

**FRUITLAND PARK COMMUNITY
REDEVELOPMENT AGENCY
MEETING AGENDA**

October 8, 2026, at 6:00 p.m. or as soon as possible thereafter

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, Florida 34731

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES** (city clerk)

July 9, 2026 Meeting Minutes

- 4. Resolution 2026-053 CRA BUDGET FY 2026-27** (city manager/city attorney/finance director)

A RESOLUTION OF THE CITY OF FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY GOVERNING BOARD ADOPTING THE BUDGET FOR FISCAL YEAR 2026-2027 BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; PROVIDING FOR SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

- 5. PUBLIC COMMENTS** (city clerk)

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 Community Redevelopment Agency at this meeting; however, questions may be answered by staff or issues may be referred to 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 CRA. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the CRA addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

- 6. UNFINISHED BUSINESS**

7. ADJOURNMENT

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 CRA 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 SILENCE ALL ELECTRONIC DEVICES

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: CRA #3

ITEM TITLE: **Approval of Minutes**

MEETING DATE: October 8, 2026

DATE SUBMITTED: September 30, 2026

SUBMITTED BY: (See below)

BRIEF NARRATIVE:

(a) Minutes Approval

July 9, 2026 CRA Meeting

FUNDS BUDGETED: N/A

ATTACHMENTS: Draft minutes

RECOMMENDATION: Consider approval of the consent agenda as presented.

ACTION: **Approval of the Minutes**

**FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY
MEETING MINUTES
July 9, 2026**

A meeting of the Fruitland Park Community Redevelopment Agency was held at 506 W. Berckman Street, Fruitland Park, Florida on Thursday, July 9, 2026, at approximately 6:03 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, and Commissioner Michael Raysin

Members Absent: Commissioner Martina Williams

Also Present: City Manager Karen Manila, City Attorney David Langley, Police Sergeant Courtney Corman, Police Sergeant Anthony Buehler; Human Resources Director John Klein; Finance Director Kim Gehrke; Community Development Administrative Manager Sharon Williams, Permit Tech Kelli Fielder, Permit Tech Brenda Sigala; Interim Community Development Director Michael Rankin, Director of Community Services Barbara Fields, Director of Public Works Robb Dicus, City Clerk Gwen Johns

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

2. ROLL CALL

With a quorum being present, Mayor Cheshire requested that Ms. Johns call the roll.

3. APPROVAL OF MINUTES (city clerk)

(a) May 28, 2026 CRA Minutes

ACTION: **A motion was made by Vice Mayor DeGrave, and seconded by Commissioner Raysin, to approve the minutes as presented. Mayor Cheshire called for a vote and declared the motion carried unanimously, 3-0.**

4. ACTION ITEMS

(a) **Resolution 2026-034, Interlocal Agreement with Lake County pertaining to Tax Increment Revenues.** (city manager/city attorney)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE INTERLOCAL AGREEMENT REGARDING TAX INCREMENT REVENUES BETWEEN LAKE COUNTY, THE CITY OF FRUITLAND PARK, AND THE CITY OF FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Raysin to approve Resolution 2026-034, moving it to the City Commission for consideration. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 3-0.

4. PUBLIC COMMENTS

Carl Yauk, 1123 Ritter Road, questioned whether the City was utilizing the subject funds as intended, and stated he understood why Lake County would want to stop paying the tax to the City of Fruitland Park.

5. UNFINISHED BUSINESS

There were no unfinished business items to come before the CRA at this time.

6. ADJOURNMENT

The meeting adjourned at 6:05 p.m.

Gwen Johns, MMC
City Clerk

Chris Cheshire, Mayor

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: CRA #4

ITEM TITLE: Resolution 2026-053 to Adopt the FY 2026/27 CRA Budget

MEETING DATE: October 8, 2026

DATE SUBMITTED: September 30, 2026

SUBMITTED BY: city attorney/city manager/city treasurer

BRIEF NARRATIVE: Resolution 2026-053 – is intended for adoption of the FY 2026/27 Community Redevelopment Agency (CRA) budget.

The adoption of the CRA budget must be a separate vote from the regular budget. The proposed CRA budget was discussed with City Commission at a Budget Workshop held on August 4, 2026. It was included in public hearings for the operating budget on September 10, 2026 and September 24, 2026.

In summary, as detailed in Resolution 2026-053, Exhibit A, the totals for the CRA budget:

Operating Expenditures	\$ 22,400
Capital Outlay Expenditures	\$ 2,363,161
Transfers	<u>\$ 58,986</u>
Total Expenditures	\$ 2,444,547

FUNDS BUDGETED: None

ATTACHMENTS: Resolution 2026-053, Exhibit A - FY 2026/27 Final CRA Budget

RECOMMENDATION: Approval

ACTION TO BE TAKEN: Approve Resolution 2026-053

RESOLUTION NO. 2026-053

A RESOLUTION OF THE CITY OF FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY GOVERNING BOARD ADOPTING THE BUDGET FOR FISCAL YEAR 2026-2027 BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; PROVIDING FOR SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City of Fruitland Park Community Redevelopment Agency (the "CRA") was created pursuant to Part III, Chapter 163, Florida Statutes; and is a dependent special district under Chapter 189, Florida Statutes, known as the Uniform Special District Accountability Act (the "Act"); and

WHEREAS, the Act required all special districts, including dependent special districts, such as the CRA, to adopt a budget for each fiscal year by resolution; and

WHEREAS, the CRA's budget must be contained within the general budget of the City of Fruitland Park clearly stated as the budget of the CRA; and

WHEREAS, the governing board of the CRA desires to adopt the fiscal year budget and recommend adoption of same by the City Commission of the City of Fruitland Park.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. Approval of FY 2026/2027 Budget. The City of Fruitland Park Community Redevelopment Agency Governing Board hereby approves and adopts the budget of the City of Fruitland Park Community Redevelopment Agency for Fiscal Year 2026-2027, attached hereto as **Exhibit A**, and further recommends adoption of same by the City Commission.

SECTION 2. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 3. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 4. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 5. Effective Date. This Resolution shall become effective immediately upon passage and adoption. The budget adopted approved by this Resolution shall be effective October 1, 2026.

PASSED AND RESOLVED this 8th day of October, 2026, at 6:00 p.m., or as soon thereafter, by the City of Fruitland Park Community Redevelopment Agency Governing Board of the City of Fruitland Park, Florida.

Chris Cheshire, Mayor
City of Fruitland Park

Attest:

Gwen Johns, City Clerk

Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice Mayor DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Williams	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Raysin	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Goldberg	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

First Reading _____

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

FISCAL YEAR 2026/27

SUMMARY OF REVENUES AND EXPENDITURES

COMMUNITY REDEVELOPMENT AGENCY

	Actual	Adopted	Amended	Proposed
	FY 2024/25	FY 2025/26	FY 2025/26	FY 2026/27
<u>REVENUES</u>				
Intergovernmental	\$1,257,512	\$1,420,307	\$1,420,307	\$1,582,530
Miscellaneous	127,646	85,600	85,600	100,000
Xfer in Fund Balance	189,172	0	0	762,017
TOTAL REVENUES	\$1,574,330	\$1,505,907	\$1,505,907	\$2,444,547
<u>EXPENDITURES</u>				
Operating	\$1,827	\$15,350	\$15,350	\$22,400
Capital Outlay	219,111	1,424,124	1,424,124	2,363,161
Non-Operating	0	0	0	0
Transfers	74,131	66,433	66,433	58,986
TOTAL EXPENDITURES	\$295,069	\$1,505,907	\$1,505,907	\$2,444,547
BALANCE	\$1,279,261	\$0	\$0	\$0

**COMMUNITY REDEVELOPMENT AGENCY
REVENUES**

Description	Account ID	FY 2025 Actuals	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Difference
CITY OF FRUITLAND PARK	200-000-001-33901	\$510,632	\$594,264	\$594,264	\$662,922	\$68,658
LAKE COUNTY COMMISSION	200-000-001-33902	\$648,879	\$756,511	\$756,511	\$842,046	\$85,535
LAKE CO WATER AUTHORITY	200-000-001-33903	\$38,362	\$0	\$0	\$0	\$0
LAKE CO AMBULANCE DISTRICT	200-000-001-33904	\$59,639	\$69,532	\$69,532	\$77,562	\$8,030
INTERGOVERNMENTAL REVENUE		\$1,257,512	\$1,420,307	\$1,420,307	\$1,582,530	\$162,223
INTEREST INCOME	200-000-001-36110	\$127,646	\$85,600	\$85,600	\$100,000	\$14,400
MISC. REVENUE		\$127,646	\$85,600	\$85,600	\$100,000	\$14,400
XFER IN FUND BALANCE	200-000-001-38001	\$189,172	\$0	\$0	\$762,017	\$762,017
TRANSFER IN FUND BALANCE		\$189,172	\$0	\$0	\$762,017	\$762,017
TOTAL		\$1,574,330	\$1,505,907	\$1,505,907	\$2,444,547	\$938,640

**COMMUNITY REDEVELOPMENT AGENCY
REVENUES**

Description	Account ID	FY 2025 Actuals	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Quantity	Cost
CITY OF FRUITLAND PARK	200-000-001-33901	\$510,632	\$594,264	\$594,264	\$662,922		
Taxable Increment Value \$178,213,753 \							
1,000 * \$3.9134 * 95%						1	\$662,922
LAKE COUNTY COMMISSION	200-000-001-33902	\$648,879	\$756,511	\$756,511	\$842,046		
OOF1 Lake County BCC Taxable Increment							
Value \$90,569,392 Millage Rate \$5.0254 *							
95%						1	\$432,390
OOF2 Lake County BCC Taxable Incremental							
Value \$85,807,421 Millage Rate \$5.0254 *							
95%						1	\$409,656
LAKE CO WATER AUTHORITY	200-000-001-33903	\$38,362	\$0	\$0	\$0		
LAKE CO AMBULANCE DISTRICT	200-000-001-33904	\$59,639	\$69,532	\$69,532	\$77,562		
OOF1 Lake County Ambulance Incremental							
Taxable Value \$90,569,392 Millage Rate							
\$.4629 * 95%						1	\$39,828
OOF2 Lake County Ambulance Taxable							
Incremental Value \$85,807,421 Millage Rate							
\$.4629 * 95%						1	\$37,734
INTEREST INCOME	200-000-001-36110	\$127,646	\$85,600	\$85,600	\$100,000		
Estimated interest income						1	\$100,000
XFER IN FUND BALANCE	200-000-001-38001	\$189,172	\$0	\$0	\$762,017		
Appropriate Fund Balance to fund a portion							
of the 466A utility work being done with the							
widening project being performed by Lake							
County.						1	\$690,856
TOTAL		\$1,574,330	\$1,505,907	\$1,505,907	\$2,444,547		

**COMMUNITY REDEVELOPMENT AGENCY
EXPENDITURES**

Description	Account ID	FY 2025 Actuals	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Difference
ENGINEERING FEES	200-510-511-30311	\$0	\$2,000	\$2,000	\$2,000	\$0
PROFESSIONAL FEES	200-510-511-30313	\$600	\$2,000	\$2,000	\$2,000	\$0
AUDIT FEES	200-510-511-30320	\$0	\$6,100	\$6,100	\$6,200	\$100
ABATEMENT	200-510-511-30479	\$0	\$3,000	\$3,000	\$10,000	\$7,000
MISC EXPENSE	200-510-511-30490	\$1,052	\$2,000	\$2,000	\$2,000	\$0
MEMBERSHIPS	200-510-511-30544	\$175	\$250	\$250	\$200	(\$50)
OPERATING EXPENSES		\$1,827	\$15,350	\$15,350	\$22,400	\$7,050
LAND PURCHASE	200-510-511-60610	\$29,939	\$100,000	\$100,000	\$0	(\$100,000)
MUNICIPAL COMPLEX IMPROVMTS	200-510-511-60624	\$0	\$60,000	\$60,000	\$0	(\$60,000)
IMPROVEMENTS	200-510-511-60630	\$189,172	\$0	\$0	\$35,000	\$35,000
STREETS	200-510-511-60631	\$0	\$346,424	\$346,424	\$250,000	(\$96,424)
SIDEWALKS	200-510-511-60634	\$0	\$75,000	\$75,000	\$75,000	\$0
SYSTEM IMPROVEMENTS	200-510-511-60655-466AU	\$0	\$600,000	\$542,000	\$1,871,161	\$1,271,161
PARKS IMPROVEMENTS	200-510-511-60665	\$0	\$242,700	\$300,700	\$132,000	(\$110,700)
CAPITAL OUTLAY		\$219,111	\$1,424,124	\$1,424,124	\$2,363,161	\$939,037
TX TO GF	200-580-581-90916	\$74,131	\$66,433	\$66,433	\$58,986	(\$7,447)
TRANSFER GEN FUND		\$74,131	\$66,433	\$66,433	\$58,986	(\$7,447)
TOTAL		\$295,069	\$1,505,907	\$1,505,907	\$2,444,547	\$938,640

**COMMUNITY REDEVELOPMENT AGENCY
EXPENDITURES**

Description	Account ID	FY 2025 Actuals	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Quantity	Cost
ENGINEERING FEES	200-510-511-30311	\$0	\$2,000	\$2,000	\$2,000		
Engineering fees for projects						1	\$2,000
PROFESSIONAL FEES	200-510-511-30313	\$600	\$2,000	\$2,000	\$2,000		
Professional fees for projects						1	\$2,000
AUDIT FEES	200-510-511-30320	\$0	\$6,100	\$6,100	\$6,200		
CRA Audit Fee						1	\$6,200
ABATEMENT	200-510-511-30479	\$0	\$3,000	\$3,000	\$10,000		
Enhanced code enforcement program						1	\$10,000
MISC EXPENSE	200-510-511-30490	\$1,052	\$2,000	\$2,000	\$2,000		
Unforeseen expenses						1	\$2,000
MEMBERSHIPS	200-510-511-30544	\$175	\$250	\$250	\$200		
Special District State Fee - FloridaCommerce						1	\$200
LAND PURCHASE	200-510-511-60610	\$29,939	\$100,000	\$100,000	\$0		
MUNICIPAL COMPLEX IMPROVMTS	200-510-511-60624	\$0	\$60,000	\$60,000	\$0		
IMPROVEMENTS	200-510-511-60630	\$189,172	\$0	\$0	\$35,000		
New welcome to Fruitland Park sign on 468						1	\$7,000
Update/Refresh welcome to Fruitland Park signs						4	\$7,000
STREETS	200-510-511-60631	\$0	\$346,424	\$346,424	\$250,000		
CRA resurfacing/paving						1	\$250,000
SIDEWALKS	200-510-511-60634	\$0	\$75,000	\$75,000	\$75,000		
SYSTEM IMPROVEMENTS	200-510-511-60655-466AU	\$0	\$600,000	\$542,000	\$1,871,161		
Projected costs for utility relocation/expansion associated with 466A - Lake County bidding out the project, FP will reimburse Lake County.						1	\$1,871,161
PARKS IMPROVEMENTS	200-510-511-60665	\$0	\$242,700	\$300,700	\$132,000		
Skate Park - Equipment Replacement						1	\$80,000
Skate Park - Resurfacing						1	\$20,000
Veteran's Park - Decorative fencing around playground						1	\$12,000
Veteran's Park - Resurface basketball court						1	\$20,000

**COMMUNITY REDEVELOPMENT AGENCY
EXPENDITURES**

Description	Account ID	FY 2025 Actuals	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Quantity	Cost
TX TO GF	200-580-581-90916	\$74,131	\$66,433	\$66,433	\$58,986		
20% CM + 10% FD Xfer to 001-000-001- 38150						1	\$58,986
	TOTAL	\$295,069	\$1,505,907	\$1,505,907	\$2,444,547		