

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
September 25, 2025**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida 34731 on Thursday, September 25, 2025, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, Commissioners Martina Williams, Joseph Cosenza III and Michael Raysin

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Finance Director Gary Bachmann; Interim Police Chief, Henry Rains, Human Resources Director John Klein; Michael "Mike" Rankin, Interim Community Development Director, LPG Urban & Regional Planners Inc. (consultant retained by the city), Community Development Administrative Supervisor Sharon Williams; Permit Technician Kelli Fielder, Community Development Department, and Gwen Johns, City Clerk.

Total Attendance: 24

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

After Mayor Cheshire called the meeting to order, followed by an Invocation given by Jeff Hessinger, Pastor at Eagles Nest Baptist Church. Interim Chief Rains then led the pledge of allegiance to the flag.

2. ROLL CALL

After the Invocation and Pledge of Allegiance, Mayor Cheshire called the meeting to order and announced decorum for the meeting. He then requested that Ms. Johns call roll where a quorum was declared present.

3. CONSENT AGENDA

(a) Approval of Minutes (city manager/city clerk)

September 11, 2025, Regular City Commission Meeting

(b) Resolution 2025-073, Approval to Renew Contract with City Attorney Anita Geraci-Carver. (city manager/city attorney)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPOINTING ANITA GERACI-CARVER AS CITY ATTORNEY; PROVIDING FOR THE TERM; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the Consent Agenda as presented. The motion carried by a unanimous vote.

4. REGULAR AGENDA

- (a) Resolution 2025-072, Amendment to the Interlocal Agreement between the City of Fruitland Park and The Villages Center Community Development District Relating to Fire Protection Services**

Anita Geraci-Carver, City Attorney, read Resolution 2025-072 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF FRUITLAND PARK, FLORIDA AND VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT RELATING TO FIRE PROTECTION SERVICES; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Resolution 2025-072 as presented.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

5. PUBLIC HEARINGS

Item (h) was heard at this time, following by Item (a).

- (a) Resolution 2025-050, Request for Vacation of Dixie Blvd., Adjacent to Lots 9, 10, 11, 12, 13, Block D. Petitioner: Tim Coates.**

Ms. Geraci-Carver read Resolution 2025-050 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, VACATING CERTAIN RIGHTS OF WAY SHOWN ON THE PLAT OF 1ST ADDITION TO DREAM LAKE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 13 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITHIN THE CITY OF FRUITLAND PARK; VESTING OF TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

Anita advised that this resolution reserves a 30' ingress/egress easement over the property being vacated to allow access to a parcel that the city would otherwise not have access to, if needed. Mr. Coates is willing to grant the 30-foot easement over his property between South Dixie and the parcel being vacated to further allow access. Both of those easements will automatically terminate if the parcel that is not currently being vacated is ever vacated.

Vice Mayor DeGrave asked if this would be a dedicated or recorded easement and Ms. Geraci-Carver said yes. She said there would be a termination of easement recorded in the public records to allow for the automatic termination upon vacation of the other parcel.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Resolution 2025-050 as presented.

There were no public comments.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

(b) Second Public Hearing – Resolution 2025-070, Adopting the Final Millage Rate for Fiscal Year 2025-2026.

Mayor Cheshire announced that the City of Fruitland Park is prepared to set the proposed millage rate of 3.9134 which is 10.79% increase over the roll back rate of 3.5324. The millage rate of 3.9134 mills is the same rate as in the last seven years. Once the proposed rate is established, the commission cannot exceed that rate.

Ms. Geraci-Carver read Resolution 2025-070 by title only.

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 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Williams that the City Commission adopt Resolution 2024-070 as previously cited.

Mitchell Langley asked about the rolled back rate. Mayor Cheshire explained there is no change in the millage rate.

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

(c) Second Public Hearing – Resolution 2025-071 – Adopting the Final Budget FY 2025-26

Ms. Geraci-Carver Resolution 2024-071 by title only:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza that the City Commission adopt Resolution 2025-071 as previously cited.

There being no one from the public who desired to speak, Mayor Cheshire closed the public hearing.

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

(d) Second Reading and Adoption of Ordinance 2025-021, Approval of Increased Water Utility Rates

Ms. Geraci-Carver read Ordinance 2025-021 by title only.

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA AMENDING A-6 IN APPENDIX A OF THE FRUITLAND PARK CODE OF ORDINANCES TO ADJUST THE WATER UTILITY RATES BASED ON JULY 2025 CONSUMER PRICE INDEX; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Williams that the City Commission adopt Ordinance 2025-021, as previously cited.

There being no one from the public who desired to speak, Mayor Cheshire closed the public hearing.

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

(e) Second Reading and Adoption of Ordinance 2025-022, Approval of Increased Wastewater Utility Rates

Ms. Geraci-Carver read Ordinance 2025-022 by title only.

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING A-27 IN APPENDIX A OF THE FRUITLAND PARK CODE OF ORDINANCES TO ADJUST THE WASTEWATER UTILITY RATES BASED ON JULY 2025 CONSUMER PRICE INDEX; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave that the City Commission adopt Ordinance 2025-022 as previously cited.

There being no one from the public who desired to speak, Mayor Cheshire closed the public hearing.

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

- (f) **Second Reading and Adoption of Ordinance 2025-020, Amending Division 3 in Article V of Chapter 2 of the City of Fruitland Park Code of Ordinances to Provide for a Planning and Zoning Special Magistrate to sit as the Local Planning Agency, and in Place of the Planning and Zoning Board.**

Ms. Geraci-Carver read Ordinance 2025-020 by title only.

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING DIVISION 3 IN ARTICLE V OF CHAPTER 2 OF THE CITY OF FRUITLAND PARK CODE OF ORDINANCES TO PROVIDE FOR A PLANNING AND ZONING SPECIAL MASTER TO SIT AS THE LOCAL PLANNING AGENCY, AND IN PLACE OF THE PLANNING AND ZONING BOARD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave asked about how long it would take to get someone into place. Ms. Geraci-Carver responded that an RFQ would be prepared, and she thought it should be issued sometime during early or mid-October.

ACTION: A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave that the City Commission adopt Ordinance 2025-020 as previously cited.

There being no one from the public who desired to speak, Mayor Cheshire closed the public hearing.

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

- (g) **Resolution 2025-075, Approval of a Permanent Utility, and Ingress-Egress Easement from Adventist Health System/Sunbelt, Inc.; for Property Located on County Road 466A, west of Oliver Lane.**

Ms. Geraci-Carver read Resolution 2025-075 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PERMANENT UTILITY AND INGRESS-EGRESS EASEMENT IN FAVOR OF THE CITY OF FRUITLAND PARK, FLORIDA FROM ADVENTIST HEALTH SYSTEM/SUNBELT, INC.; AUTHORIZING THE MAYOR TO EXECUTE THE EASEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave that the City Commission adopt Resolution 2024-075 as previously cited.

There being no one from the public who desired to speak, Mayor Cheshire closed the public hearing.

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

- (h) **Resolution 2025-076, Removal of Historic and Specimen Trees. Petitioner: Catalyst Design Group on behalf of the owner, Birch Enterprises, LLC – Urick and Wilder**

Ms. Geraci-Carver read Resolution 2025-076 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, MAKING A FINDING THAT CONSTRUCTION OF A MULTI-FAMILY APARTMENT COMPLEX WITH CLUBHOUSE, ASSOCIATED PARKING AND STORMWATER APPROVED IN RESOLUTION 2025-022 IS NOT FEASIBLE WITHOUT REMOVING THE HISTORICAL AND/OR SPECIMEN TREES PROPOSED FOR REMOVAL BY CATALYST DESIGN GROUP; AND PROVIDING FOR AN EFFECTIVE DATE.

Mike Rankin, Interim Community Development Director, discussed the details of Resolution 2025-076, which would authorize the removal of historic and specimen trees. He noted that the intent of the developer was to plant a nice, landscaped area and several of the trees being removed are considered scrub or trees that would have to be removed from landscaping development due to potential erosion issues.

Reed Ellis, Director of Development at Elmington Housing, stated that 132 canopy trees would be planted, and the total will be 165 replacement trees.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza that the city commission adopt Resolution 2025-076 as previously cited.

There being no one from the public who desired to speak, 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 HEARINGS

6. QUASI-JUDICIAL PUBLIC HEARING

- (a) Second and Final Reading of Ordinance 2025-019, Approval of an Amendment to Provide for Maximum Building Coverage on Property Located East of US Hwy 441/27 and East of Register Road. Petitioner: Griffin Preserve, LLC**

Ms. Geraci-Carver read Ordinance 2025-019 by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING A PUD ZONING AMENDMENT TO PROVIDE FOR MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS SURFACE RATIO PER LOT AND ADOPTING AN AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Williams that the City Commission adopt Ordinance 2025-019 as previously cited.

There being no one from the public who desired to speak, 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

END OF PUBLIC HEARINGS

7. (a) City Manager

Ms. Manila stated that she would have a land purchase for water wells and a water treatment plant contract for consideration at the next City Commission meeting.

She reminded the City Commissioners to let her know their availability for scheduling a tour of the Public Safety building. She said that substantial completion for the building is scheduled for December 2, 2025.

Ms. Manila stated that the agency account for Next Door has been approved, and she has started posting information for the community.

Mr. Rankin provided an update on development activities in the City. He stated that temporary occupancy began for the Evolve Apartment project. He stated that staff is midway through one of three temporary occupancy permits that will be issued, and he discussed the progression of activity in completing that project. He noted there had been some interest in the two commercial lots along Miller Road.

Vice Mayor DeGrave asked about the deferral of Evolve impact fees and Mr. Rankin said they have already made a payment toward the impact fees and staff is managing the payments. Ms. Fielder said the first impact was \$1.2m and they are in the process of paying all of the impact fees.

(b) City Attorney

i. Linda Herald v. City of Fruitland Park, Lake County Case No. 2025-CA-000116

ii. Impact Fee Adoption Process and Requirements

Ms. Geraci-Carver stated that the statute requires a phased in approach for the imposition of increased impact fees. The statute also caps how much impact fees may be increased unless the jurisdiction can demonstrate through a study performed by the consultant that there are extenuating circumstances. When the study is done for the impact fees for water and wastewater, staff will ask the consultant will be asked to do a demonstrated needs study to demonstrate how much the impact fees should be adjusted and whether there are circumstances to necessitate the City adopting something higher. If there are circumstances that demonstrate that, the City Commission would be required to hold two public workshops where that is the only discussion item. The consultant would make a presentation, and public input would be accepted. The Commission would need a unanimous vote in order to exceed the maximum allowed by statute, and the increase would still have to be made in a two-phased approach.

8. UNFINISHED BUSINESS

9. PUBLIC COMMENTS

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Maria Martorana, 3164 Lowe Court, asked about the special master process and Ms. Geraci-Carver explained. She also had a question about the millage rate and tax bill to which Ms. Geraci-Carver also responded.

Renee Colon, 909 Paso Aly, requested an extension of sidewalk in the Oak Forest Community, at the end of Paso Aly and Urick Street. She said currently there is no sidewalk on the Paso Aly side where children have to walk to get to Fruitland Park Elementary School. She noted several safety concerns and indicated that a resident at 900 Paso Aly has harassed parents and children walking to school. Ms. Colon submitted a package of photographs to City Manager Manila.

Interim Police Chief Rains indicated that the car line is being reconfigured, which should help with the problem.

10. COMMISSIONERS' COMMENTS

- (a) **Commissioner Williams** – Nothing to report.
- (b) **Commissioner Cosenza** – Nothing to report.
- (c) **Commissioner Raysin** – Nothing to report.
- (d) **Vice Mayor DeGrave** – Nothing to report.

11. MAYOR'S COMMENTS

Dates to Remember

Mayor Cheshire announced the following events:

- September 26, 2025, 100th City Birthday Party with Drone Show, 5:30 p.m. – 9:00 p.m.
- October 9, 2025, City Commission regular at 6:00 p.m.
- October 24, 2025, Halloween Party

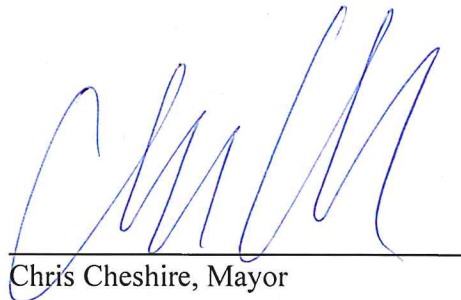
For additional events, please visit [Calendar | City of Fruitland Park Florida](#).

12. ADJOURNMENT

The meeting adjourned at p.m.



Gwen Johns, MMC, City Clerk



Chris Cheshire, Mayor