west must be added to the preliminary plat.* . . .

There being no one from the public and by unanimous consent, Mayor Cheshire closed the public hearing.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.

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

6. (a) **City Manager**

i. **Economic Development Status Update**

Mr. La Venia had nothing to report on economic development.

ACTION: 7:04:04 p.m. No action was taken.

ii. **Commercial Developments Permits Issued Status Update**

Mr. La Venia did not address commercial developments permits issued.

ACTION: 7:04:04 p.m. No action was taken.

iii. **10-Year Water Supply Facilities Work Plan**

Mr. La Venia referred to the city's 10-Year Water Supply Facilities Work Plan prepared by Ms. Jennifer C. Bolling, Bolling Engineering LLC (consultant retained by the city). He noted the new 16" watermain (where \$1.1 million grant funding was identified with the anticipation of utilizing impact fees) and addressed the need for a wastewater treatment plant and well projected at approximately \$8 million located on US Highway/441 and Grays Airport Road to accommodate growth.

ACTION: 7:04:04 p.m. No action was taken.

iv. **WTP Gray Water**

Mr. La Venia reported that the city does not or have the mechanism to supply gray water which has been processed in the Town of Lady Lake to be used by the town or The Villages Community Development District Utilities; thus, their intent to improvise a plan to supply same to the city as they are getting inundated in that regard.

After Mr. La Venia referred to Mr. Dicus' memorandum of this day's date with accompanying data on the city's water concurrency evaluation for FY 2022-23 where every irrigation in the city is utilized from the domestic water system without gray and reclaimed water. (Copies of the respective documents are filed with the supplemental papers to the minutes of this meeting.)

Mr. Dicus acknowledged St John's River Water Management District's focus on individuals' access to water for consumption needs as it pertains to its consumptive use permit (CUP); recognized the city's rapid population growth and the generation of 1.389 million gallons per day from the aquifer and the concern on the city quickly reaching its CUP capacity without reclaimed water.

Mr. Dicus pointed out his previous conversations with Town of Lady Lake Public Works Director C. T. Eagle who has an overabundance of daily reclaimed water that is not being used which he wants to dispose and relayed the possibility of working out a cost-effective method to get it back to the city.

Mr. Dicus relayed his conversation with Mr. La Venia on the current method utilized, in working with the developers (with planned unit developments in the northern part of the city) to connect the drylines to the city's passenger system where the city would reclaim from the town to place in the city's storage tank and requested the city commission's guidance.

Mr. La Venia identified the consequences of not keeping the lines viable; the homes who would be using considerable amounts of potable water, and the city not being able to use the CUP to expand growth. He referred to this date's email from Mr. Michael "Mike" Scullion, Halff Inc., regarding the city's reclaimed water master plan proposal for approximately \$60,000 and Halff's willingness to apply -- with the likelihood to fund same -- for the Community Planning Technical Assistance grant from the State of Florida for construction on the infrastructure, at no cost to the city. (Copies of the respective documents are filed with the supplemental papers to the minutes of this meeting.)

**ACTION: 7:06:19 p.m. After much discussion and on motion of Vice Mayor DeGrave, seconded by Commissioner Mobilian and unanimously carried, the city commission authorized staff to contact Halff Inc. (engineering consultants retained by the city) to proceed with the proposal/agreement with the city to apply for the State of Florida Bureau of Community Planning and Growth Division of Community Development FloridaCommerce Florida Community Planning Technical Assistance grant, at no cost to the city, for the city's reclaimed water master plan development and impact fee study.**

**(b) City Attorney**

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

Ms. Geraci-Carver did not address the U.S. Bank National Association v. Robert Moore and City of Fruitland Park, Lake County Case No. 2022-CA-00845.

**ACTION: 7:22:23 p.m. No action was taken.**

ii. **Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628**

Ms. Geraci-Craver did not address the Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-A-1628.

ACTION: 7:22:23 p.m. No action was taken.

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

Ms. Geraci-Carver announced that the Kaitlin Delong vs. City of Fruitland Park, Lake County Case No. 2022-CA-00463 case settled earlier this week, it was paid for by insurance, and there were no deductibles and did come out of pocket.

ACTION: 7:22:23 p.m. No action was taken.

iv. **Code of Ordinances – Codification**

Ms. Geraci-Carver reported on the code of ordinances codification process and her ability to respond to the proposed table of contents for the Municode codification and her sending back some recommendations and suggestions and her intent to respond further. She anticipates receiving a manuscript codification for review which would be subsequently prepared.

ACTION: 7:22:37 p.m. No action was taken.

v. **LDR Codification**

Ms. Geraci-Carver did not address the land development regulations codification.

ACTION: 7:22:37 p.m. No action was taken.

7. **UNFINISHED BUSINESS**

There was no unfinished business to come before the city commission at this time.

ACTION: 7:23:15 p.m. No action was taken.

8. **PUBLIC COMMENTS**

Mr. Gubel requested that the city commission or the city attorney address the problem by conducting an investigation, regulating or restricting Airbnb and short-term rentals in the southern end of The Villages of Fruitland Park to which Ms. Geraci-Carver recognized the limitations local government has in regulating same as it is preempted to the state; however, code violations can be similarly enforced by the respective Villages Community Development Districts.

Ms. Carrie Pruitt and Mr. Zane Murlo, who read a statement on her behalf, highlighted the community development department staff and her duties as a permit technician. After Ms. Pruitt recommended immediate removal of three individuals from the city, Mr. La Venia concurred in the affirmative to Mayor Cheshire's request to address the matter with human resources.

ACTION: 7:23:54 p.m. No action was taken.

**9. COMMISSIONERS' COMMENTS**

**(a) Commissioner Mobilian**

Commissioner Mobilian stated that he had nothing to report at this time.

ACTION: 7:33:12 p.m. No action was taken.

**(b) Commissioner Bell**

Commissioner Bell was absent from this evening's meeting.

ACTION: 7:33:12 p.m. No action was taken.

**(c) Commissioner Gunter**

Commissioner Gunter was absent from this evening's meeting.

ACTION: 7:33:15 p.m. No action was taken.

**(d) Vice Mayor DeGrave**

Vice Mayor DeGrave had nothing to report at this evening's meeting.

ACTION: 7:33:15 p.m. No action was taken.

**10. MAYOR'S COMMENTS**

**(a) Wreaths Across America**

Mayor Cheshire announced the request (September 26, 2023 letter from Ms. Diane Rousseau, Wreaths Across America) to permit holding the 11<sup>th</sup> Annual Wreaths Across America wreath laying at Shiloh Cemetery on December 16, 2023 to be placed on the next agenda. (A copy of which is filed with the supplemental papers to the minutes of this meeting.)

ACTION: 7:33:19:16 p.m. No action was taken.

**(b) Dates to Remember**

Mayor Cheshire announced the following dates:

- October 5, 2023 National Night Out Community Watch – First Responders Recreation Center, 7746 SE Highway 42, The Villages, Florida at 5:00p.m.;
- October 12, 2023 City Commission Regular meeting at 6:00 p.m.;

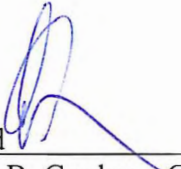
- October 25, 2023 Lake-Sumter Metropolitan Planning Organization Governing Board Meeting, 1300 Citizens Boulevard, Suite 175, Leesburg, Florida 34748 at 2:00 p.m.;
- October 26, 2023 City Commission Regular meeting at 6:00 p.m.;
- October 27, 2023 Halloween Party at 205 W Berckman Street, Fruitland Park, Florida 34731 at 7:00 p.m., and
- October 28, 2023 Pumpkin Chunkin at Windy Acres, 1350 Miller Boulevard, Fruitland Park, Florida 34731 at 11:00 a.m.

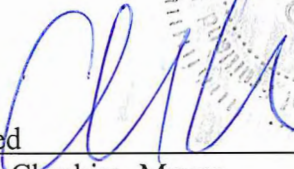
ACTION: 7:33:33 p.m. No action was taken.

**11. ADJOURNMENT**

The meeting adjourned at 7:34 p.m.

The minutes were approved at the October 12, 2023, regular meeting.

  
Signed \_\_\_\_\_  
Esther B. Coulson, City Clerk, MMC

  
Signed \_\_\_\_\_  
Chris Cheshire, Mayor