

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
APRIL 9, 2026**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida on Thursday, April 9, 2026, at 6:00 p.m.

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

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Interim Police Chief Henry Rains, Human Resources Director John Klein; Finance Director Kim Gehrke; Community Development Administrative Manager Sharon Williams, Interim Community Development Director Michael Rankin, Director of Community Services Barbara Fields, and Gwen Johns, City Clerk.

Total Attendance: 17

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

After Mayor Cheshire called the meeting to order, an Invocation was given by Interim Police Chief Rains who also 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.

March 12, 2026, Regular City Commission Meeting

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the Consent Agenda, as presented.

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

4. REGULAR AGENDA

- (a) Resolution 2026-021, Approval of Preliminary Plan for Enclave at Lake Geneva Parcels G & H for 45.31± Acres Generally Located between Lake Ella Road and South to Spring Lake Road. Petitioner: Fruitland Park Development VI, LLC – Richard Wohlfarth, on behalf of the owner, Fruitland Lake Ella LLC.**

Ms. Geraci-Carver read Resolution 2026-021 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF ENCLAVE AT LAKE GENEVA G & H GENERALLY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FRO CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Williams and seconded by Commissioner Cosenza to approve Resolution 2026-021, as presented.

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

5. PUBLIC HEARING

(a) First Reading of Ordinance 2026-003, Rezoning to C-1 of Approximately 4.0± Acres Generally Located South of CR 466A and West of Lake Josephine Drive. Petitioner: Kimley Horn and Associates, Inc., on behalf of the owner, Villages Ranch LLC – Quasi Judicial Hearing

Ms. Geraci-Carver read Ordinance 2026-003 by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 4.0± ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND AGRICULTURE (A) TO CITY OF FRUITLAND PARK NEIGHBORHOOD COMMERCIAL (C-1) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; 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.

A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve the first reading of Ordinance 2026-003, as presented.

Mayor Cheshire called for public comments. There were none.

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

END OF PUBLIC HEARING

6. (a) City Manager

Ms. Manila announced the promotion of Kim Gehrke to Finance Director.

Ms. Manila stated that the local elementary schools have asked to have a field trip to the Gardenia Swimming Pool. She asked the City Commission if they would support offering this field trip to the schools free of charge. There were no objections.

(b) City Attorney

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

Ms. Geraci-Carver stated that the Harold Case has been continued and discovery is ongoing.

Ms. Geraci-Carver gave an update to the City Commission regarding several bills that were proposed to change SB180, which prohibits cities from adopting regulations to land development codes and comprehensive plans. None of the new bills made it through this session and the City remains under prohibition for adopting more stringent regulations through October 2027.

Ms. Geraci-Carver stated that she would be bringing forward regulations for food trucks that should be considered by the City Commission.

Vice Mayor DeGrave noted his continued interest in further reviewing the ability of the city to prohibit 40' lots.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. PUBLIC COMMENTS

There were no public comments.

9. 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.

10. MAYOR'S COMMENTS

Mayor Cheshire announced the following important dates:

Thursday, April 23, 2026

Regular City Commission Meeting at 6:00 p.m.

11. ADJOURNMENT

The meeting adjourned at 6:09 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor