

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
September 11, 2025**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731, on Thursday, September 11, 2025, at 6:00 p.m.

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

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Human Resources Director John Klein, Finance Director Gary Bachmann, Deputy Finance Director Kim Gherke, Lieutenant David Cox, Interim Community Development Director Michael Rankin, Sharon Williams, Administrative Manager of Community Development, Brenda Sigala, Building Permit Tech and Clerk Gwen Johns

Total Attendance: 34

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

After Mayor Cheshire called the meeting to order, Braxton Butts of Heritage Community Church, gave the Invocation and Lieutenant David Cox 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. PRESENTATION

(a) Proclamation for Constitution Week

On behalf of the City Commission, Mayor Cheshire read and presented a proclamation to declare September 17 – 23, 2025, as *Constitution Week*, urging all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities that are part of that privilege.

The proclamation was presented to Ella Decker, of The National Society for Daughters of the American Revolution (DAR). Ms. Decker was accompanied by other members of the DAR. She accepted the Proclamation and thanked Mayor Cheshire, the City Commission and the City of Fruitland Park.

**RECESSED FOR THE COMMUNITY REDEVELOPMENT AGENCY
MEETING, RECONVENED AS THE CITY COMMISSION AT 6:06 P.M.**

4. **CONSENT AGENDA**

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

August 5, 2025, Budget Workshop

August 28, 2025, Regular City Commission Meeting

(b) Resolution 2025-058, Approving the Purchase of a 2026 Chevrolet Colorado Crew Cab Vehicle in an Amount Not to Exceed \$41,000, from Stingray Chevrolet.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PURCHASE FROM STINGRAY CHEVROLET A 2026 CHEVY COLORADO CREW CAB VEHICLE INCLUDING THE VALUE PACKAGE IN AN AMOUNT NOT TO EXCEED \$41,000 FOR CODE ENFORCEMENT IN THE GRUITLAND PARK BUILDING AND ZONING DEPARTMENT; AUTHORIZING THE CITY MANAGER TO EXPEND THE FUNDS; AND PROVIDING AN EFFECTIVE DATE.

(c) Resolution 2025-065, Planning and Zoning Board Reappointment of Shayna Grunewald

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

(d) Resolution 2025-066, Planning and Zoning Board Reappointment of Walter Birriel

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

(e) Resolution 2025-067, Planning and Zoning Board Appointment of Daniel Dicus

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

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

Carl Yauk, 1123 Ritter Road, noted that the August 28, 2025, minutes indicated there were five votes, and it should have been four since Vice Mayor DeGrave was absent.

5. REGULAR AGENDA

(a) Resolution 2025-063, Wastewater and Reclaimed Water System Master Plan

Ms. Geraci-Carver read Resolution 2025-063, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING AND ADOPTING THE CITY OF FRUITLAND PARK WASTEWATER AND RECLAIMED WATER SYSTEM MASTER PLAN PREPARED BY HALFF ASSOCIATES, INC.; PROVIDING FOR AN EFFECTIVE DATE.

Karen Manila, City Manager, introduced Rob Ern from Halff Associates to make a presentation to the City Commission.

Bill Dorman, of Halff Associates, presented the Wastewater and Reclaimed Water System Master Plan. He said it looks 20 years ahead, projecting over 3,000 connections by then (about 9,000 when fully built out), with residential growth as the focus. He also showed projected flow increases through 2045. He discussed a site for the wastewater treatment plant, and the site identified is the existing site where the old plant was and where the existing transfer station is located. He displayed a proposed site plan for the site plan and discussed some of the features included.

Vice Mayor DeGrave inquired about the capacity of the holding basins, and Mr. Ern said the Rapid Infiltration Basins were designed for 1.8 million gallons per day and used for backup to the reclaimed system only. Mr. Dorman noted the operations control building being planned and stated that it would provide area for staff and a laboratory. He stated that the existing surge tank was being planned to be repurposed as an aerobic digester and noted that the goal was to use as much of the existing facilities as possible, while still planning for future expansion. Vice Mayor DeGrave asked if the digestion would be enclosed or open air. Mr. Dorman responded that it would be aerobic and constantly oxygenized. He added there would also be odor control facilities, for the headworks and other areas where odors are anticipated.

Mayor Cheshire asked why the lower-cost plant option in the agenda summary was not recommended. Mr. Ern explained there was an error on the initial summary sheet that was provided for the agenda packet, and it has been corrected. Mr. Ern noted that the other process would be a 5-Stage Biological Nutrient Removal (BNR) process, which is a significantly higher cost than the Sequencing Batch Reactor (SBR) process. However, both alternatives are included in the master plan, but the discussion tonight is only with regard to the recommended alternative which will fit on the site and is less expensive. Mayor Cheshire questioned whether the proposed plant would become obsolete at some point, and Mr. Ern said it would not, and he added that lifespan of the facilities is a requirement of obtaining SRF funding. In addition, he commented that the only exception to the plant becoming obsolete would be if DEP created new standards that necessitated reconstruction.

Mr. Dorman displayed a map of the existing Capital Wastewater System, noting that capital lines are the City's responsibility since they serve multiple properties and developments. He said the plant and expansion projects, including 20-year collection systems with north and south cost estimates, would be funded through impact fees.

Mr. Ern explained the ratios of water to reclaimed water. He pointed out on the reclaimed water system that the redistribution system being recommended is only on the north side of the City. This is because it takes somewhere between 3-5 homes worth of wastewater to generate enough reclaimed water for a single home. Looking at the number of homes in the northern portion of the City, it is clear that there would not be enough reclaimed water to serve residents on the south side without augmenting with potable water. He noted that based on the numbers available, there would only be enough reclaimed water created to serve the northern portion of the City with reclaimed water. This is why all of the reclaimed water distribution system capital improvements are to the north.

Mr. Ern said adopting the plan is the first step, after which impact fees would be set. He reviewed funding options for the treatment plant, noted potential opportunities the City may qualify for, and stated that his firm would work to secure funding.

Mayor Cheshire asked if the reclaimed water system was necessary for the wastewater treatment plan. Mr. Ern responded that the City's Consumptive Use Permit (CUP) for withdrawing water from the ground for the water system will be directly tied to the City having a reclaimed water system to offset groundwater withdrawals.

Ms. Manila noted that she is developing the RFQ which should be ready for legal review within the next week or so.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to adopt Resolution No. 2025-063.

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

(b) Resolution 2025-064, CUP Modification and Water Well Design

Anita Geraci-Carver, City Attorney, read Resolution No. 2025-064 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE CITY OF FRUITLAND PARK CONSUMPTIVE USE PERMIT MODIFICATION AND WELL DESIGN STATEMENT OF WORK DATED AUGUST 8, 2025, BETWEEN THE CITY OF FRUITLAND PARK AND HALFF ASSOCIATES, INC. TO PERFORM WELL CONSTRUCTION HYDROGEOLOGIC SERVICES, WELL CONSTRUCTION SPECIFICATIONS AND BID DOCUMENTS, AND PROJECT ADMINISTRATION IN AN AMOUNT NOT TO EXCEED \$103,511.50; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Ern explained the CUP Modification and Water Well Design. He said it is time to move forward with a new water plant to serve the growth. The first design is to get water wells drilled. The quality of the water produced by the well determines treatment requirements. Mr. Ern stated that a sub-consultant has been engaged to perform the bulk of the work which needs to be done by a hydrogeologist. This contract is for the design of wells based on the site that the City is collaborating with a developer to acquire. The subsurface geology will be evaluated, the size of the well, casing, open hole and depths will be determined. Subsequently, a set of construction specifications will be written for the City to use to publicly solicit well drillers. He also noted that someone will have to be on-site while the wells are being drilled.

Mayor Cheshire expressed concern that the City does currently own the property and suggested this item be tabled until the City is certain that the property will be acquired.

Ms. Manila asked Mr. Ern what would happen in a scenario where the City cannot acquire the property being looked at, and what would happen if subsequently, the City could not acquire property within the 1,000-foot required radius. Mr. Ern responded that the CUP would have to be modified. He said if property were acquired within a quarter of a mile or so, his staff could work with the St. Johns River Water Management District (SJRWMD) to amend the CUP. Anything beyond that radius, the regional hydrogeologic model would have to be rerun, to allow the SJRWMD to look at every well, public or private, which is in the district or region, looking at the drawdowns from those withdrawal rates. This process would increase the proposal. He said most of the well design will be consistent, but the CUP would be an additional task if the property being considered does not close. Mayor Cheshire asked about design changes in the event that the City had to move the well to another location. and Mr. Ern said there would be potential design changes based on the other wells in the region and impacts to the surface water levels or spring flows in the region. That would potentially change the required depth of wells.

Ms. Manila stated that she had been provided with a proposal for the City to purchase a piece of property. Ms. Geraci-Carver asked if there was an opportunity to get an easement from the property owner to do testing prior to purchasing the property. Mr. Ern said wherever the well is drilled, the water will be treated based on required water quality testing. He added that because the model was run in that area where the wells are currently under consumptive use permit, that model has been run and it would be in the best interest of the City to keep the project in that area which the SJRWMD has already bought off on it.

Vice Mayor Degrave asked if Mr. Ern was assuring the City that if the subject property is purchased, there will be water. Mr. Ern said yes, the only thing that could vary would be the depths of the casing and depths of the open hole in order to get the necessary volume. The water quality could potentially change but generally water good quality in the subject area.

ACTION: A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to TABLE Resolution No. 2025-065.

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

6. PUBLIC HEARING

- (a) First Reading 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.**

Anita Geraci-Carver, City Attorney, read Ordinance No 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.

Ms. Geraci-Carver noted that the reappointment resolutions includes language that will allow those members to continue to serve until such time that a special magistrate is appointed to serve. At that time, the Planning and Zoning Board would be dissolved.

ACTION: A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve Ordinance No. 2025-020 on first reading, as previously cited.

Mayor Cheshire opened the public hearing.

Carl Yauk, 1123 Ritter Road, said there were pros and cons to having a special magistrate. Citing concerns from Wildwood and Sumter County, he asked if a magistrate must be familiar with the City, stressing they should understand the wants and needs of Fruitland Park residents.

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

- (b) First Reading of Ordinance 2025-021, Approval of Increased Water Utility Rates**

Anita Geraci-Carver, City Attorney, read Ordinance 2025-021, by title only.

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 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 Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Ordinance 2025-021, on first reading, as previously cited.

Mayor Cheshire opened the public hearing. The public hearing was closed.

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

(c) First Reading of Ordinance 2025-022, Approval of Increased Wastewater Utility Rates

Anita Geraci-Carver, City Attorney, read Ordinance No 2025-022, by title only.

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AMENDING SECTION 99.60 IN CHAPTER 50 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 AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Ordinance 2025-022, on first reading, as previously cited.

Mayor Cheshire opened the public hearing.

Carl Yauk, 1123 Ritter Road, asked about the structure of the wastewater rate adjustments. Ms. Manila responded that this increase is positioning the City for the future. As the new wastewater treatment plant is implemented, the rates will have to increase incrementally to avoid a single substantial increase in fees.

The public hearing was closed.

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

(d) Resolution 2025-050, Request for Vacation of Dixie Blvd., Adjacent to Lots 9-13, Block D. Petitioner: Tim Coates of Halff Engineering on behalf of the owners, Garden Street Communities Southeast, LLC and Aggarwal & Gupta Family Foundation, Inc.

Anita Geraci-Carver, City Attorney, read Resolution No 2025-050, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, 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 AN EFFECTIVE DATE.

Ms. Geraci-Carver said Mr. Coates has applied to vacate an unimproved right of way where he owns property on both sides. By law, if vacated and not needed for public use, he would acquire the entire parcel. She noted the application does not affect other owners or cause any other property owners to be landlocked, and the Commission has previously determined such property is not needed by the City. The City has no plans for utilities or other improvements in that area.

ACTION: A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the Resolution No 2025-050, as previously cited.

Jay Connell, 26926 White Plains Way, opposed the right-of-way vacation, arguing it would create a landlocked parcel. He said a strip left out of the request would remain City property without legal access and showed Ms. Geraci-Carver the property he believed would be affected.

Ms. Geraci-Carver advised that she and staff would look at the area again before the second reading. She noted that the City could retain an easement for access, if necessary for maintenance. Or, Mr. Connell could apply to the City for that portion to also be vacated.

Mr. Connell stated that he was open to petitioning the City to vacate that portion, which would mean that he would get 15 feet, and Mr. Coates would get 15 feet. He said he would pay for a survey but asked if the City would be willing to waive the application fees.

Mayor Cheshire opened the public hearing. The public hearing was closed.

ACTION: A motion was made by Commissioner Cosenza to table Resolution No 2025-050, and Vice Mayor DeGrave seconded the motion. Mayor Cheshire called for a vote and the motion carried unanimously, 5-0.

- (e) **Resolution No. 2025-047, Relating to the Provision of Fire Services within The Village of Fruitland Park Benefit Area, Establishing an Assessment Rate.**

Anita Geraci-Carver, City Attorney, read Resolution No 2025-047 by title only.

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, 2025; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution No. 2025-047, as previously cited.

Carl Yauk, 1123 Ritter Road, was surprised by the 48% fire assessment increase. He agreed with the amount but objected to the wording, noting prior records stated the fee would remain fixed for five years and wanting that included in the resolution. Ms. Manila explained that the rate is fixed for five years from last year's study, with a new study to be conducted at the end of that period.

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

(f) First Public Hearing – Resolution 2025-068, Adopting the Tentative Millage Rate for FY 2025-2026

Anita Geraci-Carver, City Attorney, read Resolution No 2025-068, by title only.

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 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver stated that for fiscal year 2025-2026, the millage rate of 3.9134 is greater than the rolled-back rate of 3.5324 mills by 10.79 percent.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Resolution No. 2025-068, as previously cited.

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

(g) First Public Hearing – Resolution 2025-069, Adopting the Proposed Tentative Budget for FY 2025-2026

Anita Geraci-Carver, City Attorney, read Resolution No 2025-069, by title only.

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

Carl Yauk asked if Fruitland Park had considered solar panels and storage for electricity on public buildings.

ACTION: A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve Resolution No. 2025-069, as previously cited.

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

7. QUASI-JUDICIAL PUBLIC HEARING

- (a) First Reading of Ordinance No. 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**

Anita Geraci-Carver, City Attorney, read Ordinance No. 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; PROVIDING FOR AN EFFECTIVE DATE.

Mike Rankin, Interim Community Development Director, explained the PUD amendment.

ACTION: A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve Ordinance No. 2025-019 on first reading, as previously cited.

Mayor Cheshire opened the public hearing.

Mr. Rankin, Interim Community Development Director, provided an explanation of the request. He noted the project was approved by the Planning and Zoning Board on August 21, 2025.

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

END OF QUASI-JUDICIAL PUBLIC HEARING

8. (a) City Manager

Ms. Manila reported on a meeting that she and Mayor Cheshire had with Representative Nan Cobb. She said the meeting was positive, and she recognized Tristen and Faith from Representative Cobb's office who were present.

Ms. Manila stated that she had been asked to consider a different date for the Time Capsule interment. There was no objection to scheduling the Time Capsule burial on November 6, 2025, at 6:00 p.m. p.m.

Ms. Manila advised the City Commission that she had created a NextDoor account to assist in getting information to residents and businesses in the community. She also noted that the website redesign would make these communications easier and residents would have an opportunity to sign up for notifications.

Mr. Rankin gave a report regarding a Lake County Planning meeting that he and Sharon Williams, Administrative Supervisor, attended. The discussion was centered around regional growth.

Mr. Rankin reported speaking with developers about three residential and four mixed-use projects in Fruitland Park. Staff continues to work on the Land Development Regulations. Mr. Rankin noted he is preparing a report projecting current projects for 3-7 years to help the City Commission and staff plan for necessary infrastructure improvements.

(b) City Attorney

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

Ms. Geraci-Carver had nothing additional to report.

9. UNFINISHED BUSINESS

There were no unfinished business items.

10. PUBLIC COMMENTS

Carl Yauk, 1123 Ritter Road, Village of Pine Hills, praised Halff's presentation and asked if impact fees had a maximum or restrictions on increases. He noted the sewage system costs exclude Pine Hills and Pine Ridge. He suggested bonds as an alternative financing vehicle for the system, citing how Villages residents pay bonds and ongoing CDD maintenance fees. He proposed a similar structure to support future growth.

Schantel Ceycle, 164 Duck Weed Ave, shared a major concern about the safety of children in Mirror Lake Village, Sections 1 and 2. She noted that there are no traffic calming mechanisms in place for that area and children have almost been hit by speeding vehicles. She requested that speed bumps be considered. Ms. Manila stated that she would communicate with Police Chief Rains and Public Works about coming up with a solution to help with traffic calming. Ms. Ceycle's major concern arose when her autistic granddaughter was nearly hit by a vehicle.

11. COMMISSIONERS' COMMENTS

Commissioner Williams – No comment.

Commissioner Cosenza – No Comment.

Commissioner Raysin – No comment.

12. MAYOR'S COMMENTS

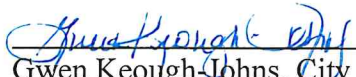
No comment.

Mayor Cheshire commented on the need to ensure that Wastewater Treatment Plant Expenses are not levied on residents such as those who reside in the Villages.

Vice Mayor DeGrave also stressed the importance of financing for the Wastewater Treatment Plant in relation to adjusting impact fees to accommodate the cost. He noted that time is of the essence since new developments are beginning and impact fees have to be paid at the time a building permit is pulled.

13. ADJOURNMENT

The meeting adjourned at 7:37 p.m.



Gwen Keough-Johns, City Clerk



Chris Cheshire, Mayor