

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA
February 27, 2025**

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, Florida 34731
6:00 p.m.

1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation – Brian Broome – Heritage Community Church

Pledge of Allegiance – Interim Police Chief

2. ROLL CALL

3. CONSENT AGENDA

Routine items and items not anticipated to be controversial are placed on the Consent Agenda to expedite the meeting. If a commissioner, staff member or member of the public wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on remaining item(s); and (3) Discuss each pulled item separately and vote.

- (a) Approval of Minutes** (city manager/interim city clerk)
January 9, 2025, January 23, 2025 and February 13, 2025 regular meetings.

4. REGULAR AGENDA

- (a) Resolution 2025-012 Ratifying Acceptance of Utility Easement Along Micro Racetrack Road** (city attorney/city manager/public works director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, RATIFYING ACCEPTANCE OF AND APPROVING THE PERMANENT UTILITY AND INGRESS-EGRESS EASEMENT IN FAVOR OF THE CITY OF FRUITLAND PARK, FLORIDA FROM CODY A. OSTEEEN AND LARRY OSTEEEN JR. ALONG MICRO RACETRACK ROAD; RATIFYING THE MAYOR'S EXECUTION OF THE EASEMENT AND ITS RECORDING; AND PROVIDING FOR AN EFFECTIVE DATE.

- (b) **Request for Extension of Preliminary Plan Approval – Crystal Lake Vista** (Continued from 2/13/25 Commission Meeting) (city attorney/city manager/development director)

5. PUBLIC HEARING

- (a)

6. QUASI-JUDICIAL PUBLIC HEARING

- (a)

END OF QUASI-JUDICIAL PUBLIC HEARING

END OF PUBLIC HEARING

- 7.
 - (a) **City Manager**
 - i. **Discuss Commemoration of 100th Anniversary of City of Fruitland Park**
 - (b) **City Attorney**
 - i. **Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628**
 - ii. **Linda Harold v. City of Fruitland Park, Lake County Case No. 2025-CA-000116**

8. UNFINISHED BUSINESS

9. PUBLIC COMMENTS

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

10. COMMISSIONERS' COMMENTS

- (a) **Commissioner Cosenza III**

(b) Commissioner Mobilian

(c) Commissioner Bell

(d) Vice Mayor DeGrave

11. MAYOR'S COMMENTS

12. ADJOURNMENT

DATES TO REMEMBER

- Thursdays thru April 10 AARP Tax Preparation
9:00 a.m. – 4:00 p.m. by appointment
Library
- Tuesday, March 4 Chef Warren – Seafood 101 –
Something Smells Fishy, But It
Won't Be Your Cooking
5:00 p.m. – 6:00 p.m.
Library
- Thursday, March 13 City Commission Meeting

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

Please note that in addition to the city commission meetings, more than one city commissioner may be present at the above-mentioned events.

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 City of Fruitland Park 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 TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.

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

ITEM TITLE: Draft Meeting Minutes

MEETING DATE: Thursday, February 27, 2025

DATE SUBMITTED: February 17, 2025

SUBMITTED BY: city manager/interim city clerk

BRIEF NARRATIVE: Routine items and items not anticipated to be controversial are placed on the Consent Agenda to expedite the meeting. If a commissioner, staff member or member of the public wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda, (2) Vote on remaining items(s), and (3) Discuss each pulled item separately and vote.

FUNDS BUDGETED: None

ATTACHMENT Draft Meeting Minutes

- January 9, 2025
- January 23, 2025
- February 13, 2025

RECOMMENDATION: Approve the draft minutes as submitted

ACTION: Approval

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
January 9, 2025**

A regular meeting of the Fruitland Park City Commission was called to order at 506 W. Beckman Street, Fruitland Park, Florida 34731 on Thursday, January 9, 2025, at 6:03 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, Commissioners John Mobilian, and Joey “Joseph” Cosenza III

Members Absent: Commissioner Chris Bell

Also Present: City Attorney Anita Geraci-Carver, Interim City Manager Karen Manila, City Treasurer Gary Bachman; Interim Police Chief Henry Rains; Human Resources Director John Klein; Administrative Manager Sharon Williams, Community Development Department; Public Works Director Robb Dicus; and Sherie Lindh, LPG.

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

After Mayor Cheshire called the meeting to order, Pastor Charles “Chuck” Padgett, Trinity Assembly of God, gave the Invocation, and Interim Chief Rains led in the Pledge of Allegiance to the flag.

ACTION: 6:03 p.m. No action was taken.

2. ROLL CALL

After Mayor Cheshire called the meeting to order and announced the decorum for this evening’s meeting, he requested that Ms. Sharon Williams call the roll where a quorum was declared present.

ACTION: 6:04:21 p.m. No action was taken.

3. CONSENT AGENDA

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

(a) Approval of Minutes

December 12, 2024, regular and December 3, 2024, workshop meetings.

ACTION: 6:04:32 p.m. **A motion was made by Commissioner Mobilian, seconded by Vice Mayor DeGrave and unanimously carried; the city commission approved the aforementioned consent agenda.**

4. REGULAR AGENDA –

(a) Resolution 2025-005 City Manager’s Employment Agreement

Ms. Geraci-Carver read into the record proposed Resolution 2025-005, 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 CITY MANAGER’S EMPLOYMENT AGREEMENT BETWEEN THE CITY OF FRUITLAND PARK, FLORIDA AND KAREN MANILA; AUTHORIZING EXECUTION OF THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:05:17 p.m. A motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission adopt Resolution 2025-005 as previously cited.

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

(b) Resolution 2025-007 Water Wastewater Master Plans updates – Utility fund – FY 2024-25 Budget Amendment

Ms. Geraci-Carver read into the record proposed Resolution 2025-007, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PURSUANT TO SEC. 6.07 OF THE CITY CHARTER AMENDING THE 2024-2025 FISCAL YEAR BUDGET BY INCREASING EXPENDITURES IN THE UTILITY FUND BUDGET IN THE AMOUNT OF \$161,305 FOR ENGINEERING FEES TO UPDATE THE CITY’S WATER AND WASTEWATER MASTER PLANS AND DECREASING THE SEWER IMPACT FEE ACCOUNT IN THE UTILITY FUND BUDGET IN THE SAME AMOUNT; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:06:40 p.m. a motion was made by Commissioner Mobilian and seconded by Commissioner Cosenza that the city commission adopt Resolution 2025-007 as previously cited.

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

- (c) Resolution 2025-009 Water and Wastewater Master Plans Update, Reclaimed Water Master Plan Development, Water and Wastewater System Rate, Impact Fee Study Update, and Effluent Disposal Areas Preliminary Geotechnical Investigation – Professional Services Proposal – Halff Inc.**

Ms. Geraci-Carver read into the record proposed Resolution 2025-009, 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 WATER, WASTEWATER AND RECLAIMED WATER MASTER PLAN, RATE AND IMPACT FEE STUDY UPDATE PROPOSAL DATED DECEMBER 13, 2024 BETWEEN THE CITY OF FRUITLAND PARK AND HALFF ASSOCIATES, INC. TO PREPARE AN UPDATE TO THE POTABLE WATER SYSTEM MASTER PLAN AND WATER SYSTEM HYDRAULIC MODEL, AN UPDATE TO THE WASTEWATER AND RECLAIMED WATER SYSTEM MASTER PLAN, AND AN UPDATE TO THE WATER AND WASTEWATER SYSTEM RATE AND IMPACT FEE STUDY IN AN AMOUNT NOT TO EXCEED \$161,305, AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:09:12 p.m. After discussion, a motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission adopt Resolution 2025-009 as previously cited.

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

- (d) Resolution 2025-008 New Joint-Use Public Safety Building Lake County ILA – ARPA – FY 2024-25 Budget Amendment**

Ms. Geraci-Carver read into the record proposed Resolution 2025-008, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF CITY OF FRUITLAND PARK, FLORIDA, PURSUANT TO SECTION 6.07 OF THE CITY CHARTER AMENDING THE 2024-2025 FISCAL YEAR BUDGET BY INCREASING REVENUES IN THE CAPITAL PROJECTS FUND IN THE AMOUNT OF \$1,250,000 RECEIVED FROM LAKE COUNTY, FLORIDA, THAT WERE NOT ANTICIPATED FOR RECEIPT UNTIL 2026; AND

INCREASING EXPENDITURES IN THE CAPITAL PROJECTS FUND FOR CONSTRUCTION OF THE PUBLIC SAFETY COMPLEX BY THE SAME AMOUNT; AND PROVIDING AN EFFECTIVE DATE.

ACTION: 6:10:36 p.m. After discussion, **a motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission adopt Resolution 2025-008 as previously cited.**

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

(e) Resolution 2025-001 Building Permit Fees Public Safety Building – FY 2024-25 Budget Amendment

Ms. Geraci-Carver read into the record proposed Resolution 2025-001, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PURSUANT TO SECTION 6.07 OF THE CITY CHARTER AMENDING THE 2024-2025 FISCAL YEAR BUDGET BY INCREASING EXPENDITURES IN THE CAPITAL PROJECTS FUND IN THE AMOUNT OF \$223,205 FOR PAYMENT OF BUILDING INSPECTIONS AND CITY AND COUNTY IMPACT FEES NOT BUDGETED IN THE 2024-2025 FISCAL YEAR BUDGET FOR CONSTRUCTION OF THE PUBLIC SAFETY COMPLEX AND DECREASING EXPENDITURES IN THE GENERAL FUND ARPA INTEREST EARNINGS ACCOUNT BY THE SAME AMOUNT; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:12:42 p.m. After discussion, **a motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission adopt Resolution 2025-001 as previously cited.**

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

(f) Resolution 2025-004 – Utility Impact Fee Agreement – “Enclave at Lake Geneva”

Ms. Geraci-Carver read into the record proposed Resolution 2025-004, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE UTILITY IMPACT FEE AGREEMENT BETWEEN THE CITY AND FRUITLAND PARK DEVELOPMENT IV, LLC RELATING TO A RESIDENTIAL PROJECT KNOWN AS THE ENCLAVE AT LAKE GENEVA GENERALLY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:14:43 p.m. After discussion, a motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission adopt Resolution 2025-004 as previously cited with recommended changes.

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

PUBLIC HEARING

- (g) Public Hearing – Resolution 2025-006 – Enclave at Lake Geneva Preliminary Plan – Lake Ella Road and South to Spring Lake Road – Petitioner: Fruitland Park Development IV, LLC**

Mayor Cheshire stated this item was to be tabled to the January 23, 2025 City Commission meeting.

ACTION: 6:15:23 p.m. After discussion, a motion was made by Commissioner Mobilian and seconded by Vice Mayor DeGrave to **TABLE Resolution 2025-006 to the January 23, 2025, City Commission meeting.**

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) Second Reading and Public Hearing - Ordinance 2024-015 – “The Code of Ordinances of the City of Fruitland Park”**

After Ms. Geraci-Carver read into the record Ordinance 2024-015, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE CITY OF FRUITLAND PARK, FLORIDA; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE

MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE. (The first reading was held on December 12, 2024.)

ACTION: 6:16:05 p.m. After discussion, a motion was made by Commissioner Mobilian and seconded by Vice Mayor DeGrave that the city commission approve Ordinance 2024-015 as previously cited.

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) **Second Reading and Public Hearing – Ordinance 2024-012 Boundary Amendment (Annexation) – 9.67+/- Acres South of Lake Ella Road, East of Taylor Mill Road and west of US Highway 27/441 – Petitioners: Michael A. and Maria C. Windhorst**

It now being the time advertised to hold a public hearing, after Ms. Geraci-Carver read into the record Ordinance 2024-012, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 9.67 +/- ACRES OF LAND GENERALLY LOCATED SOUTH OF LAKE ELLA ROAD, EAST OF TAYLOR MILL ROAD, AND WEST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENERS ERRORS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (The first reading was held on December 12, 2024.)

ACTION: 6:17:43 p.m. After discussion, a motion was made by Commissioner Mobilian and seconded by Vice Mayor DeGrave that the city commission enact Ordinance 2024-012 as previously cited to become effective immediately as provided by law.

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.

- (j) Second Reading and Public Hearing – Ordinance 2024-014 Small-Scale Comprehensive Plan Amendment – 9.67 +/- Acres South of Lake Ella Road, East of Taylor Mill Road and West of US Highway 27/441 – Petitioners: Michael A. and Maria C. Windhorst**

ACTION: 6:18:28 p.m. After discussion, a motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission TABLE Ordinance 2024-014.

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

QUASI-JUDICIAL PUBLIC HEARING

- (k) First Reading and Quasi-Judicial Public hearing- Ordinance 2025-001, Third Amended and Restated MDA – Petitioner: Fruitland Park Development IV, LLC**

It now being the time advertised to hold a public hearing, after Ms. Geraci-Carver read into the record Ordinance 2025-001, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING ORDINANCE 2023-012, 2006-13 AND 2022-012 TO ADOPT A THIRD AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT RELATING TO REAL PROPERTY CURRENTLY ZONED PLANNED UNIT DEVELOPMENT CONSISTING OF APPROXIMATELY 145.1 +/- ACRES OF PROPERTY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; AMENDING THE CONCEPTUAL SITE PLAN; INCREASING THE ACREAGE, INCREASING 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 second reading will be held on January 23, 2025.)

ACTION: 6:19:42 p.m. After discussion, a motion was made by Commissioner Mobilian and seconded by Vice Mayor DeGrave that the city commission enact Ordinance 2025-001 as previously cited to become effective immediately as provided by law.

John Gunter, 407 W Mirror Lake Drive, asked about the density of the project. Ms. Lindh responded that the entire development was proposed to consist of 421 units. The PUD modification would remove the townhome units and replace them with single family units. She noted that the overall density would remain relatively low and compatible with the area.

There was additional discussion regarding concurrency. Ms. Manila noted that the Town of Lady Lake had authorized their Town Manager to grant the City of Fruitland Park up to a two-year extension if the city opted to construct its own wastewater treatment plant. Vice Mayor DeGrave discussed the capacity issues with respect to new development. Ms. Geraci-Carver said that the city could consider exploring a moratorium, which would allow the city time to have further discussions with the Town of Lady Lake. She also discussed how similar situations had been addressed in other jurisdictions.

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

8. (a) City Manager

At Ms. Manila's request, the first item to be addressed was the Public Safety Building Status Update.

i. Economic Development

ii. Commercial Developments Permits Issued

iii. Public Safety Building Status (Design Elements) Update Report

Michael Latham, GatorSketch Corp., gave an update on the design elements of the public safety building. He discussed the options created for the colors and finishes on the public safety building. He said his recommendation was for all silver roof with accent and base coat colors around the windows.

The consensus of the commission was to move forward with the recommendation made by Mr. Latham, which was for an all-silver roof with accent and base coat colors around the windows.

iv. Lake County Water Authority 2023 Stormwater Grant Discussion

Mr. Manila said that in April of 2023, the City Commission approved acceptance of a grant from Lake County to construct a baffle box at the bottom of Lemon Street, into Mirror Lake. The total grant was \$260,000 or 80% of the cost. The city's part

would have been \$66,000. After receiving the grant, Mirror Lake Village was developed with the inclusion of a newly constructed a retention pond. As a result of the new retention pond, the stormwater flow down Lemon Street became significantly less. There were discussions between staff and the former City Manager which determined that there was no longer a need to spend the designated funds on a baffle box. Staff recommended not moving forward with the project and refunding the grant money back to Lake County. Lake County has indicated that they will need a letter from the City Manager to confirm that the city no longer wishes to move forward with the project.

ACTION: 6:58:04 p.m. After discussion, a motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian authorizing City Manager Manila to prepare and send a letter to Lake County regarding refunding of grant money received for a baffle box project at the end of Lemon Street, into Mirror Lake.

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

(b) City Attorney - Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628

Ms. Geraci-Carver reported that the Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628 will be assigned a trial date for some time in April 2025.

ACTION: 6:58:50 p.m. No action was taken.

9. UNFINISHED BUSINESS

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

ACTION: 6:58:52 p.m. No action was taken.

10. PUBLIC COMMENTS

Cindy Brown, Congressman Daniel Webster's Office, wished the commissioners a Happy New Year and thanked the City Commission for allowing Congressman Daniel Webster to continue to represent and serve the City of Fruitland Park.

ACTION: 6:59:54 p.m. No action was taken.

11. COMMISSIONERS' COMMENTS

(a) Commissioner Cosenza

Commissioner Cosenza said that he had nothing to report at this time.

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

(b) Commissioner Mobilian

Commissioner Mobilian stated concern about trees that had blown down along Hwy 466A. He wondered if the debris would be collected. Mr. Dicus said those trees were located under the jurisdiction of the county, and if given direction by the commission, he would communicate with Lake County and see that the debris is removed.

Commissioner Mobilian asked the commission to aid in his efforts to get the highway construction completed. Mr. Dicus said that the project was being redesigned and was supposed to restart in Fall 2025.

ACTION: 7:09:04 p.m. No action was taken.

(c) Commissioner Bell

Commissioner Bell was absent from the meeting.

ACTION: 6:51:56 p.m. No action was taken.

(d) Vice Mayor DeGrave

Vice Mayor DeGrave stated that he and Ms. Manila would be attending the Lake County League of Cities luncheon on Friday, January 10, 2025.

ACTION: 7:09:23 p.m. No action was taken.

12. MAYOR'S COMMENTS

a. Dates to Remember

Mayor Cheshire announced the following events:

- January 10, 2025, Lake County League of Cities, *Habitat for Humanity's update*, Mount Dora Golf Course, 1100 South Highland Street, Mount Dora, Florida 32757 at noon.
- On January 20, 2025, city hall closed Martin Luther King Jr. Day.
- January 23, 2025, regular City Commission meeting

ACTION: 7:09:41 p.m. No action was taken.

13. ADJOURNMENT

The meeting adjourned at 7:09:42 p.m.

Gwen Keough-Johns, BS, MMC
Interim City Clerk

Chris Cheshire, Mayor

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
January 23, 2025**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida 34731 on Thursday, January 23, 2025, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, Commissioners John Mobilian, and Joey “Joseph” Cosenza III

Members Absent: Commissioner Chris Bell

Also Present: City Attorney Anita Geraci-Carver, City Manager Karen Manila, Interim Police Chief Henry Rains, Michael Rankin, Director of Community Development Department; Robb Dicus, Director of Public Works; and Interim City Clerk Gwen Johns.

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

After Mayor Cheshire called the meeting to order, Larry Miller gave the invocation and Interim Chief Rains led in the Pledge of Allegiance to the flag.

ACTION: 6:02:18 p.m. No action was taken.

2. ROLL CALL

After Mayor Cheshire called the meeting to order and announced the decorum for this evening’s meeting, he requested that Ms. Sharon Williams call the roll where a quorum was declared present.

ACTION: 6:04:21 p.m. No action was taken.

3. SPECIAL PRESENTATION

Tim Morris, District 5 Lake County Commissioner, was present and gave a brief presentation. Following the presentation, there was a brief discussion about projects, including the 466A project, which will affect the City of Fruitland Park.

(a) AdventHealth – Abel Biri, President & CEO of AdventHealth Waterman and North Lake/South Sumter Markets

Abel Biri, President & CEO of Advent Health, introduced himself and provided a brief biography. He recognized the Planning and Development team for collaborating with his team while discussing the project that is going to be constructed along CR 466A. He also discussed the vision for the remaining part of the site and noted that the primary focus would be on outpatient services and medical offices.

3. CONSENT AGENDA

ACTION: 6:33:52 p.m. No action was taken.

4. REGULAR AGENDA –

(a) Resolution 2025-010 Appropriate Community Redevelopment Agency Revenues to Fund Project to Convert Overhead Utilities Along W. Fountain Street and College Avenue – Budget Amendment

Ms. Geraci-Carver read into the record, proposed Resolution 2025-010, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PURSUANT TO SEC. 6.07 OF THE CITY CHARTER AMENDING THE 2024-2025 FISCAL YEAR BUDGET TO APPROVE THE CRA BUDGET AMENDMENT ADDING IMPROVEMENTS PSC TO THE CRA BUDGET, INCREASING REVENUES FOR IMPROVEMENTS PSC IN THE AMOUNT OF \$189,171.50 TO PERFORM ALL WORK ASSOCIATED WITH BURYING ELECTRICAL LINES IN THE CRA AND DECREASING EXPENDITURES IN THE CRA FUND BALANCE BY THE SAME AMOUNT; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:34:42 p.m. After discussion, a motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza that the city commission adopt Resolution 2025-010 as previously cited and with the stipulation that a phone call be made to Leesburg to discuss shared cost for the project.

There were no public comments.

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

(b) Resolution 2025-011 Agreement with City of Leesburg Electric Department to Convert Overhead Utilities Along W. Fountain Street and College Avenue

Ms. Geraci-Carver read into the record proposed Resolution 2025-011, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE SERVICE REQUEST FORM WORK ORDER #1605961 BETWEEN THE CITY OF FRUITLAND PARK AND THE CITY OF LEESBURG ELECTRIC DEPARTMENT TO CONVERT OVERHEAD ELECTRICAL LINES TO UNDERGROUND ALONG W. FOUNTAIN STREET AND COLLEGE AVENUE;

AUTHORIZING EXECUTION OF THE AGREEMENT IN THE AMOUNT NOT TO EXCEED \$189,172.00; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:35:57 p.m. After discussion, a motion was made by Commissioner Mobilian and seconded by Commissioner Cosenza that the city commission adopt Resolution 2025-011 as previously cited and with the stipulation that a phone call be made to Leesburg to discuss shared cost for the project.

There were no public comments.

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

- (c) Public Hearing – Resolution 2025-006 – Enclave at Lake Geneva Preliminary Plan – Lake Ella Road and South to Spring Lake Road – Petitioner: Fruitland Park Development IV, LLC**

Ms. Geraci-Carver read into the record proposed Resolution 2025-006, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF ENCLAVE 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: 6:36:55 p.m. After discussion, a motion was made by Commissioner Mobilian and seconded by Vice Mayor DeGrave that the city commission adopt Resolution 2025-006 as previously cited.

There were no public comments.

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

- (d) Second Reading and Public Hearing – Ordinance 2024-014 - Small Scale Comprehensive Plan Amendment – 9.67± Acres South of Lake Ella Road, East of Taylor Mill Road and West of US Highway 27/441 – Petitioners: Michael A. and Maria C. Windhurst.**

Ms. Geraci-Carver read into the record proposed Ordinance 2024-014, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO CITY OF FRUITLAND PARK MULTI-FAMILY HIGH DENSITY OF 9.67± ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF LAKE ELLA ROAD, EAST OF TAYLOR MILL ROAD, AND WEST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHNSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:38:31 p.m. After discussion, a motion was made by Commissioner Mobilian, seconded by Commissioner Cosenza that the city commission approve Ordinance 2025-014 as previously cited.

There were no public comments.

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

(e) First Reading and Public Hearing – Ordinance 2025-007 Solid Waste Rates Increase – Waste Management Inc.

Ms. Geraci-Carver read into the record proposed Resolution 2025-007, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ADOPTING RATES FOR THE PROVISION OF WASTE MANAGEMENT SERVICES TO THE RESIDENTS OF THE CITY OF FRUITLAND PARK; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

ACTION: 6:39:55 p.m. After discussion, a motion was made by Commissioner Mobilian and seconded by Vice Mayor DeGrave that the city commission approve Ordinance 2025-007 as previously cited.

John Gunter, 407 W. Mirror Lake Drive, asked when the new rates would go into effect. Ms. Geraci-Carver responded March 1, 2025. He questioned the date

provided in the documentation and Ms. Geraci-Carver said the date could be moved out of the fee schedule before second reading of the ordinance.

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

QUASI-JUDICIAL PUBLIC HEARING

(f) Second Reading and Quasi-Judicial Public Hearing – Ordinance 2025-001 3rd Amended and Restated MDA

Ms. Geraci-Carver read into the record proposed Resolution 2025-001, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING ORDINANCE 2023-012, 2022-012 AND 2006-13 TO ADOPT A THIRD AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT RELATING TO REAL PROPERTY CURRENTLY ZONED PLANNED UNIT DEVELOPMENT CONSISTING OF APPROXIMATELY 145.1± ACRES OF PROPERTY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; AMENDING THE CONCEPTUAL SITE PLAN; INCREASING THE ACREAGE, INCREASING 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.

ACTION: 6:43:03 p.m. After discussion, a motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission approve Ordinance 2025-001 as previously cited.

There were no public comments.

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

7. (a) City Manager

i. Economic Development Status Update Report

ii. Commercial Developments Permits Issued Status Update Report

Mike Rankin, Director of Community Development, provided the following information:

Fruitland Park Development, IV, LLC - Rick Wohlfarth is ready to get started on the recently approved projects.

Evolve – Mr. Rankin said that Evolve is moving forward with development of the two out-parcels next to the clubhouse on 466A.

Advent Health – Presentation was provided by Abel Biri, President & CEO of Advent Health, and staff is working with adjacent property owners for a seamless ingress/egress off Oliver and 466A, along with Lake County, for a possible signalized interchange.

Continued Development Activity - Mr. Rankin noted there are continued efforts regarding development of the out parcels next to the Baptist Church. He said that the area would not be developed into a shopping center, but would be one or two buildings, approximately 4,000 square feet, to house businesses such as a family style restaurant or eatery, or some type of service such as a hair salon.

Mr. Rankin said that staff have been working with a grocer who is interested in some locations in the area. Staff will also continue to work with the Logan Family and others regarding development activity along the 466A corridor.

iii. Code Enforcement Report

Ms. Manila, City Manager, provided an overview of the Code Enforcement process and a recommendation to review the ordinance in the future to decide the need for modifications and clarification of definitions.

Ms. Manila said that while reviewing Code Enforcement, she did not think there was an abnormally high incidence of issues in the City. However, she acknowledged there may be room for improvement. The most common issues addressed by Code Enforcement were discussed and Ms. Manila indicated that the Code Enforcement process was not based solely on complaints.

Ms. Manila explained proceedings that would follow the Code Enforcement Process, which included filing a lien against non-compliant property and eventual foreclosure. Ms. Geraci-Carver expanded on the lien and foreclosure process.

Ms. Manila stated that Lori Davis, Code Enforcement Officer, would be working with local businesses to clean up signage throughout the city. She has also expressed interest in cleaning up the language in the ordinance which refers to Recreational Vehicles (RVs).

Ms. Manila thought that an educational campaign to the public would be appropriate, particularly if changes were made to the ordinance.

Vice Mayor DeGrave suggested a pilot program to assist with the removal of inoperable vehicles from properties within the City. He thought that if the city was willing to reimburse residents, up to a pre-set maximum, for the removal of such vehicles, the success rate for removal of these vehicles would be better. He asked if CRA funds could be used to offer a 60–90-day incentivized program. Ms. Geraci-Carver advised that this type of reimbursement program would be an appropriate use of CRA funds within the designated CRA area. There was discussion about having the Police Department assist and Ms. Geraci-Carver recommended against using law enforcement for the Code Enforcement process. Ms. Manila reiterated that the Code Enforcement could leave door hangers or write courtesy letters to address inoperable vehicles being stored on residential properties.

Ms. Geraci-Carver advised that any change in the process or direction to create a new policy would need to be approved by the CRA Governing Board. Vice Mayor DeGrave asked if this could be prepared for the CRA Board and funding earmarked for a pilot program. Ms. Manila stated that she would work with the City Attorney to prepare a future agenda for the City Commission to consider.

ACTION: 7:24:00 p.m. No action was taken at this time.

iv. Discuss RFP 2025-02 Labor Attorney Services

Ms. Manila stated that only two proposals had been submitted in response to RFP 2025-02 for Labor Attorney Services. She asked the Commission if they would like to extend the deadline. This would allow staff time to contact Lake and Sumter County organizations about the need for additional submittals. Ms. Geraci-Carver stated that she would contact the Lake and Sumter County Bar Associations to have them advertise the Request for Proposals (RFP). She also noted that the Florida League of Cities could be contacted.

ACTION: 7:14:56 p.m. After discussion there was no objection to extending the RFP for three additional weeks.

(b) City Attorney - Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628

Ms. Geraci-Carver reported that the Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628, to present, a trial date had not been set.

ACTION: 7:16:22 p.m. No action was taken.

9. UNFINISHED BUSINESS

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

ACTION: 17:16:27 p.m. No action was taken.

10. PUBLIC COMMENTS

ACTION: 6:59:54 p.m. No action was taken.

11. COMMISSIONERS' COMMENTS

(a) Commissioner Cosenza

Commissioner Cosenza said that he had nothing to report.

ACTION: 7:16:55 p.m. No action was taken.

(b) Commissioner Mobilian

Commissioner Mobilian stated that he had nothing to report.

ACTION: 7:17:00 p.m. No action was taken.

(c) Commissioner Bell

Commissioner Bell was absent from the meeting.

ACTION: 6:51:56 p.m. No action was taken.

(d) Vice Mayor DeGrave

Vice Mayor DeGrave stated there would be an Audit Selection Committee Meeting on Wednesday, January 29th at 10:00 a.m.

ACTION: 7:17:03 p.m. No action was taken.

12. MAYOR'S COMMENTS

a. Dates to Remember

Mayor Cheshire announced the following events:

- | | |
|-----------------------------------|--|
| - February 6 from 9 a.m. – 3 p.m. | AARP Tax Preparation thru April 10
By appointment, Library |
| - February 8, 8 a.m. | Love Run 5K, Gardenia Center |
| - February 11, 9 a.m. – 12 noon | Blood Drive, Library |
| - February 14, 5:30 p.m. | A Night on the Town, City Hall,
Library and Gardenia Center |
| - February 21 - 22, 6 p.m. | Tractor Pull, Windy Acres Arena |

ACTION: 7:17:38 p.m. No action was taken.

13. ADJOURNMENT

The meeting adjourned at approximately 7:18 p.m.

Gwen Keough-Johns, Interim City Clerk

Chris Cheshire, Mayor

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
February 13, 2025**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida 34731 on Thursday, January 9, 2025, at 6:03 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, Commissioners John Mobilian, and Joey “Joseph” Cosenza III

Members Absent: Commissioner Chris Bell

Also Present: City Attorney Anita Geraci-Carver, Interim City Manager Karen Manila, City Treasurer Gary Bachman; Interim Police Chief Henry Rains; Human Resources Director John Klein; Administrative Manager Sharon Williams, Community Development Department; Kelli Fielder, Permit Tech II; Brenda Sigala, Permit Tech I, Michael Ranking, Director Building & Zoning/Community Development; Public Works Director Robb Dicus; and Interim City Clerk Gwen Keough-Johns.

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

After Mayor Cheshire called the meeting to order, Pastor Brian Tillman, of Covenant Life Church of God gave the invocation and Interim Police Chief Rains led in the Pledge of Allegiance to the flag.

ACTION: 6:00:36 p.m. No action was taken.

2. ROLL CALL

After Mayor Cheshire called the meeting to order and announced the decorum for this evening’s meeting, he requested that Ms. Keough-Johns call the roll where a quorum was declared present.

ACTION: 6:01:41 p.m. No action was taken.

3. RECESS TO THE COMMUNITY REDEVELOPMENT AGENCY 6:01 p.m.

ACTION: 6:04:31 p.m. The CRA Meeting was Adjourned.

4. CONSENT AGENDA

There were no consent agenda items.

ACTION: 6:04:39 p.m. No action was taken.

5. REGULAR AGENDA –

(a) Resolution 2025-014 Approving Service Order with ClearGov Budgeting Software

Ms. Geraci-Carver read into the record proposed Resolution 2025-014, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE SERVICE ORDER DATED JANUARY 1, 2025, TERMS AND CONDITIONS, AND ADDENDUM NO. 1 BETWEEN CLEARGOV, INC. AND THE CITY OF FRUITLAND PARK RELATING TO FINANCIAL BUDGET AND PERFORMANCE MANAGEMENT SOFTWARE, PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:06:09 p.m. A motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission adopt Resolution 2025-014 as previously cited.

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

(b) Request for Extension of Preliminary Plan approval – Crystal Lake Vista

Ms. Geraci-Carver recommended continuing this item since the applicant was not present.

ACTION: 6:07:03 p.m. a motion was made by Commissioner Mobilian and seconded by Vice Mayor DeGrave that the city commission TABLE the Extension of Preliminary Plan Approval – Crystal Lake Vista.

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

(c) Resolution 2025-015 Approving Mauldin & Jenkins to Provide Auditing Services for the City of Fruitland Park

Ms. Geraci-Carver read into the record proposed Resolution 2025-015, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE AUDIT ENGAGEMENT AGREEMENT DATED FEBRUARY 4, 2025 FROM MAULDIN & JENKINS CPAs & ADVISORS TO PROVIDE AUDITING SERVICES FOR FISCAL YEAR ENDING SEPTEMBER 30, 2024 AND APPROVING THE EXAMINATION ENGAGEMENT AGREEMENT

DATED FEBRUARY 4, 2025 FROM MAULDIN & JENKINS CPAs & ADVISORS TO EXAMINE COMPLIANCE WITH FLORIDA LAW RELATING TO INVESTMENT OF PUBLIC FUNDS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; APPROVING ADDENDUM NO. 1 TO EACH AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:08:03 p.m. After discussion, a motion was made by Commissioner Mobilian and seconded by Commissioner Cosenza that the city commission adopt Resolution 2025-015 as previously cited.

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

6. PUBLIC HEARING –

(a) Second Reading and Public Hearing – Ordinance 2025-007 Solid Waste Rates Increase – Waste Management, Inc.

Ms. Geraci-Carver read into the record proposed Ordinance 2025-007, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ADOPTING RATES FOR THE PROVISION OF WASTE MANAGEMENT SERVICES TO THE RESIDENTS OF THE CITY OF FRUITLAND PARK; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:09:20 p.m. After discussion, a motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission adopt Ordinance 2025-007 as previously cited.

John Manis, of 860 Parrish Place, asked why the increase exceeded the Consumer Price Index (CPI). Jose Bascom, from Waste Management, explained that the price increase was due to a rise in disposal costs.

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

7. QUASI-JUDICIAL PUBLIC HEARING

END OF QUASI-JUDICIAL PUBLIC HEARING

END OF PUBLIC HEARING

8. (a) City Manager

- i. Economic Development Status Update Report**
- ii. Commercial Developments Permits Issued Status Update Report**

Mike Rankin, Director of Community Development, provided an update on ongoing projects, including Evolve and AdventHealth. He noted that a traffic signal would be installed at Oliver Lane and CR 466A.

He also updated the Commission on the comprehensive plan, stating that he has been working with Rob Ern, Halff Engineering, and Ms. Manila to determine a rooftop calculation for the sewer impact analysis. Currently, the number is estimated at 2,500 new rooftops, with potential for more as infill development continues. He emphasized the importance of ensuring this number is accurate for future discussions with the town of Lady Lake and the development of a sewer treatment facility.

Mr. Rankin clarified that the properties in front of the Baptist Church being developed would not be a shopping center.

Additionally, he addressed challenges with a property on CR 466A, where a developer initially planned to construct a storage facility. After discussions with staff, the developer agreed to place climate-controlled storage at the rear of the property, with commercial development in the front to maintain a more visually appealing streetscape.

(b) City Attorney

Ms. Geraci-Carver provided follow-up information regarding development agreement expiration dates, stating that the code requires agreements to include either an expiration date or a series of expiration dates tied to specific improvements or phases.

She also addressed sewer capacity concerns and the City's ongoing discussions with Lady Lake. She noted that while the City explores sewer capacity solutions, imposing a temporary moratorium would be a valid option. Alternatively, she suggested that when development applications are submitted and capacity is unavailable, an agreement could be reached where the developer and owner acknowledge the lack of capacity and proceed at their own risk, understanding that the City cannot currently provide service.

Vice Mayor DeGrave opposed a moratorium but supported informing developers of the current capacity limitations. He suggested managing the issue through individual agreements as needed, requiring developers to sign a document acknowledging their awareness of the sewer capacity constraints.

ACTION: 6:30:26 p.m. No action was taken.

- i. Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628 – No additional update was given at this time.**

9. UNFINISHED BUSINESS

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

ACTION: 6:20:46 p.m. No action was taken.

10. PUBLIC COMMENTS

Carl Yauk, of 1123 Ritter Road, asked what alternatives the City had in case the Town of Lady Lake does not agree to provide sewer capacity. Vice Mayor DeGrave responded that the city is actively exploring alternatives.

Mitchell Langley, 101 S. Valley Road, the Commission regarding the continued approval of development despite concerns about inadequate supporting infrastructure.

Ms. Manila noted that the Metropolitan Planning Organization (MPO) has allocated \$11 million in its FY 2025-2026 budget for construction improvements along CR 466A to help address the infrastructure needs.

ACTION: 6:25:09 p.m. No action was taken.

11. COMMISSIONERS' COMMENTS

(a) Commissioner Cosenza

Commissioner Cosenza stated that he has nothing to report at this time.

ACTION: 6:25:20 p.m. No action was taken.

(b) Commissioner Mobilian

Commissioner Mobilian announced that he would be relocating his residence and would be resigning from the Fruitland Park City Commission, effective at the end of March.

ACTION: 6:25:33 p.m. No action was taken.

(c) Commissioner Bell

Commissioner Bell was absent from the meeting at this time.

ACTION: 6:25:54 p.m. No action was taken.

(d) Vice Mayor DeGrave

Vice Mayor DeGrave asked Ms. Manila to provide a brief update on Arbor Hills. Ms. Manila stated that Arbor Hills, Phase I, has published a public hearing notice in the Village Daily Sun regarding their assessments. She noted that the assessment amounts are extremely high for the various lot sizes, raising concerns about their potential impact on home sales. Staff members are currently gathering additional information to further evaluate the situation.

ACTION: 6:28:26 p.m. No action was taken.

12. MAYOR'S COMMENTS

a. Dates to Remember

Mayor Cheshire announced the following events:

- February 14, 2025, 5:30 p.m., *A Night on The Town*, City Hall, Library and Gardenia Center
- February 14, 2025, 8:00 p.m. *Fruitland Park Comedy Night*, Gardenia Center
- February 21-22, 2025, 6:00 p.m., *Tractor Pull*, Windy Acres Arena

ACTION: 6:28:44 p.m. No action was taken.

13. ADJOURNMENT

The meeting adjourned at 6:29 p.m.

Gwen Keough-Johns, BS, MMC
Interim City Clerk

Chris Cheshire, Mayor

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

ITEM TITLE: Resolution 2025-012 Ratifying Acceptance of and Approving the Permanent Utility and Ingress-Egress Easement Along Micro Racetrack Road

MEETING DATE: Thursday, February 27, 2025

DATE SUBMITTED: January 13, 2025

SUBMITTED BY: City Attorney

BRIEF NARRATIVE: Resolution 2025-012 Ratifying Acceptance of and Approving the Permanent Utility and Ingress-Egress Easement

The City approved a major site plan allowing construction of a private garage on real property located at 35421 Micro Racetrack Road, Fruitland Park owned by the Ralph W. Thiele 2021 Revocable Trust dated 12/16/21. Three property owners of properties adjacent to and near the Thiele property are willing to grant the City a utility easement, at no cost, in order to allow construction of the City's water line along Micro Racetrack Road to the Thiele property. The water line will be available for the property owners to connect to in the future. Mr. Thiele is responsible for running the water line.

Cody A. Osteen and Larry Osteen Jr. are the owners of certain real property identified as Lake County Parcel Id. No. 06-19-24-0003-000-07200. The Osteen's executed the Permanent Utility and Ingress-Egress Easement and delivered the original to the City for recording. A mortgage encumbers the Osteen property. The Mortgagee (lender) is willing to subordinate its mortgage to the utility easement which means that the utility easement has priority over the mortgage and cannot be extinguished should a mortgage foreclosure action be filed in the future. The mortgagee executed and delivered the original Consent and Joinder to the City for recording.

FUNDS BUDGETED: N/A as no cost will be incurred by the City

ATTACHMENT Resolution 2025-012, Permanent Utility and Ingress-Egress Easement from Cody A. Osteen and Larry Osteen Jr., Consent and Joinder of Mortgagee to Permanent Utility and Ingress-Egress Easement

RECOMMENDATION: Approve Resolution 2025-012 which will ratify acceptance of a permanent utility easement to allow City utilities to be located on the Osteen property

ACTION: Adopt Resolution 2025-012.

RESOLUTION 2025-012

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, RATIFYING ACCEPTANCE OF AND APPROVING THE PERMANENT UTILITY AND INGRESS-EGRESS EASEMENT IN FAVOR OF THE CITY OF FRUITLAND PARK, FLORIDA FROM CODY A. OSTEEN AND LARRY OSTEEN JR. ALONG MICRO RACETRACK ROAD; RATIFYING THE MAYOR'S EXECUTION OF THE EASEMENT AND ITS RECORDING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Major Site Plan Approval was granted to allow for construction of a private garage on real property located 35421 Micro Racetrack Road, Fruitland Park, Florida (the Property); and

WHEREAS, utility easements are needed in order to serve the Property with utilities; and

WHEREAS, property owners along Micro Racetrack Road are willing to grant the City of Fruitland Park utility easements that benefit the City, the Property and the property owners providing the easements; and

WHEREAS, Cody A. Osteen and Larry Osteen Jr. are the owners of certain real property identified as Lake County Parcel Id. No. 06-19-24-0003-000-07200 more particularly described as: The South 198 feet Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 6, Township 19 South, Range 24 East, less right of way for road and less the West $\frac{1}{2}$ thereof, Lake County, Florida; and

WHEREAS, the City Commission finds it to be in the public interest to accept the Permanent Utility and Ingress-Egress Easement from Cody A. Osteen and Larry Osteen Jr.; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are true and correct and are incorporated herein by reference.

Section 2. The City Commission ratifies the Mayor's execution of the Permanent Utility and Ingress-Egress Easement from Cody A. Osteen and Larry Osteen Jr., a copy of which is attached hereto, and confirms the City's acceptance of the easement.

Section 3. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND RESOLVED this 27th day of February, 2025, by the City Commission of the City of Fruitland Park, Florida.

SEAL

**CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA**

CHRIS CHESHIRE, MAYOR

ATTEST:

Interim City Clerk

Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice Mayor DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Mobilian	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Bell	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Cosenza	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

Approved as to form:

Anita Geraci-Carver, City Attorney

Record and Return to:
Anita Geraci-Carver, Esq.
Law Office of Anita Geraci-Carver, P.A.
1560 Bloxam Avenue
Clermont, FL 34711

INSTRUMENT #2025019042
OR BK 6476 PG 2065 - 2075 (11 PGS)
DATE: 2/14/2025 4:55:44 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$95.00 DEED DOC \$0.70

**PERMANENT UTILITY AND INGRESS-EGRESS EASEMENT
FROM CODY A. OSTEEN AND LARRY OSTEEN JR.**

THIS GRANT OF A PERMANENT EASEMENT, made this 28 day of January, 2025, by **CODY A. OSTEEN AND LARRY OSTEEN JR.**, hereinafter called the Grantor, to and in favor of the **CITY OF FRUITLAND PARK, FLORIDA**, a Florida municipal corporation, created under the laws of the State of Florida, 506 W. Berckman St., Fruitland Park, FL 34731, hereinafter called the Grantee.

1. **Background.** Grantor is the owner of certain real property situate in Lake County, Florida, more particularly described in **Exhibit "A"** attached hereto and made a part hereof by this reference (the "Property").

Grantee desires to obtain a perpetual, non-exclusive easement under, over and across a portion of the Property which is more particularly described and depicted in **Exhibit "B"** attached hereto and made a part hereof by this reference (the "Easement Property") for purposes of utilities and ingress and egress with full authority to enter upon construct, operate, repair, replace and maintain potable water, sewer, reclaimed water and underground electrical lines, and all other related and appurtenant facilities over, under, through and across the Easement Property. Grantor is willing to grant Grantee easements for said purposes, subject to the terms and conditions set forth below. The Easement Property includes the easement descriptions in **Exhibit "B"**.

2. **Grant of Easement.** In consideration of the covenants and obligations set forth herein and other good and valuable consideration in the sum of Ten and No/100 Dollars (\$10.00) paid by Grantee to Grantor, the receipt of which is hereby acknowledged, Grantor hereby grants, conveys and declares unto Grantee, its successors and assigns, a perpetual, non-exclusive easement including rights under, over, through and across the Easement Property, for the purpose of ingress and egress and the construction, operation, repair and maintenance of potable water, sewer, reclaimed water and underground electrical lines and all other related and appurtenance facilities (the "Facilities").

3. **Use by Grantor.** Grantor retains the right to use the Easement Property, so long as such rights do not unreasonably interfere with Grantee's rights hereunder. The Property is subject to all matters of record, the retained rights of Grantor and whatever other easements, rights, licenses, or grants that contemporaneous herewith or subsequent hereto, may be granted, or otherwise created by Grantors, provided that any subsequently created interest does not prevent Grantee from utilizing this Easement for its intended purposes. The Easement Property shall revert to Grantor upon release.

4. **Maintenance.** Grantee shall maintain, repair and replace the Facilities in good order, condition and state of repair.

5. **Covenants with the Land.** All rights, privileges, benefits and burdens created herein are covenants running with the land, binding upon and inuring to the benefit of Grantor, Grantee and their respective assigns and successors in title.

6. **Title.** Grantor does hereby covenant that Grantor is lawfully seized and possessed of the Easement Property subject only to a mortgage with RBW Properties, Inc., a Florida corporation, but no encumbrances, and that it has good and lawful right to convey said easement with only the joinder and consent of RBW Properties, Inc. being required. Grantor does hereby convent that the Property is not the homestead property of Grantor.

7. **Incidental Rights.** Each of the rights and benefits granted herein shall include all those additional rights and benefits which are necessary for the full enjoyment thereof and are customarily included incidental thereto.

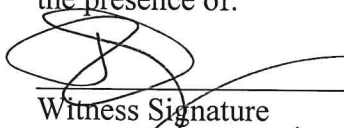
8. **Captions.** The captions included herein are for reference only and should not be used in construing any of the terms hereof. This Easement shall be construed and enforced in accordance with the laws of the State of Florida.

9. **Attorneys Fees.** In the event that Grantor or Grantee or either of their successors in title institutes legal proceedings against the other party to enforce any term of this Easement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorneys' fees and court costs incurred incidental thereto, including, without limitation, fees and costs incurred in appellate proceeding and in bankruptcy.

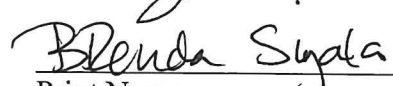
IN WITNESS WHEREOF, the said first has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in
the presence of:

Grantor:



Witness Signature



Print Name

Address of Witness:

506 W. Berckman ²¹
FRUITLAND PARK, FL 34731
34731



Cody A. Osteen

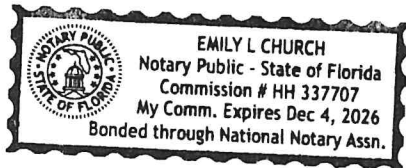
Sharon Williams
Witness Signature

Sharon Williams
Print Name

Address of Witness
506 W. Berckman
Fruitland Park, FL

STATE OF Florida
COUNTY OF Lake

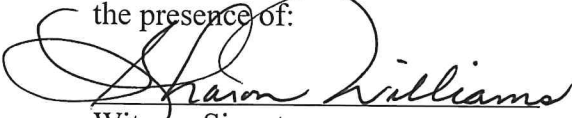
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of January, 20 25 by Cody A. Osteen. He/she is personally known to me or has produced Drivers License as identification.



Emily L. Church
NOTARY PUBLIC

Signed, sealed and delivered in
the presence of:

Grantor:



Witness Signature

Sharon Williams

Print Name

Address of Witness:
506 W. Berckman
Fruitland Park, FL



Witness Signature

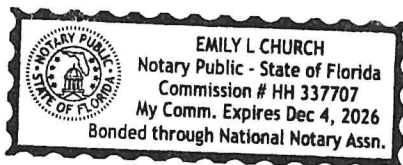
Brenda Sigala

Print Name

Address of Witness
506 W. Berckman
Fruitland Park, FL

STATE OF Florida
COUNTY OF Lake

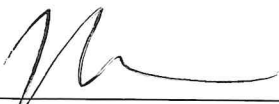
The foregoing instrument was acknowledged before me by means of [] physical
presence or [] online notarization, this 28th day of January, 2025 by Larry Osteen,
Jr. He/she is personally known to me or has produced
Drivers License as identification.





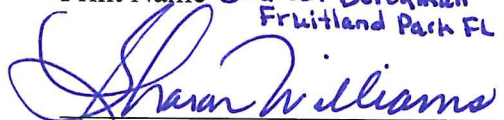
NOTARY PUBLIC

ACCEPTED BY CITY OF FRUITLAND PARK (Grantee).



Witness Signature

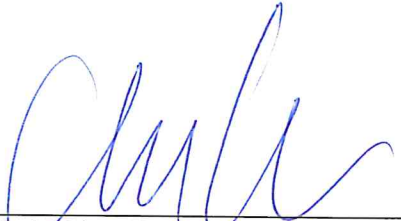
Karen Manila
Print Name 506 W. Berckman
Fruitland Park FL 34731



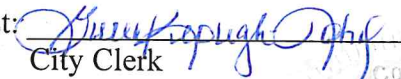
Witness Signature

Sharon Williams
Print Name 506 W. Berckman
Fruitland Park, FL 34731

STATE OF FLORIDA
COUNTY OF LAKE

By: 

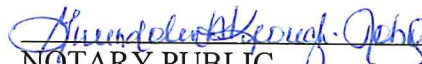
Chris Cheshire, Mayor

Attest: 

City Clerk

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13th day of February, 2025 by Chris Cheshire, Mayor of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation. He is [X] personally known to me or has produced _____ as identification.





NOTARY PUBLIC

EXHIBIT "A"
(the Property)

Legal Description: 06-19-24-0003-000-07200

The South 198 feet Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 6, Township 19 South, Range 24 East, less right of way for road and less the West $\frac{1}{2}$ thereof.

EXHIBIT “B”
(the Easement Property)

See Attached

Prepared by and Return to:
City of Fruitland Park
506 W Berckman Street
Fruitland Park, FL 34731
Attn: City Clerk

CONSENT AND JOINDER OF MORTGAGEE
TO PERMANENT UTILITY AND INGRESS-EGRESS EASEMENT FROM
CODY A. OSTEEN AND LARRY OSTEEN JR. AS MORTGAGOR

RBW Properties, Inc., a Florida corporation, 7878 Penrose Place, Wildwood, FL, 34785, (the "Mortgagee") is the holder of that certain Mortgage Deed and Mortgage Note dated December 20, 2022, recorded December 30, 2022 in Official Records Book 6073, Page 2163, of the Public Records of Lake County, Florida (the "Mortgage"). Mortgagee joins in and consents to the Permanent Utility and Ingress-Egress Easement from Cody A. Osteen and Larry Osteen Jr. (the "Mortgagor") being recorded simultaneously herewith, by the owner thereof, and agrees that its mortgage, lien, or other encumbrance, which is referenced above, shall be subordinated to the Permanent Utility and Ingress-Egress Easement in favor of the City of Fruitland Park, Florida concerning the following described real property:

Legal Description: 06-19-24-0003-000-07200

The South 198 feet Northeast ¼ of Northeast ¼ of Southwest ¼ of Section 6, Township 19 South, Range 24 East, less right of way for road and less the West ½ thereof.

IN WITNESS WHEREOF, the Mortgagee has executed this Consent and Joinder this 28 day of January, 2024.5 mw

IN WITNESS WHEREOF, the said first has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in
the presence of:

Mortgagee: **RBW PROPERTIES, INC.,**
a Florida corporation,

Dana Wilson
Witness Signature

Dana Wilson
Print Name

Address of Witness:

7878 Penrose Place
Wildwood flc 34785

By: [Signature]
Robert B. Wilson, President

Carrie Pa

Witness Signature

Carrie Parman

Print Name

Address of Witness

2491 Great Birch Ter
The Villages, FL 32162

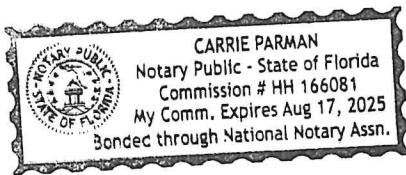
STATE OF

Florida

COUNTY OF

Sumter

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 28 day of January, 2025 by Robert B. Wilson, President, of RBW Properties, Inc., a Florida corporation on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.



Carrie Pa

NOTARY PUBLIC

Carrie Parman

SKETCH OF DESCRIPTION

SHEET 1 OF 2

LEGAL DESCRIPTION:

WATER MAIN UTILITY EASEMENT:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4605, PAGE 526, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN THENCE N89°11'06"W, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT-OF-WAY LINE MICRO RACETRACK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE N89°11'06"W, ALONG SAID SOUTH LINE, A DISTANCE OF 12.00 FEET; THENCE N01°59'39"E A DISTANCE OF 197.96 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6031, PAGE 93, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°09'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE S00°50'10"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 197.92 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,979 SQUARE FEET OR 0.0454 ACRES MORE OR LESS.

JOB # 906589

CF # LAK-35421 MICRO RACETRACK RD-SOD UE

DATE: 10/29/2024

SCALE: 1" = 100'

DRAWN BY: GLT

CERTIFIED TO:

BROOKLINE DEVELOPMENT & ASSOCIATES, LLC

LEGEND

CL	- CENTERLINE
CM	- CONCRETE MONUMENT
Δ	- CENTRAL ANGLE
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
ESMT	- EASEMENT
FND	- FOUND
INST	- INSTRUMENT NUMBER
L	- ARC LENGTH
(M)	- MEASURED
N&D	- NAIL AND DISK
ORB	- OFFICIAL RECORDS BOOK
(P)	- PLAT
PB	- PLAT BOOK
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TYP	- TYPICAL
UE	- UTILITY EASEMENT
#	- NUMBER

REVISIONS

GENERAL NOTES:

1. Bearing structure is based on the monumented West R/W line of Micro Racetrack Road, being S00°50'10"W assumed.
2. This surveyor has not made a search of the public records for any dedications, limitations, restrictions or easements other than shown hereon.
3. This Sketch of Description has been made for the exclusive use of the entities prepared for hereon and does not extend to any unnamed parties.
4. This Sketch of Description is not a Survey.
5. This Sketch of Description is "Not Valid" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature. The seal appearing on this document was authorized by signing Professional Surveyor and Mapper on the Date of the electronic signature.

Altamax Surveying

910 Belle Avenue, Suite 1100

Casselberry, FL 32708

Phone: 407-677-0200

Licensed Business No. 7833

www.altamaxsurveying.com

James@altamaxsurveying.com

Digitally signed by James D Bray

DN: cn=James D Bray o=US

o=Unaffiliated

Reason: I am the author of this

document

Location:

Date: 2024-11-06 10:52:05:00

James D. Bray PSM 6507

SITE ADDRESS:

35421 Micro Racetrack Rd
Fruitland Park, FL 34731

SKETCH OF DESCRIPTION

SHEET 2 OF 2

NOT PLATTED
OWNER: OSTEN CODY A AND
CHRISTINA N MONAHAN
PARCEL#: 06-19-24-0003-000-01502
ORB 5980, PG 2051

PARCEL I
NOT PLATTED
OWNER: RALPH W THIELE 2021 REVOCABLE TRUST
PARCEL#: 06-19-24-0003-000-04100
ORB 6031, PG 93

PARCEL II
NOT PLATTED
OWNER: RALPH W THIELE 2021 REVOCABLE TRUST
PARCEL#: 06-19-24-0003-000-01500
ORB 6031, PG 93

NOT PLATTED
OWNER: RBW PROPERTIES
PARCEL#: 06-19-24-0003-000-07200
ORB 4605, PG 526

SOUTH LINE OF THE
NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF THE
SOUTHWEST 1/4
SECTION 6-19-24

NOT PLATTED
OWNER: DEGMA INVESTING LLC
PARCEL#: 06-19-24-0003-000-01508
ORB 4967, PG 1105

NOT PLATTED
OWNER: GMA INDUSTRIAL CORP
PARCEL#: 06-19-24-0003-000-01506
ORB 4391, PG 1214

NOT PLATTED
OWNER: FRUITLAND GRIVE LLC
PARCEL#06-19-24-0004-000-02703
ORB 5774, PG 1387

LINE	BEARING	DISTANCE
L1	N89°11'06"W	25.00'
L2	N89°11'06"W	12.00'
L3	S89°09'03"E	8.00'

25' R/W
ORB 356, PG 495

MICRO RACETRACK ROAD (R/W VARIES)

WEST R/W LINE
ORB 356, PG 495

POC
SOUTHEAST CORNER OF THE
NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF THE
SOUTHWEST 1/4
SECTION 6-19-24

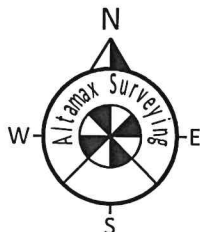
POB

8' R/W
ORB 1638, PG 163

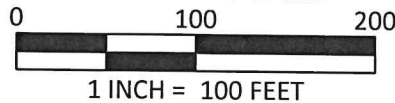
LESS R/W PER
ORB 4520, PG 1692

Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com



GRAPHIC SCALE



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

ITEM TITLE: **Crystal Lake Vista – Request for Extension of Preliminary Plan Approval (Continued from 2/13/25 Commission Meeting)**

MEETING DATE: **Thursday, February 27, 2025**

DATE SUBMITTED: February 4, 2025

SUBMITTED BY: City Attorney/Community Development

BRIEF NARRATIVE: **Request for Extension of Preliminary Plan**

On January 26, 2023 the City Commission approved the preliminary plat of Crystal Lake Vista consisting of 65 single-family residential lots on 24.02 acres of property located north of Myrtle Lake Avenue, South of Pine Ridge Dairy Road and West of CR 466. The property is zoned PUD and has a future land use of Single-Family Medium Density. A copy of the approved preliminary plan is attached.

Minimum Lot Size –	8,000 sq. ft. (120 ft. minimum lot depth)
Minimum Lot Width –	65-ft.
Setbacks -	
Front -	30-ft.
Rear -	20-ft.
Side -	10-ft.
Street Side -	20-ft.

Open Space provided -	26.7%
Open Space required -	25%

The City's Land Development Code provides that preliminary plan approval is valid for 24 months unless a land development permit has been issued and construction is initiated, or an extension within 24 months is approved by the Commission.

An application for construction plans was submitted and proceeded through the review process; however, the owner's agent did not respond to all the City's review comments. Construction plans were not approved. The 24 month approval lapsed January 26, 2025.

On February 4, 2025 Dr. Coe submitted a request to extend approval of the preliminary plan.

The City's Land Development Code states "No request for extension of preliminary plan approval will be accepted after the preliminary plat approval has lapsed or phasing schedule exceeded. The application may, however, reapply for preliminary plan approval under the provisions of the Land Development Code."

There have been no changes in the City's Land Development Code since approval of the preliminary plan that would affect the plan.

Dr. Coe will be present at the meeting to answer questions and provide additional information explaining why a request was not submitted within the 24 month approval period.

FUNDS BUDGETED: N/A

ATTACHMENT Resolution 2023-007, Letter dated February 4, 2025 from Dr. Coe (property owner)

RECOMMENDATION: No recommendation

ACTION: **Approve Extension or Deny Extension**

A denial allows the property owner to submit a new application for the preliminary plan and proceed through the approval process

RE-RECORDED WITH PRELIMINARY PLAT ATTACHED

RESOLUTION 2023-007

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAT APPROVAL OF CRYSTAL LAKE VISTA GENERALLY LOCATED NORTH OF MYRTLE LAKE AVENUE, SOUTH OF PINE RIDGE DAIRY ROAD, AND WEST OF COUNTY ROAD 468, FRUITLAND PARK, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for preliminary plat approval of Crystal Lake Vista consisting of 65 single family residential lots; and

WHEREAS, the subject property consisting of 24.02 +/- acres is zoned PUD and has a future land use of Single-Family Medium Density; and

WHEREAS, the Planning and Zoning Board and the City Commission have considered the application in accordance with Sec. 157.060(d) of the City of Fruitland Park Land Development Code and made recommendation to the City Commission; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the application in accordance with the procedures for granting preliminary plan approval set forth in Sec. 157.060(d) of the City of Fruitland Park Land Development Code; and

WHEREAS, the City Commission finds that the Preliminary Plan for Crystal Lake Vista is in compliance with the City's land development regulations.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Granting of Preliminary Plat Approval.

Approval of the Preliminary Plat for Crystal Lake Vista, a copy of which is attached hereto, is **GRANTED**.

Section 2. Effective Date.

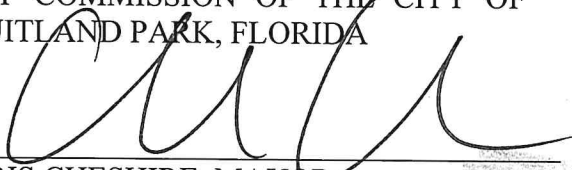
This resolution shall become effective immediately upon its passage.

PASSED AND RESOLVED this 26th day of January, 2023, by the City Commission of the City of Fruitland Park, Florida.

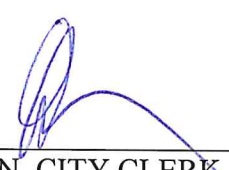
INSTRUMENT #2023018914
OR BK 6095 PG 1 - 5 (5 PGS)
DATE: 2/17/2023 2:44:08 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$44.00

SEAL

CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA

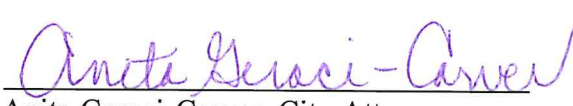

CHRIS CHESHIRE, MAYOR

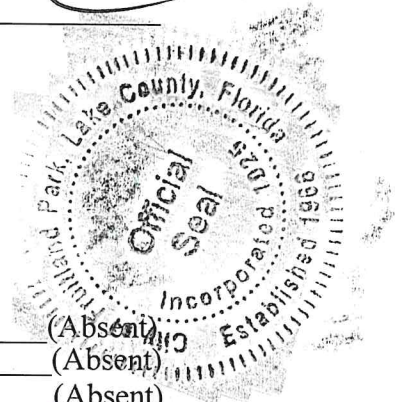
ATTEST:


ESTHER COULSON, CITY CLERK, MMC

Mayor Cheshire	☒ (Yes),	☐ (No),	☐ (Abstained),	☐ (Absent)
Vice Mayor DeGrave	☒ (Yes),	☐ (No),	☐ (Abstained),	☐ (Absent)
Commissioner Gunter	☒ (Yes),	☐ (No),	☐ (Abstained),	☐ (Absent)
Commissioner Bell	☐ (Yes),	☐ (No),	☐ (Abstained),	☒ (Absent)
Commissioner Mobilian	☒ (Yes),	☐ (No),	☐ (Abstained),	☐ (Absent)

Approved as to form:


Anita Geraci-Carver, City Attorney



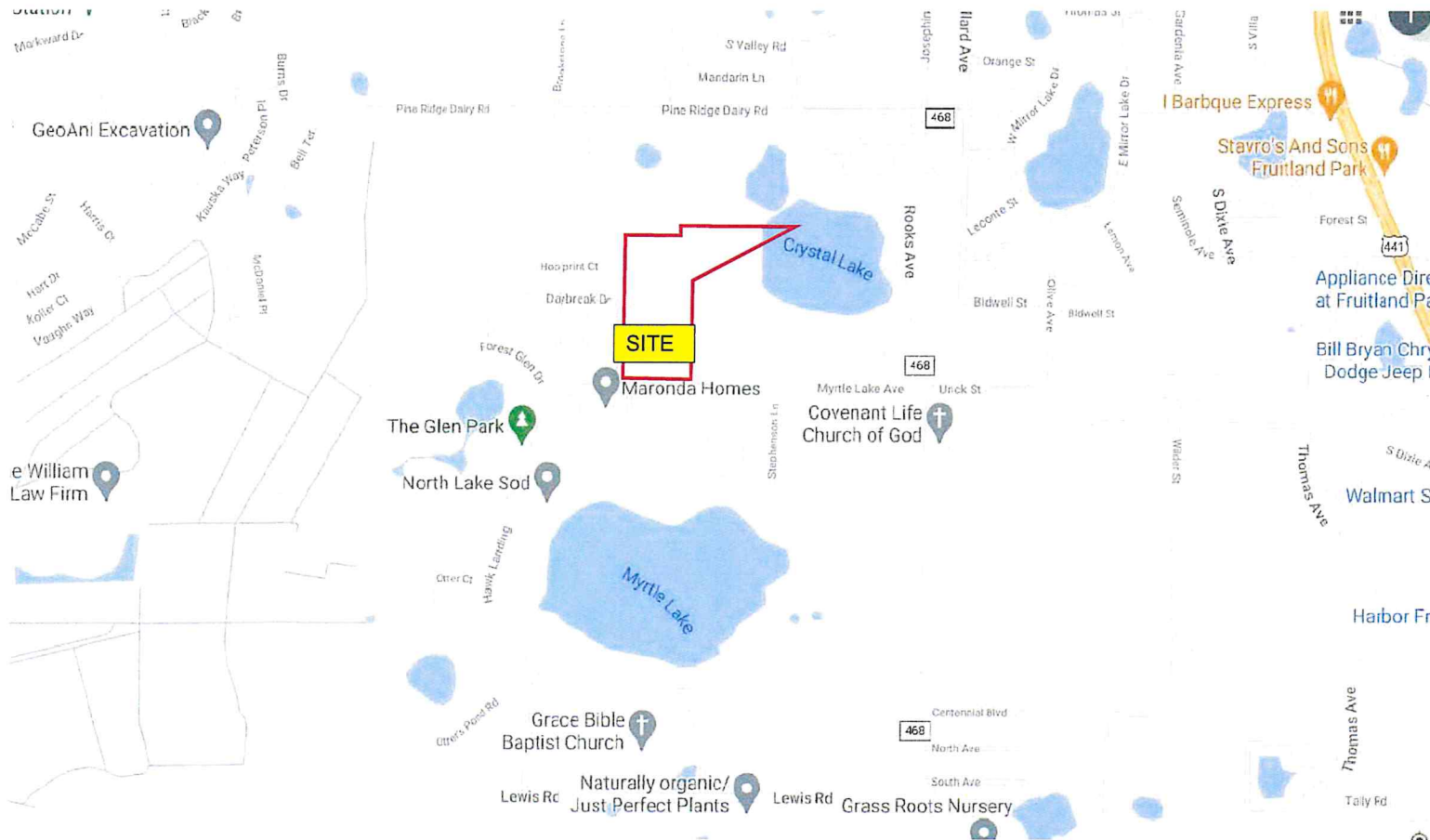
LEGAL DESCRIPTION

(PROVIDED - OR 5152, PG 1900)

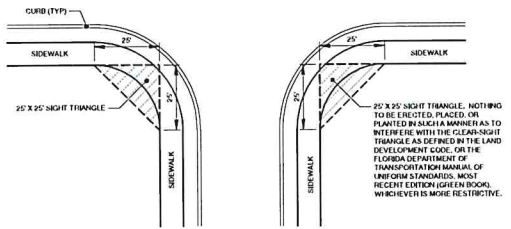
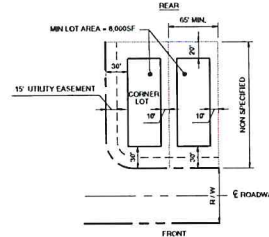
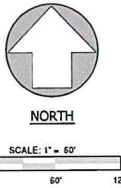
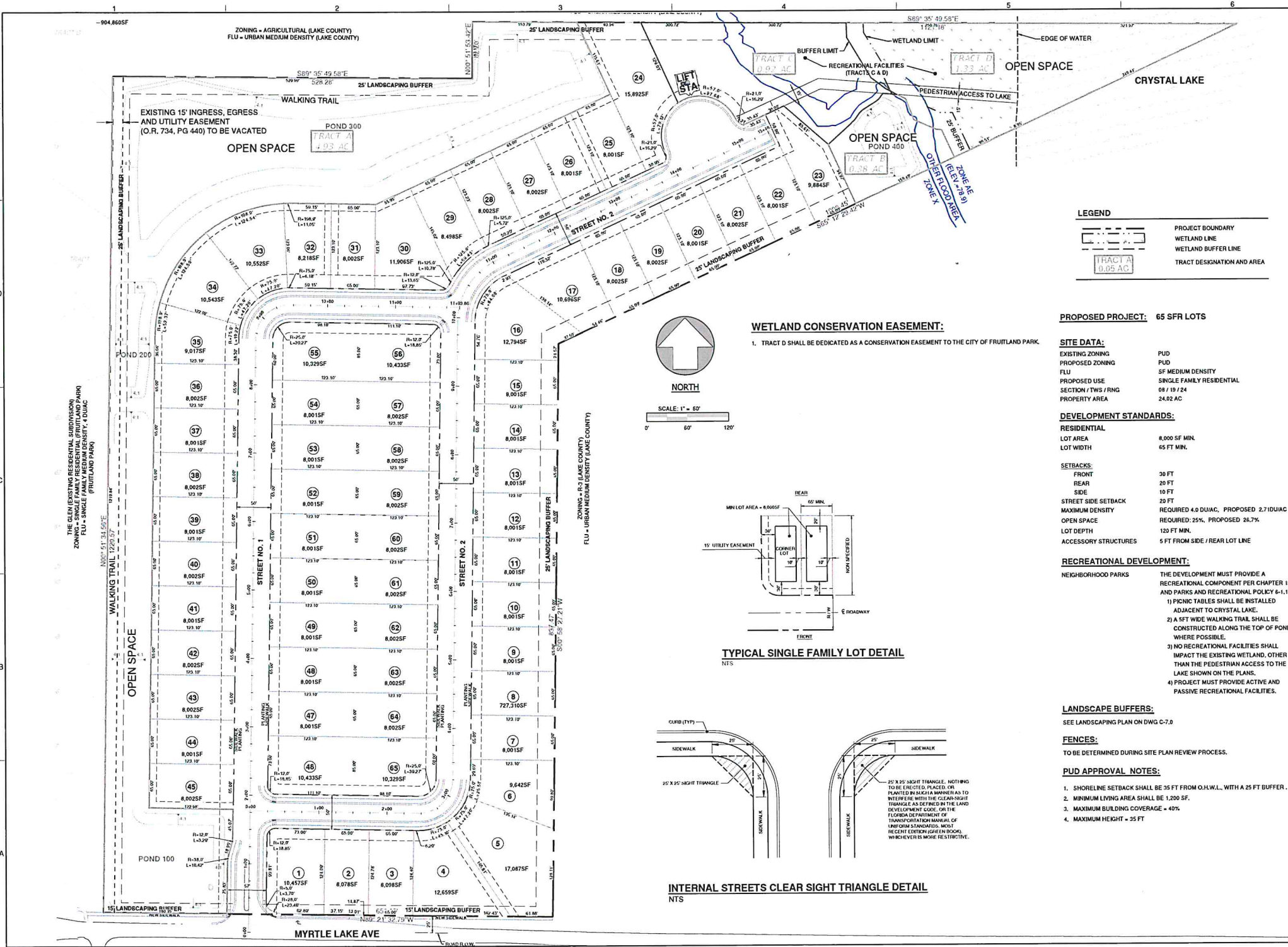
That part of the North 1/2 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, bounded and described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, and run North 89°20'05" West along the North 1/2 of the Southeast 1/4 of said Section 8, a distance of 988.35 feet; thence North 00°59'55" East 25.00 feet to a point on the North right-of-way line of Myrtle Lake Avenue and the Point of Beginning of this description; from said Point of Beginning run North 89°20'05" West along the North right-of-way line of Myrtle Lake Avenue 658.92 feet to a point on the West line of the East 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 8; thence North 00°57'00" East along the West line of the East 1/4 of the Northwest 1/4 of the Southeast 1/4, a distance of 1,219.46 feet to a point that is South 00°57'00" West 82.20 feet from the Northwest corner of the East 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 8; thence South 89°34'30" East parallel with the North line of the Southeast 1/4 of said Section 8 a distance of 529.99 feet; thence North 00°53'13" East 82.20 feet to a point on the North line of the Southeast 1/4 of Said Section 8; thence South 89°34'30" East along the North line of the Southeast 1/4 a distance of 1,120.29 feet to the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 8; thence South 65°13'49" West, 1,099.42 feet; thence South 00°59'55" West 836.39 feet to the Point of Beginning.

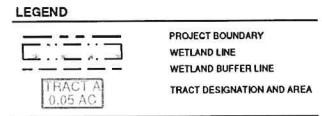
Alt Key 1288606
Myrtle Lake Ave
Fruitland Park, FL




 A&B Engineering Consultants, P.A. www.anbcompanies.com
Sheet Title: Exhibit B (Location Map)



WETLAND CONSERVATION EASEMENT:
1. TRACT D SHALL BE DEDICATED AS A CONSERVATION EASEMENT TO THE CITY OF FRUITLAND PARK.



PROPOSED PROJECT: 65 SFR LOTS

SITE DATA:
EXISTING ZONING: PUD
PROPOSED ZONING: PUD
FLU: SF MEDIUM DENSITY
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
SECTION / TWS / RNG: 08 / 19 / 24
PROPERTY AREA: 24.02 AC

DEVELOPMENT STANDARDS:
RESIDENTIAL
LOT AREA: 8,000 SF MIN.
LOT WIDTH: 65 FT MIN.

SETBACKS:
FRONT: 30 FT
REAR: 20 FT
SIDE: 10 FT
STREET SIDE SETBACK: 25 FT
MAXIMUM DENSITY: REQUIRED 4.0 DU/AC, PROPOSED 2.7 DU/AC
OPEN SPACE: REQUIRED 25%, PROPOSED 26.7%
LOT DEPTH: 120 FT MIN.
ACCESSORY STRUCTURES: 5 FT FROM SIDE / REAR LOT LINE

RECREATIONAL DEVELOPMENT:
NEIGHBORHOOD PARKS: THE DEVELOPMENT MUST PROVIDE A RECREATIONAL COMPONENT PER CHAPTER 154 AND PARKS AND RECREATIONAL POLICY 6-1.1.
1) PICNIC TABLES SHALL BE INSTALLED ADJACENT TO CRYSTAL LAKE.
2) A 5 FT WIDE WALKING TRAIL SHALL BE CONSTRUCTED ALONG THE TOP OF PONDS, WHERE POSSIBLE.
3) NO RECREATIONAL FACILITIES SHALL IMPACT THE EXISTING WETLAND, OTHER THAN THE PEDESTRIAN ACCESS TO THE LAKE SHOWN ON THE PLANS.
4) PROJECT MUST PROVIDE ACTIVE AND PASSIVE RECREATIONAL FACILITIES.

LANDSCAPE BUFFERS:
SEE LANDSCAPING PLAN ON DWG C-7.0

FENCES:
TO BE DETERMINED DURING SITE PLAN REVIEW PROCESS.

PUD APPROVAL NOTES:
1. SHORELINE SETBACK SHALL BE 35 FT FROM O.H.W.L., WITH A 25 FT BUFFER.
2. MINIMUM LIVING AREA SHALL BE 1,200 SF.
3. MAXIMUM BUILDING COVERAGE = 40%
4. MAXIMUM HEIGHT = 35 FT

ACB Engineering Consultants, P.A.
Civil Engineering
Land Planning
Inspections
Certificate of
Authorization
No. 27697
14164 Shiloh St
Tampa, FL 33626
Toll free: 844-426-6354
Afrivera@protonmail.com
www.acb-engineers.com

ELECTRONIC SIGNATURE:
Angel L. Rivera, State of Florida,
Professional Engineer, License No.
65196. This item has been
electronically signed and sealed by
Angel L. Rivera on the date indicated
here using a SFA authentication code.
Printed copies of this document are
not considered signed and sealed and
the SFA authentication code must be
verified on any electronic copies.

SEAL:

DATE: _____
ANGEL L. RIVERA, P.E.
LIC. NO. 65196

PROJECT:
CRYSTAL LAKE VISTA
Myrtle Lake Ave
Fruitland Park, FL

REVISIONS		
NO.	ISSUED	DATE

SCALE: 1"=60'

DATE: NOV 2022

SHEET TITLE: PRELIMINARY PLAT

DWG NO: C-2.1

SHEET: 3 OF 9

2/4/25

To City Fruitland Park
att Sharon Williams

Subject: Crystal Lake Vista
Preliminary Plan
~~resettled~~ resolution 2023-007

I respectfully request an extension
of the subject resolution which expired
1/26/25. I was unaware that I could
extend the preliminary plan expiration
date with a letter. I was told
that the project was "shovel ready"
which was not the case. The engineer ^(Cynthia) ~~Rivera~~
did not ~~draw~~ comment from the
city ~~engineer~~

Thanks
Erin Lee

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 7i

ITEM TITLE: Discuss Commemoration of 100th Anniversary of City of Fruitland Park – Time Capsule

MEETING DATE: Thursday, February 27, 2025

DATE SUBMITTED: February 10, 2025

SUBMITTED BY: city manager/library director

BRIEF NARRATIVE: Throughout the year the City is hosting multiple events to commemorate its 100th anniversary including the recent tractor pull, the upcoming street party and Fruitland Park Days, as well as a drone show scheduled for August. The library staff would like to commemorate the city's centennial by dedicating a time capsule. The public would be invited to the ceremony to bury the time capsule beside the windmill. The time capsule would be filled with items such as newspaper articles, maps, pictures, etc. Attached is information that explains a little about the time capsule selected, the stone medallion marker that would be placed above the location of the capsule once buried, and a ceremony kit which would help with requests for items, ceremony tips, and press releases. A budget of \$100,000 was included in this year's budget that would cover the cost of the time capsule, estimated at less than \$2,000.

Staff is seeking Commission consensus on a fall burial of the capsule. Staff is also seeking Commission input on when to reopen the capsule. Common intervals for opening a time capsule are 25, 50, or 100 years to mark significant milestones. Once an interval is decided, the date would be included on the marker above the time capsule.

FUNDS BUDGETED: \$100,000 included in the FY 2025 budget for centennial events.

ATTACHMENT Time capsule information

RECOMMENDATION: None.

ACTION: Consensus on time of year to bury time capsule and interval of when to reopen it

FREE SHIPPING WITHIN THE CONTINENTAL UNITED STATES !!!!

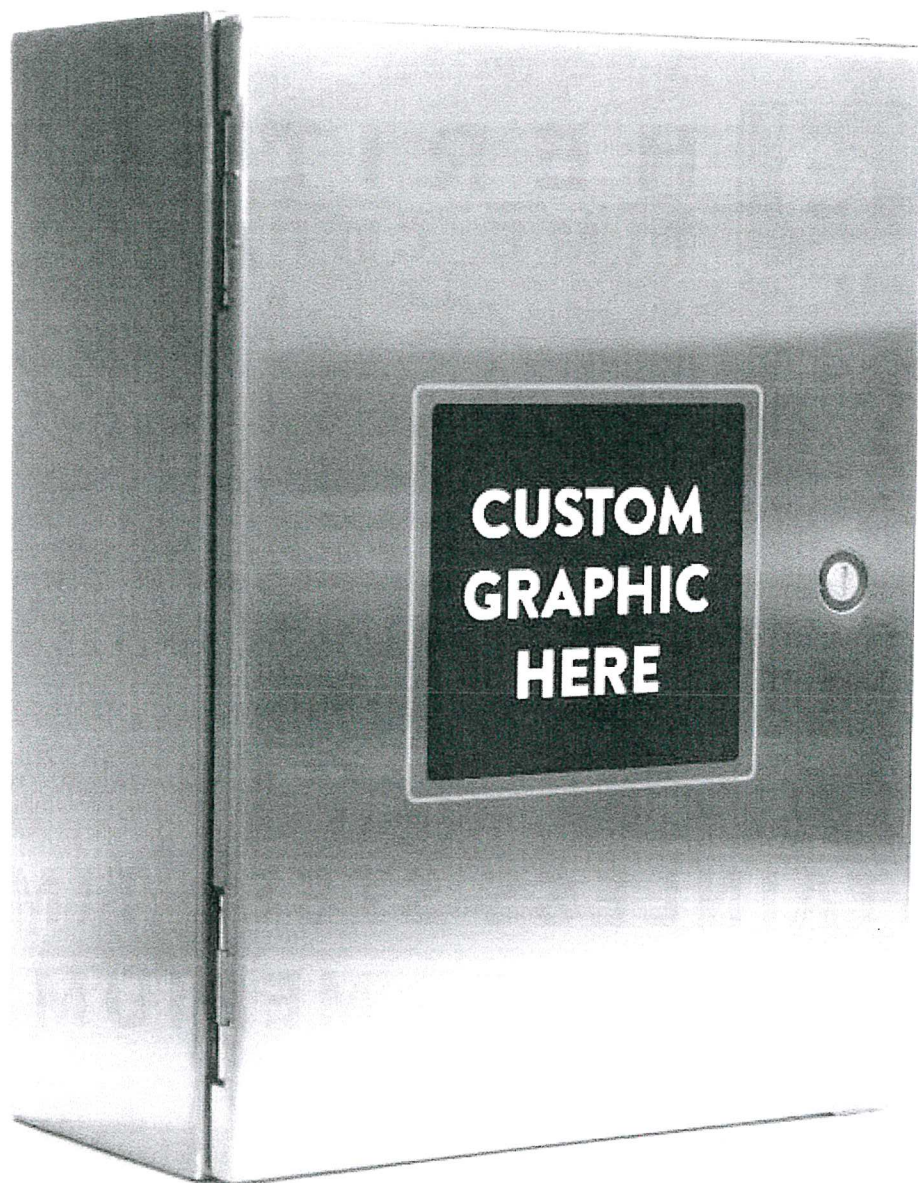


HERITAGE
TIME CAPSULES



HOME / COLLECTIONS / ALL PRODUCTS / STAINLESS STEEL TIME
CAPSULE - MEDIUM

STAINLESS STEEL TIME CAPSULE - MEDIUM



STAINLESS STEEL TIME CAPSULES

Size	Small	Medium	Large	X-Large
Item #:	SR1001	SR2001	SR3001	SR4001
Volume:	.85 ft3	1.8 ft3	5.1 ft3	17 ft3
Exterior Dimensions:	15.7 x 11.8 x 7.9"	19.7 x 15.7 x 9.8"	31.5 x 23.6 x 11.8"	47.2 x 39.4 x 15.7"
Interior Dimensions:	15.5 x 11.6 x 7.7"	19.5 x 15.5 x 9.6"	31.3 x 23.4 x 11.6"	47 x 39.2 x 15.5"
Weight	12 lbs	22 lbs	44 lbs	108 lbs

PRICE \$1,079.00

CHOOSE YOUR GRAPHIC

Choose One



QUANTITY

1

TOTAL

\$1,079.00

ADD TO CART

The mid-sized Heritage Time Capsule Stainless Steel Series Rectangle is a beautiful Capsule that can be displayed or buried in the ground. This is a standalone unit (no vault required).

PRODUCT DETAILS:

- Material: Stainless Steel
- Seal: Foam gasket, seamless
- Size: 20 x 16 x 10 inches

FEATURES:

- Easy to seal
- Watertight
- Clean appearance, refined lines

ADVANTAGES:

- Stable material withstands large temperature fluctuations (-40F to 250F)
- Brushed steel finish, clean appearance
- Excellent strength and impact characteristics
- Can be buried with no additional enclosure

Logo Clearance Dimensions: 12" x 18"

FREE SHIPPING WITHIN THE CONTINENTAL UNITED STATES !!!!



[HOME](#) / [COLLECTIONS](#) / [ADDITIONAL PRODUCTS](#) / [HERITAGE STONE MARKER MEDALLION](#)

HERITAGE STONE MARKER MEDALLION



Heritage Medallion



QUANTITY

1

TOTAL

\$729.00

ADD TO CART

Timeless, elegant, and robust. Remind your community of your Time Capsule legacy with a granite medallion. Order today, and we'll inscribe your ceremony details (date, location, etc.) on your very own granite marker.

PRODUCT DETAILS:

- Material: Vermont Grey Stone
- Dimensions: 2' x 1' x 4"
- Weight: 120 lbs
- Text Allowed: Two Lines (20 characters per line)



FREE SHIPPING WITHIN THE CONTINENTAL UNITED STATES !!!!



HERITAGE
TIME CAPSULES



HOME / COLLECTIONS / ADDITIONAL PRODUCTS / HERITAGE TIME
CAPSULE CEREMONY KIT

HERITAGE TIME CAPSULE CEREMONY KIT

HERITAGE CEREMONY KIT

Includes Examples &
Customizable Templates

Press Release
Media Advisory
Invitation Letters
Request for Items Letter
Request for Proclamations
Ceremony Checklist
Ceremony Tips

PRICE \$49.00

QUANTITY

1

TOTAL
\$49.00

[ADD TO CART](#)

Make your celebration a successful one. With the easy, turn-key Heritage Ceremony Kit you'll have everything you need to host an unforgettable Time Capsule ceremony. Designed by professional event planners, the templates and resources in this kit will make it easy to connect with your guests and plan your celebration.

Your kit includes:

- Press Release Template & Example
- Media Advisory Template & Example
- Elected Official Invitation Letter Template & Example
- General Invitation Letter Template & Example
- Request for Items Letter Template & Example
- Request for Proclamations Letter Template & Example
- Heritage Ceremony Checklist
- Heritage Ceremony Tips



CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 7b

ITEM TITLE: CITY ATTORNEY REPORT

MEETING DATE: February 27, 2025

DATE SUBMITTED: February 21, 2025

SUBMITTED BY: City Attorney

Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628: On May 1, 2024 the Stipulated Civil Case Management Order Requiring Disclosures was entered by Judge Takac. Trial is ordered to occur within 12 months of the Order being entered (May 1, 2025). On June 18, 2024 the Court approved the substitution of counsel. Plaintiffs' attorney is now Zachary J. McCormick. There has been no activity by Plaintiff since June 18, 2024. On November 20, 2024 the City filed Defendant's Response to Plaintiff's Request for Production. The City provided documentation to attorney Roper who is representing the City in this case. On February 12, 2025, the city manager, HR director and I met with attorney Roper for the purpose of reviewing discovery, status of the case, and trial. On February 17, 2025 Mr. Roper informed the city manager the case is not set for trial in April, 2025. Depositions of the Plaintiffs have been scheduled for April 23, 2025 at City Hall.

Linda Herald v. City of Fruitland Park, Lake County Case No. 2025-CA-000116: On January 21, 2025, Ms. Herald filed a two-count complaint against the City for negligent hiring and negligent supervision of former City employee Jabari Hopkins. Ms. Herald seeks damages in excess of \$50,000 for emotional distress associated with Mr. Hopkins' criminal activities of reselling an occupied crematory vault and disturbing the remains of her late husband. On September 21, 2023 Mr. Hopkins entered a plea to the charges and was adjudicated guilty and sentenced to 5 years probation.

FUNDS BUDGETED: N/A

ATTACHMENT: N/A

RECOMMENDATION: N/A

ACTION: N/A