

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA**

APRIL 9, 2026

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 – **Kelly Smith**, Community United Methodist Church
Pledge of Allegiance – Interim Police Chief **Henry Rains**

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 items from the Consent Agenda; (2) Vote on remaining items; and
(3) Discuss each pulled item separately and vote.

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

March 12, 2026, Regular City Commission Meeting

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 (city manager/city attorney/community development director)

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 FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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 (city manager/city attorney/community development director)**

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.

END OF PUBLIC HEARING

- 6. (a) City Manager**

- (b) City Attorney**

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

7. UNFINISHED BUSINESS

8. 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.

9. COMMISSIONER COMMENTS

- (a) Vice Mayor DeGrave**
- (b) Commissioner Williams**
- (c) Commissioner Cosenza, III**
- (d) Commissioner Raysin**

10. MAYOR'S COMMENTS

11. ADJOURNMENT

DATES TO REMEMBER

Thursday, April 23rd

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: **Approval of Minutes**

MEETING DATE: April 9, 2026

DATE SUBMITTED: April 2, 2026

SUBMITTED BY: (See below)

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 item(s), and (3) Discuss each pulled item separately and vote.

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

March 12, 2026, Regular Meeting

FUNDS BUDGETED: N/A

ATTACHMENTS: Draft minutes

RECOMMENDATION: Consider approval of the consent agenda as presented.

ACTION: **Approval of the Consent Agenda**

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
MARCH 12, 2026**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida on Thursday, March 12, 2026, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Commissioners Martina Williams, and Michael Raysin

Members Absent: Vice Mayor Patrick DeGraves and Commissioner Joseph Cosenza III

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Interim Police Chief Henry Rains, Human Resources Director John Klein; Deputy 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 Chuck Padgett of Trinity Assembly, followed by Interim Police Chief Rains who led the Pledge of Allegiance to the flag.

2. ROLL CALL

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

3. PRESENTATION

(a) Presentation of Proclamation re: Irish American Heritage Month

Mayor Cheshire announced the Proclamation, and no one was present to accept it.

4. CONSENT AGENDA

(a) Approval of Minutes.

February 26, 2026, Regular City Commission Meeting
March 4, 2026, Special City Commission Meeting

(b) Resolution 2026-018, Calling for 2026 Regular Election and Qualifying Period
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND
PARK, FLORIDA, CALLING FOR A REGULAR ELECTION TO FILL

VACANCIES ON THE CITY COMMISSION; SETTING AN ELECTION DATE; NAMING THE VACANCIES TO BE FILLED; ESTABLISHING A POLLING LOCATION; ESTABLISHING A QUALIFYING PERIOD; ESTABLISHING ELECTION PROCEDURES; PROVIDING FOR ELECTION ARRANGEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Raysin 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, 3-0.

5. REGULAR AGENDA

(a) Resolution 2026-019, Approval of Engineering and Development Review 2026 Hourly Rate Schedule – Halff Associates Inc.

Ms. Geraci-Carver read Resolution 2026-019 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE 2026 STANDARD HOURLY RATE SCHEDULE FOR ENGINEERING SERVICES AND THEREBY AMENDING THE ENGINEERING AND SURVEYING SERVICES AGREEMENT WITH HALFF ASSOCIATES INC TO INCLUDE SAID SCHEDULE; REPEALING ALL FEES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Mayor Cheshire called for a vote on the motion and declared it carried unanimously, 3-0.

(b) Resolution 2026-020, Approval of Staff Recommendation and Authority to Negotiate a Contract between Song + Associates, Inc. and the City of Fruitland Park, for Professional Design Services Related to the Construction of an Expansion to the Library

Ms. Geraci-Carver read Resolution 2026-020 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE RANKING OF ARCHITECTURE FIRMS FOR PROFESSIONAL DESIGN SERVICES RELATED TO THE CONSTRUCTION OF AN EXPANSION TO THE EXISTING FRUITLAND PARK LIBRARY AS RECOMMENDED BY THE SELECTION COMMITTEE; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER A CONTRACT; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Raysin 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, 3-0.

6. PUBLIC HEARING

(a) Second Reading of Ordinance 2026-006, Waste Management CPI Adjustment

Ms. Geraci-Carver read Ordinance 2026-006 by title only.

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; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Williams and seconded by Commissioner Raysin to approve the second and final reading of Ordinance 2026-006, 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, 3-0.

END OF PUBLIC HEARING

7. (a) City Manager

Ms. Manila reported she had been working with Robb Dicus and the City Engineer to address ponding issues along Lowe Court in Pine Ridge, the Villages. She advised that staff contact The Villages and continue identifying the issues to determine a resolution.

(b) City Attorney

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

Ms. Geraci-Carver reported that mediation had been scheduled in the Harold matter. There is no information at this time, but any settlement reached will be made contingent upon approval by the City Commission.

8. UNFINISHED BUSINESS

There was no unfinished business.

9. PUBLIC COMMENTS

Carl Yauk, 1023 Ritter Road, asked questions about the expansion project for the Library. He suggested the city look into building up on the existing building to accommodate future growth, since the property is landlocked. He also felt that \$123,000 was excessively high for overseeing the construction.

10. COMMISSIONERS' COMMENTS

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

11. MAYOR'S COMMENTS

Mayor Cheshire announced the following important dates:

Thursday, March 26, 2026	Regular City Commission Meeting at 6:00 p.m.
Saturday, March 28, 2026	Fruitland Park Day

15. ADJOURNMENT

The meeting adjourned at 6:12 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor

CITY OF FRUITLAND PARK AGENDA ITEM SUMMARY SHEET

Item Number: 4a

ITEM TITLE: Resolution 2026-021 Preliminary Plan – 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.

MEETING DATE: April 9, 2026

DATE SUBMITTED: March 23, 2026

SUBMITTED BY: City Attorney/City Manager/Community Development Director

BRIEF NARRATIVE: The applicant is seeking preliminary plan approval for approximately 45.31 +/- acres for parcels G & H: an additional - not to exceed - 121 single family units consisting of; 114 units of 4,800 SF lots (40' x 120') and 7 units of 6,000 SF lots (50' x 120') and commercial consisting of retail/restaurant (14,000 SF), grocery store (48,848 SF), liquor store (9,800 SF), and commercial building (20,807 SF). The additional units would increase the overall total number of homes from 421 to 541 units (Parcels **A – H**), a total project site of 190.38 +/- acres. The gross density would change from 3.10 units/acre to approximately 3.25 units/acre. The project is anticipated to have a minimum of **four (4) access points (outlined in the Master Development Agreement)**. The P&Z Board 'draft' meeting minutes of March 19, 2026 have been included for information.

FUNDS REQUIRED: None

ATTACHMENTS: Resolution 2026-021, Preliminary Plan for parcels G & H, location map, P&Z Board draft minutes and advertising affidavit.

RECOMMENDATION: During the Planning & Zoning Board meeting held March 19, 2026, (conducted by the Special Master) Resolution 2026-021 was recommended for approval.

ACTION: Consider approval of Resolution 2026-021.



Map HERE, Garmin, iPG, State of Florida, Maxar, Microsoft



100 0 100 200 300 400 500 Feet
Scale: 1:5,000

Enclave at Lake Geneva

Fruitland Park, Florida
Aerial Map

Project: 398/24/06
File: Enclave at Lake Geneva
Name: Aerial
PM: S. Lindh
Date: August 22, 2025
Created By: T. Kalebaugh



DESCRIPTION:

Parcel #1: Alt Key 1809444

The South 1/2 of the Northwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, Section 33, Township 18 South, Range 24 East, Lake County, Florida.

ALSO: The Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4, Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Parcel#2: Alt Key 2748770

That part of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, lying West of the Highway. LESS and EXCEPT that part conveyed by Special Warranty Deed recorded in Official Records Book 5924, Page 323, Public Records of Lake County, Florida.

Parcel #3: Alt Key 1284422

The North 100 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Parcel#4: Alt Key 1284392

The South 100 feet of the North 200 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS and EXCEPT that part conveyed to the State of Florida by Special Warranty Deed recorded in Official Records Book 68, Page 297, Public Records of Lake County, Florida.

Parcel #5: Alt Key 1284384

The South 100 feet of the North 300 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS and EXCEPT that part conveyed to the State of Florida by Special Warranty Deed recorded in Official Records Book 68, Page 297, Public Records of Lake County, Florida.

Parcel #6: Alt Key 1809436

The South 1/2 of the Northwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, Section 33, Township 18 South, Range 24 East, Lake County, Florida. ALSO: The Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4, Section 33, Township 18 South, Range 24 East, Lake County, Florida.

RESOLUTION 2026-021

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 FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for preliminary plat approval of Enclave at Lake Geneva G & H consisting of a maximum of 121 residential dwelling units (114 – 40' lots and 7 – 50' lots) and 93,455 square feet +/- of non-residential uses; and

WHEREAS, the subject property consisting of 45.31 +/- acres is zoned Mixed Use PUD and has a future land use of Mixed Community; 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 Enclave at Lake Geneva 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 Preliminary Plan Approval.

Approval of the Preliminary Plan for Enclave at Lake Geneva G & H, a copy of which is attached hereto, is **GRANTED WITH CONDITIONS**.

Section 2. Conditions of Approval. Prior to the start of any construction activities, the Applicant shall resolve, to the satisfaction of the City, the following Planning and Administrative matters:

- a. During the construction review process, the Applicant shall submit for approval by the City a detailed landscaping and irrigation plan that provides for no canopy trees to be planted within 10 feet of a city road or sidewalk and must be planted in locations that will not interfere with or adversely affect utility lines and sidewalks.
- b. During the construction review process, and prior to approval of construction plans, the Applicant must address to the County's satisfaction any County road offsite improvements, and comply with City traffic engineer's reasonable requirements.

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED AND RESOLVED this 9th day of April 2026, 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:

Gwen Johns, City Clerk

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

Approved as to form:

Anita Geraci-Carver, City Attorney

1. WINNOWN SETBACKS ARE MEASURED FROM THE MAJOR PERMETER PROPERTY LINE.
2. MINIMUM SETBACK COVERAGE 40' AND NO LOTTS-NO LARGER THAN 5000'.

[illegible]

CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.

PUD AMENDMENT

Owner: Michael and Maria Windhorst

Applicant: Fruitland Park Development IV, LLC

General Location: South of Lake Ella Road and West of US Hwy. 441

Number of Acres: 190.38 ± acres

Existing Zoning: PUD and C-2

Proposed Zoning: PUD

Existing Land Use: MFHD (15 units/acre), Mixed Community (6 units/acre) and Commercial

Date: August 11, 2025

Description of Project

The applicant is requesting a rezoning from PUD and C-2 to PUD. The existing C-2 zoning is approximately 4.89 acres of which approximately 4.09 acres is designated as Mixed Commercial and 0.80 acres is designated as Commercial. The existing PUD zoning is approximately 40.42 acres and is designated as Mixed Community. The PUD would be a PUD amendment to include the 45.31-acre parcels into the existing 145.1 acres known as The Enclave at Lake Geneva (Ordinance 2025-011) for a total project site of 190.38 acres. The 45.31-acre parcel would be utilized for 120 additional single-family units consisting of 112 units of 4,800 SF lots (40' x 120') and 8 units of 6,000 SF lots (50' x 120') and commercial consisting of retail/restaurant (14,000 SF), grocery store (48,848 SF), liquor store (9,800 SF), and commercial building (20,807 SF). It should also be noted that 2 units previously approved in Parcel B have been transferred to Parcel G for a total of 122 units. The additional units would change the total number of units from 421 units to 541 units. The gross density would be changed from 3.10 units/acre to approximately 3.25 units/acre. Gross density excludes water bodies (24.04 ± acres).

	Surrounding Zoning	Surrounding Land Use
North	Lady Lake RS-3, City C-2	Lady Lake Single Family Low Density (3 units/acre) and Mixed Community
South	PUD and C-2	MFHD (15 units/acre) and Mixed Community
East	C-2	Mixed Community and Commercial
West	PUD	MFHD (15 units/acre)

Assessment

The subject 45.31-acre site consists of six (6) parcels which will be incorporated into the existing Enclave at Lake Geneva. In order to develop the site, a Unity of Title will be required prior to preliminary plat approval.

The applicant has submitted additional data and exhibits to show compliance with LDR Chapter 154, Section 154.030(11) regarding mix of uses. The existing mixed use land use is 44.51 acres; the proposed commercial is 30% (13.35 acres) and the existing commercial land use of .80 acres equates to a total of commercial acreage of 14.153 acres. The maximum residential is 65% (28.93 acres) and the exhibit indicates 21.195 acres (48%) and the open space is 9.960 acres (22%).

Chapter 152, Section 152.040(e) list criteria for review of comprehensive plan and rezoning amendments as follows:

1) Consistency with the Comprehensive Plan, or in the case of a Plan amendment, consistency with the remainder of the Plan and its goal, objectives and policies.

The existing future land use for the additional properties is Mixed Community which limits the maximum density to 6 units/acre and non-residential uses cannot exceed a maximum floor area ratio (FAR) of 0.70 and a maximum impervious surface ratio (ISR) of 80% (FLU Policy 1-1.9 and FLU Policy 1-1.2 – Table 1-1). The existing Commercial land use is not subject to a mix of uses; however, the maximum ISR is 70%. The proposed residential portion gross density is 3.87 units/acre. The Mixed Community requires at least 2 land uses of which can include residential and commercial; however, residential land use requires a minimum of 5% and cannot exceed 65% of the site, commercial uses require a minimum of 5% and cannot exceed 30% of the site. A minimum of 20% open space is required. It is planning staffs understanding that based on the plan and conversations with the applicant that no parks are included within tract G. The applicant indicates that the parks proposed in the previous phases provide the necessary recreation and are interconnected via streets and sidewalks. The plan does not indicate any interconnection between the residential and commercial except via sidewalks along Lake Ella Road. The applicant indicated that additional interconnection could not be provided due to the existing topography between the residential and commercial areas.

2) Consistency with applicable sections of the Land Development Code.

Chapter 154, Section 154.030(11) indicates that a conceptual or preliminary plan is required for the rezoning. The applicant has submitted a preliminary plan. Section 154.030(11)(ii) identifies the principles that a mixed use PUD include. The applicant indicates compliance with this section. Section 154.030(11)(ii)(3) states the location of the commercial center so that it is

easily accessible by pedestrians from as many of the residential areas as possible. The applicant has indicated that pedestrian or vehicular interconnection is not feasible due to the existing topography between the residential and commercial areas; however, all internal streets and Lake Ella Road will have sidewalks which provide the pedestrian access. Section 154.030(11)(A)(ii)(5) states to develop a network of parks, walkways, public art, and cultural facilities that encourage a sense of place and the overall health and well being of the community. The preliminary plan does not indicate any proposed parks within the residential tract G; however, the applicant indicates that the PUD for the entire property does offer numerous parks and are connected via streets and sidewalks. Section 154.030(11)(A)(ii)(7) states encourage alternate forms of transportation. The preliminary plan indicates pedestrian access as the alternate form of transportation via sidewalks along the streets.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

The Mixed Community land use requires a PUD zoning pursuant to FLU Policy 1-1.9.

B) Whether adequate sites already exist for the proposed district uses.

A PUD zoning allows for specific development criteria allowing for a mix of housing types which cannot be achieved by a straight zoning category. The proposed 45.31-acre addition to the existing Enclave at Lake Geneva development requires a PUD zoning.

C) Whether specific requirements of the Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan.

Any proposed development must comply with the land development regulations including landscape buffers which assist in buffering adjacent uses.

Concurrency

The concurrency application submitted by the applicant indicates the commercial square footage as 135,000 SF; however, the preliminary plan indicates 93,455 SF. The applicant indicated through conversations that the additional square footage of commercial was to allow for maximum commercial square footage being sought for the development.

Traffic Impact Analysis – The applicant provided a traffic statement on the concurrency application for the overall residential units of the entire PUD and the commercial area indicating that the overall PUD will generate 10,610 ADTs, of which AM peak hour is 562 trips and PM peak hour is 1,096 trips. The LOS for Lake Ella Road is “D” and the LOS for US 27/441 is “D”. Chapter 153.040 requires all new development follow the requirements of the Lake-Sumter MPO, Traffic Impact Study Methodology Guidelines. Chapter 154, Section 154.030(11)(G)(ii)(I) also requires submittal of a traffic impact analysis (TIA) to meet the MPO guidelines.

The applicant indicated that the TIA for the entire PUD is being updated and will be submitted upon completion.

Solid Waste Impact Analysis - The LOS for solid waste is 2 collections per week pursuant to Public Facilities Policy 4-6.1. The City utilizes a private waste hauler through a franchise agreement. The rezoning will not cause a deficiency the LOS.

Utility Impact Analysis – The subject site is within the City of Fruitland Park Utility Service Area and central water is available. The LOS for water is 172 gallons per resident per day pursuant to Public Facilities Policy 4-10.1.

The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.879 MGD and the permitted consumptive use permit capacity is 1.4645 MGD. The City has a current available capacity of .3337 MGD. The proposed amendment will utilize approximately 0.06 MGD which will leave a remaining capacity of 0.277 MGD. The amendment will not degrade the LOS.

The City of Fruitland Park has an agreement with the Town of Lady Lake to treat sewage and the maximum capacity is 500,000 gallons per day (0.5 MGD). The City currently has an available capacity of 0.170 MGD for concurrency purposes. The LOS for sanitary sewer is 122 gallons per resident per day pursuant to Public Facilities Policy 4-2.1. The proposed amendment will utilize approximately 0.043 MGD which will leave a remaining capacity of 0.237 MGD. The amendment will not degrade the LOS.

School Impact Analysis – The applicant has submitted a school concurrency application to Lake County Schools. Please provide response upon receipt.

Environmental Analysis – An environmental assessment was submitted and indicates that there are not wetlands or protected species onsite.

Rezoning – PUD Amendment

The PUD would be a PUD amendment to include the 45.31-acre parcels into the existing 145.1 acres known as The Enclave at Lake Geneva (Ordinance 2025-011) for a total project site of 190.38 acres. The 45.31-acre parcel would be utilized for 120 additional single-family units consisting of 112 units of 4,800 SF lots (40' x 120') and 8 units of 6,000 SF lots (50' x 120') and commercial consisting of retail/restaurant (14,000 SF), grocery store (48,848 SF), liquor store (9,800 SF), and commercial building (20,807 SF). It should also be noted that 2 units previously approved in Parcel B have been transferred to Parcel G for a total of 122 units. It should also be noted that the applicant is requesting a maximum of 135,000 square feet for commercial buildings. The additional units would change the total number of units from 421 units to 541 units. The gross density would be changed from 3.10 units/acre to approximately 3.25 units/acre. Gross density excludes water bodies (24.04 ± acres).

Conclusions

Please submit Traffic Impact Analysis and School Concurrency upon receipt.

The Villages[®] DAILY SUN

Published Daily
State of Florida
County Of Sumter

Affidavit of Publication

Before the undersigned authority personally
Appeared **Amber Sevison** who on oath says that
he or she is Legal Ad Coordinator of the Villages
DAILY SUN, a daily newspaper published in
Sumter County, Florida with circulation in Lake,
Sumter and Marion Counties; that the attached
copy of advertisement, being a Legal Ad # **01297975**
in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

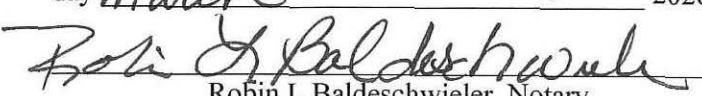
MARCH 11, 2026

Affiant further says that the Daily Sun is a newspaper
that complies with all legal requirements for publication in
chapter 50, Florida Statutes.


(Signature Of Affiant)

Sworn to and subscribed before me this 11

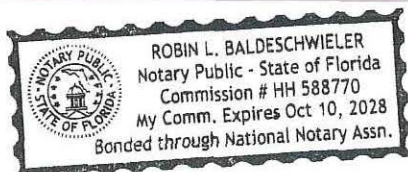
day March 2026.


Robin L. Baldeschwieler, Notary

Personally Known or

Production Identification

Type of Identification Produced



NOTICE OF PUBLIC HEARING RESOLUTION 2026-021

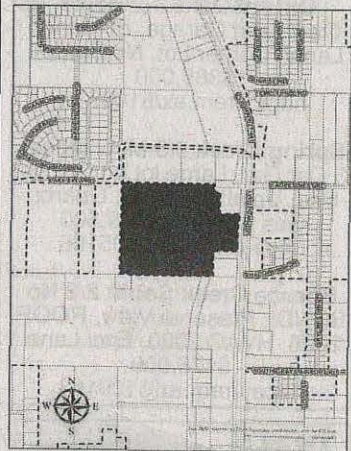
**A RESOLUTION OF THE CITY
COMMISSION OF THE CITY
OF FRUITLAND PARK,
FLORIDA, GRANTING
PRELIMINARY PLAN
APPROVAL OF THE
ENCLAVE AT LAKE GENEVA
PARCELS G & H
GENERALLY LOCATED
BETWEEN LAKE ELLA ROAD
AND SOUTH TO SPRING
LAKE ROAD, FRUITLAND
PARK, FLORIDA; PROVIDING
FOR CONDITIONS; AND
PROVIDING FOR AN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

The proposed Resolution will
be considered at the following
public meetings:

Planning & Zoning Board
Thursday, March 19, 2026
@ 6:00 p.m.
City Commission Reading
Thursday, April 9, 2026
@ 6:00 p.m.

The public meetings will be held
in the Commission Chambers
located at City Hall, 506 West
Berckman Street, Fruitland
Park FL 34731. These
meetings are open to the public
and hearings may be continued
as determined by the
commission from time to time to
a time/date certain. The
proposed Resolution and metes
and bounds legal description of
property may be inspected by
the public during normal
working hours at City Hall. For
further information call 352-360-
6727. Interested parties may
appear at the meetings and will
be heard with respect to the
proposed Resolution.

A person who decides to
appeal any decision made by
any board, agency or council
with respect to any matter
considered at such meeting or
hearing, will need a record of
the proceedings. For such
purposes, any such person may
need to ensure that a verbatim
record of the proceedings is
made, which includes the
testimony and evidence upon
which the appeal is based
(Florida Statutes, 286.0105).
Persons with disabilities
needing assistance to
participate in any of these
proceedings should contact
Gwen Johns, City Clerk at (352)
360-6790 at least 48 hours
before the date of the
scheduled hearing.



#01297975

March 11, 2026



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352 360-6727
FAX: 352 360-6652

SPECIAL MASTER: Amanda Boggus, Atty	Others: Michael Rankin, LPG Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Administrative Assistant
---	--

MINUTES
PLANNING & ZONING (P&Z) MEETING
March 19, 2026
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** The meeting was called to order at 6:00 p.m. The Invocation was led by Sharon Williams and the Pledge of Allegiance was led by Special Master Amanda Boggus.
- II. **ROLL CALL:** Special Master Boggus and City Staff in attendance included: Emily Church, Kelli Fielder, Brenda Sigala, John Klein and Sharon Williams; also included City Attorney Anita Geraci-Carver and Interim Community Development Director Michael Rankin. Representing the development: Richard Wohlfarth and Andon Calhoun.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from the January 15, 2026 meeting were included for review/comment/approval.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS

A. Enclave at Lake Geneva Parcels G & H Preliminary Plan; Alternate Keys 1284384, 2748770, 1809436, 1284422, 1284392 & 1809444

Michael Rankin, Interim Community Director, welcomed the new Special Master of the Planning and Zoning Board to the City of Fruitland Park. He stated this was the first official meeting transitioning from a P&Z volunteer board to a Special Master.

Mr. Rankin then proceeded to introduce the project stating that the applicant is requesting preliminary plan approval. The 45.31-acre parcel would be utilized for not-to-exceed 121 additional single-family units consisting of 114 units of 4,800 SF lots (40' x 120') and 7 units of 6,000 SF lots (50' x 120') and commercial consisting of retail/restaurant (14,000 SF), grocery store (48,848 SF), liquor store (9,800 SF), and commercial building (20,807 SF). The additional units would change the total to 541 for The Enclave at Lake Geneva **overall (Parcels A – H)**. The gross density would be changed from 3.10 units/acre to approximately 3.25 units/acre. Noting the gross density excluded

water bodies of 24.04 + acres.

Mr. Rankin further noted the surrounding zoning: to the north is “PUD,” to the south is “PFD,” to the east is “C-2” and west of the property is “PUD.” Also, the Future Land Use of “Mixed Use Community” to the north; “Industrial” to the south; “Commercial” to the east and “Multi-Family Low Density” to the west. Re-emphasizing proposed lots sizes of 40’ and 50’ he advised that the applicant was in attendance, prepared to answer any questions, if necessary and that staff recommended approval of the project.

Special Master Boggus clarified that this project would be incorporated into the existing Developer’s Agreement. She asked if there was any public comment for the record and seeing none, asked if the applicant and/or staff would like to add anything for the record. Both applicant and staff responded “no.” Special Master Boggus stated that based upon her review, she would recommend approval to the City Commission [for its meeting of April 9, 2026].

Special Master then asked if there was anything else to address and Attorney Anita Geraci-Carver added that item #3 of the agenda required action and then offered a recommendation of approval of the meeting notes from January 15, 2026. Thereafter, Special Master inquired if there were any comments/changes of the meeting minutes, of which none there were none. The minutes/notes were adopted presented.

Special Master circled back to agenda item# 4A and stated the preliminary plan request **was in compliance** and that she would recommend approval to city commission.

BOARD MEMBERS’ COMMENTS: Not applicable

PUBLIC COMMENTS: There were no public comments

ADJOURNMENT: Having no further business, the meeting was adjourned at 6:06 p.m.

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 5a

ITEM TITLE: First Reading and Quasi-Judicial Public Hearing – Ordinance 2026-003 Rezoning to C-1 – 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.

MEETING DATE: April 9, 2026

DATE SUBMITTED: March 23, 2026

SUBMITTED BY: City Attorney/City Manager/Community Development Director

BRIEF NARRATIVE: Applicant is seeking voluntary annexation, a small-scale comprehensive plan amendment and rezoning to C-1 to receive city services. Annexation of these properties (alternate keys 1740509 and 2933232) would be considered “in-fill” as the property is surrounded by Fruitland Park properties with R-2, R-15 and C-2 zoning designations. The applicant understands that a site plan application is required to be submitted for approval before development occurs. Any proposed development must comply with the city’s Land Development Regulations (LDRs) to include any required buffering. Ordinances 2026-001 and 2026-002 (annexation and small-scale comprehensive plan, respectively) were previously approved during 2nd reading at the February 26, 2026 commission meeting. Ordinance 2026-003 was tabled during the City Commission meetings of February 12th and February 26th, 2026 for Ordinance 2026-003 with a recommendation to change the zoning from C-2 to C-1. The applicant submitted a revised development application which was submitted on March 9th, 2026 (indicating C-1 zoning). Subsequently, a revised staff report was also submitted for review and consideration by the commission (attached).

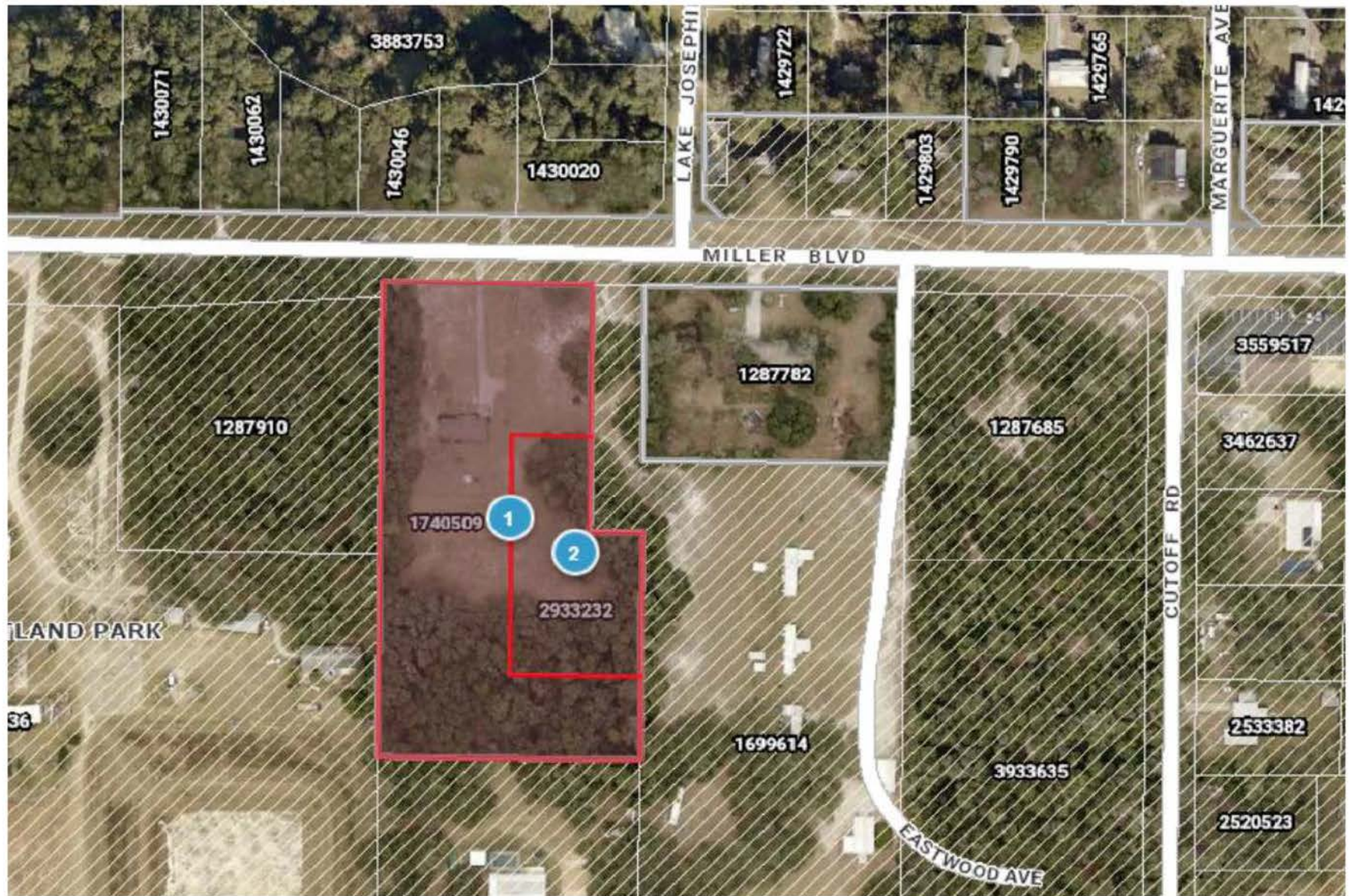
FUNDS REQUIRED: None

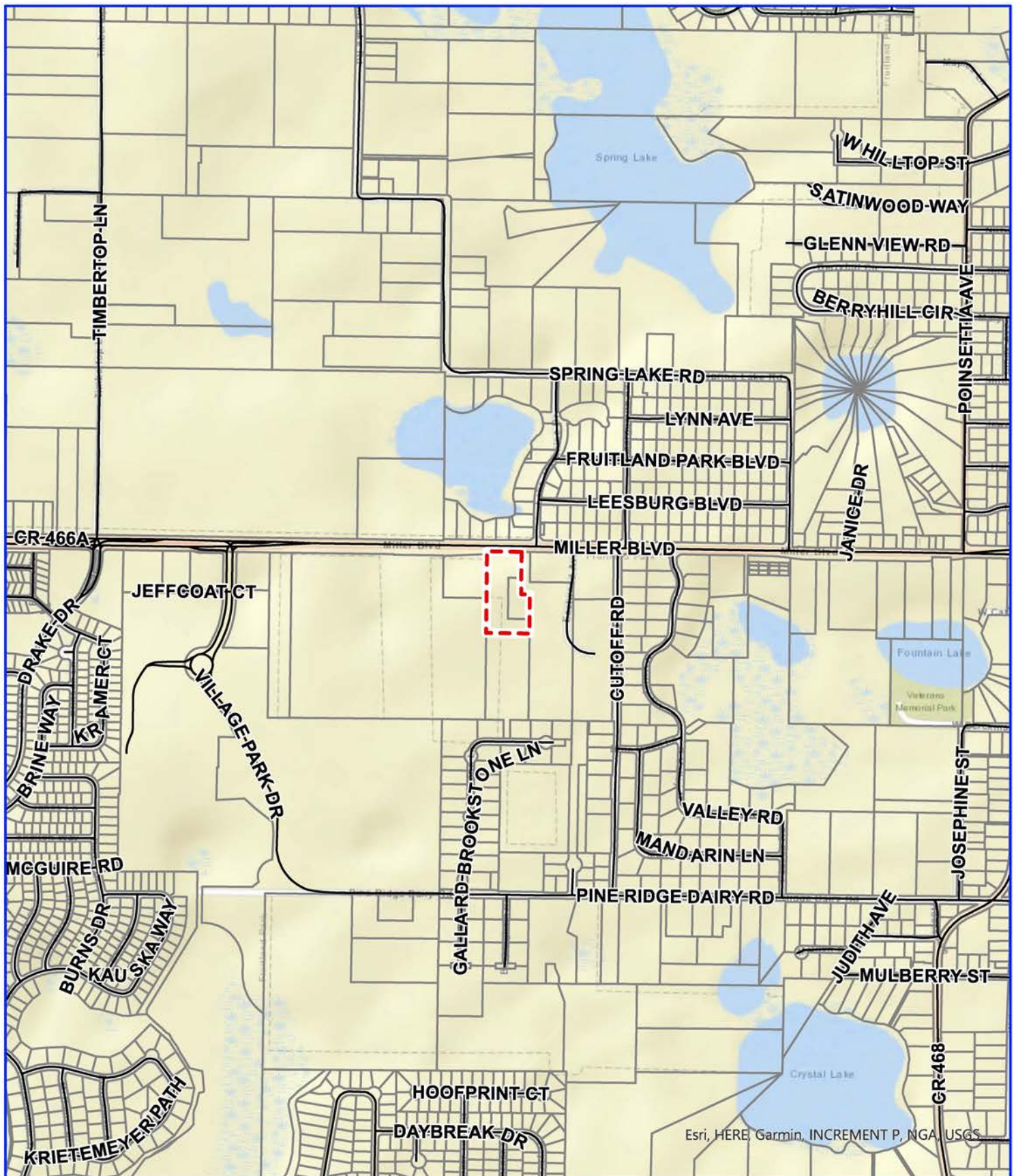
ATTACHMENTS: Ordinance 2026-003 with current and proposed zoning maps, advertising affidavit, staff report, and aerial/location maps are contained within.

RECOMMENDATION: During the Planning and Zoning Board meeting, approval of Ordinance 2026-003 was recommended with a C-1 zoning designation.

ACTION: Consider approval of Ordinance 2026-003.

1550 Miller Blvd – Alternate Keys 1740509 and 2933232 (Location Map)





Esri, HERE, Garmin, INCREMENT P, NOAA, USGS



240 0 240 480 720 960 1,200
Feet

Scale: 1:12,000

Villages Ranch, LLC.

Fruitland Park, Florida
Location Map

Project: 398/25/06
File: Location
Name: Villages Ranch LLC
PM: S. Lindh
Date: November 24, 2025
Created By: T. Ramdass



LAND PLANNING GROUP
ENVIRONMENTAL PLANNING CONSULTING
URBAN AND REGIONAL PLANNERS

ORDINANCE 2026-003

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.

WHEREAS, an amended petition has been received from Kimley Horn and Associates, Inc. as applicant, on behalf of Villages Ranch, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be rezoned from Lake County Rural Residential (R-1) and Agriculture (A) to City Neighborhood Commercial (C-1) within the City limits of Fruitland Park; and

WHEREAS, the petition bears the signature of all applicable parties; and

WHEREAS, the required notice of the proposed zoning has been properly published; and

WHEREAS, the City Commission reviewed said petition, the recommendations of the Planning and Zoning Board, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

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

Section 1: The following described property consisting of approximately 4.00 ± acres generally located south of CR 466A and west of Lake Josephine Drive as described as set forth on **Exhibit "A"** and depicted on the map attached hereto as **Exhibit "B"**, shall hereafter be designated as C-1 "Neighborhood Commercial" as defined in the Fruitland Park Land Development Regulations.

Section 2: That the City Manager, or designee, is hereby directed to have amended, altered, and implemented the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 3. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. Scrivener's Errors. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 5. Conflict. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2026.

(SEAL)

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Keough-Johns, City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____

Passed Second Reading _____

“EXHIBIT A”

PARCEL 1:

The East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, of Section 5, Township 19 South, Range 24 East, in Lake County Florida; LESS the right of way of State Road S-466A,

ALSO LESS AND EXCEPTING those lands conveyed in Official Records Book 936, Page 1763: From the Northeast corner of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 5, Township 19 South, Range 24 East, Lake County, Florida, run thence South 00 degrees 44'45" West along the East line of the said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 40.00 feet to the Southerly right-of- way of C-466-A and the Point of Beginning, thence South 00 degrees 44'45" West along the East line of the said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 324.00 feet, thence North 89 degrees 15'15" West to a point that is 66.00 feet West of when measured at right angles the said East line or the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, thence North 00 degrees 44'45" East parallel with the said East line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 324 feet, more or less, to the said Southerly right-of-way of C 466-A, thence Easterly along the Southerly right-of-way of C-466-A to the Point of Beginning.

ALSO LESS AND EXCEPTING those lands conveyed in Official Records Book 1153, Page 1216: The South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 5, Township 19 South, Range 24 East, Lake County, Florida.

ALSO LESS AND EXCEPTING:

From the NE corner of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 19 S, Range 24 E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 40.00 feet to the Southerly right-of-way of C-466A; thence continue S 00°44'45" W along the East line of the said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 324.00 feet and the Point of Beginning of this description; from said POB, continue S 00°44'45" W along said East line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 187.82 feet thence N 88°52'52" W, 165.62 feet to a point that is 165.58 feet East of the West line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, thence N 00°45'08" E parallel with said West line of the East $\frac{1}{2}$ of West $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 313.01 feet to a point that is 200.00 feet South of the Southerly right-of-way of C-466A; thence S 89°02'52" E parallel with said Southerly right-of-way 99.58 feet, thence S 00°44'45" W, 125.91 feet, thence S 89°15'15" E 66.00 feet to the POB.

PARCEL 2:

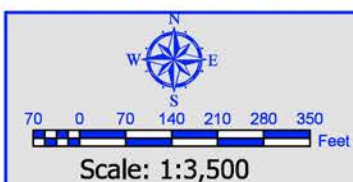
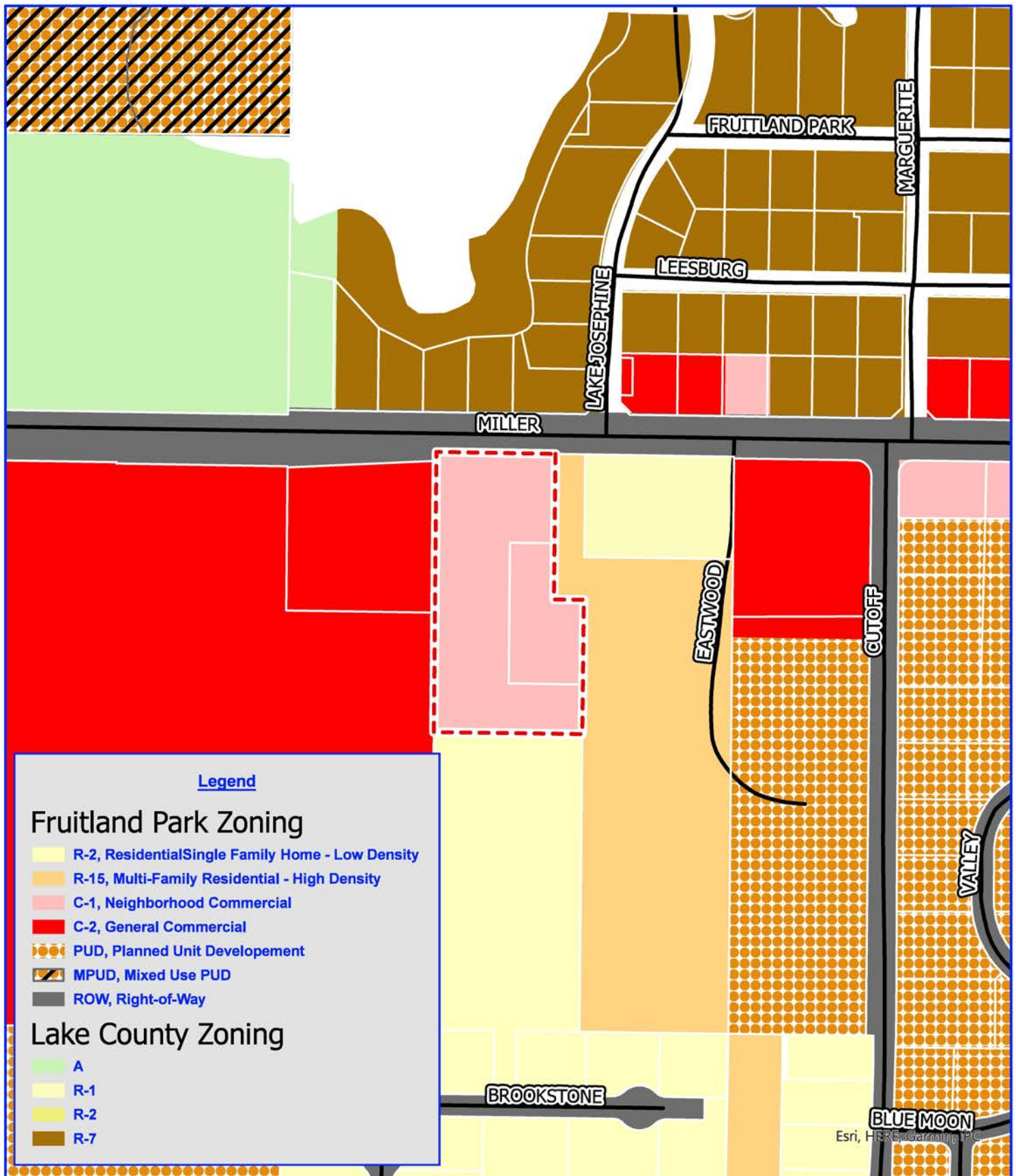
From the NE corner of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 19 S, Range 24 E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 40.00 feet to the Southerly right-of-way of C-466A, thence continue S 00°44'45" W along the East line of the said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 324.00 feet and the Point of Beginning of this description; From said POB, continue S 00°44'45" W along said East line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 187.82 feet thence N 88°52'52" W, 165.62 feet to a point that is 165.58 feet East of the West line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, thence N 00°45'08" E parallel with said West line of the East $\frac{1}{2}$ of West $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 313.01 feet to a point that is 200.00 feet South of the Southerly right-of-way of C-466A, thence S 89°02'52" E parallel with said Southerly right-of-way 99.58 feet, thence S 00°44'45" W, 125.91 feet; thence S 89°15'15" E 66.00 feet to the POB.

Together with Easement for Ingress and Egress from the NE corner of the East $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 19S, Range 24E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 40.00 feet to the Southerly right-of-way of C-466A and the Point of Beginning, thence continue to S 00°44'45" W along the East line of the said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 324.00 feet, thence N 89°15'15" W to a point that is 66.00 feet West of when measured at right angles the said East line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence N 00°44'45" E parallel with the said East line of the East $\frac{1}{2}$ of the

West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 324.00 feet more or less to the said Southerly right-of-way of C-466A; thence Easterly along the Southerly right-of-way of C-466A to the POB.

EXHIBIT “B”

MAP OF PROPERTY



Villages Ranch, LLC.

Fruitland Park, Florida
Proposed Zoning Map

Project: 398/25/06
File: Proposed Zoning
Name: Villages Ranch LLC
PM: S. Lindh
Date: March 20, 2026
Created By: T. Ramdass



CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC.

REZONING

Owner: Villages Ranch, LLC

Engineer: Theodore Martell, P.E., Kimley-Horn

General Location: South of Miller Blvd (CR 466A) and West of Lake Josephine Dr.

Number of Acres: 4.0 ± acres

Existing Zoning: Lake County Estate Residential (R-2) and Agriculture (A)

Proposed Zoning: Neighborhood Commercial (C-1)

Existing Land Use: Commercial High Intensity (70% ISR/0.50 FAR)

Date: March 18, 2026

Description of Project

The applicant is requesting a rezoning to receive city services and develop it under the C-1 permitted use zoning category pursuant to Chapter 154. The minimum C-1 lot size is 15,000 SF with a minimum lot width of 125'. The subject site has approximately 260' of frontage on CR 466A and is 174,240 SF which exceeds the C-1 requirements.

	Surrounding Zoning	Surrounding Land Use
North	Lake County R-7 and Agriculture	Urban Medium Density (7 units/acre)
South	R-2 (developed with SF residence)	Single Family Low Density (2 units/acre)
East	R-15 (developed with 4 MH)	Multi-Family High Density (15 units/acre)
West	C-2 (undeveloped & Windy Acres)	Commercial

Assessment

The C-1 zoning district allows for a variety of professional and light commercial uses; however, the applicant has not specified a specific use. The C-1 district allows a ISR of 0.70 and a FAR of 0.50. The site abuts single family low density (R-2) to the south and multi-family high density (R-15) to the east which would require a minimum 15' landscaped buffer. No buffers are required along the western property

boundary adjacent to C-2 zoning. A 25' buffer would be required adjacent to CR 466A located along the northern boundary.

Neighborhood Commercial (C-1) type zoning is inconsistent with the adjacent commercial zoning and along the CR 466A corridor within the city which is General Commercial (C-2) or planned commercial (PUD). Neighborhood Commercial is intended to provide for the day-to-day needs of the supporting neighborhood and should be within walking distances of the supporting neighborhood. In addition, CR 466A is a designated arterial roadway which supports general commercial type uses. The design standards in the C-2 zoning category reflect standards that would be suitable for development along major roadways such as lot size, widths and 50' front setbacks. Planning staff does recognize that the future land use of Commercial High Intensity would allow for less intense C-1 uses.

Application

Chapter 152, Section 152.040(e) list criteria for review of comprehensive plan and rezoning amendments as follows:

1) Consistency with the Comprehensive Plan, or in the case of a Plan amendment, consistency with the remainder of the Plan and its goal, objectives and policies.

The subject property was recently approved for the Commercial High Intensity land use and was found consistent with the comprehensive plan.

2) Consistency with applicable sections of the Land Development Code.

The applicant has requested a zoning of C-1 and the proposed site exceeds the minimum requirements of the C-1 district as previously outlined above. At time of site plan submittal, the applicant will be required to comply with the land development code.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

The subject site was recently annexed into the city and requires a city designated zoning.

B) Whether adequate sites already exist for the proposed district uses.

The applicant has applied for a C-1 zoning category which is not consistent with the CR 466A corridor. CR 466A is a designated arterial roadway which supports general commercial type uses (C-2) or planned commercial uses (PUD).

C) Whether specific requirements of the Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan.

Any proposed development must comply with the land development regulations including landscape buffers which assist in buffering adjacent uses.

Commercial Needs Analysis – The City of Fruitland Park future land use data and analysis indicates commercial acreage needs of 578 acres by 2035. The addition of 4 acres would assist the city in meeting these needs.

Traffic Impact Analysis – The applicant submitted a trip generation summary which indicates 87,120 SF shopping center which would produce 3,289 daily trips with 82 AM Peak hour trips and 332 PM Peak hour trips. The proposed land use would increase traffic. At time of site plan submittal the applicant will need to submit a traffic impact analysis.

Utility Impact Analysis – The subject site is within the City of Fruitland Park Utility Service Area and central water is available. The LOS for water is 172 gallons per resident per day pursuant to Public Facilities Policy 4-10.1. For commercial sites the LOS utilizes 850 gallons per day per commercial acre. The estimated water usage is 0.0034 mgd (3,400 gallons per day) based on acreage.

The City owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.879 MGD and the permitted consumptive use permit capacity is 1.22 MGD. The City has a current available capacity of 0.115 mgpd and an analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.111 mgpd.

The City of Fruitland Park provides sanitary sewer. The City of Fruitland Park has an agreement with the Town of Lady Lake to treat sewage and the maximum capacity is 500,000 gallons per day (0.5 mgd). The City currently has an available capacity of 232,000 gallons per day (0.232 mgd). The LOS for sanitary sewer for commercial uses is 450 gallons per day pursuant to Public Facilities Policy 4-2.1. The estimated sanitary sewer usage is 0.0018 mgd based on acreage. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.230 mgd.

Environmental Analysis – The applicant submitted an environmental constraints map indicating that the subject site does not contain wetlands. Prior to development the applicant will need to submit an environmental assessment addressing protected species per Chapter 165, Section 165.190.

Rezoning

The subject property is currently zoned Rural Residential (R-1) and Agriculture (A) in Lake County and the proposed City zoning is Neighborhood Commercial (C-1). Surrounding city zoning consists of General Commercial (C-2), MFHD (R-15), SFLD (R-2) and across CR 466A is Lake County R-7. The proposed C-1 zoning is inconsistent with the CR 466A commercial corridor.

Conclusions

Neighborhood Commercial (C-1) type zoning is inconsistent with the adjacent commercial zoning and along the CR 466A corridor within the city which is General Commercial (C-2) or Planned Commercial (PUD). Neighborhood Commercial is intended to provide for the day-to-day needs of the supporting neighborhood and should be within walking distances of the supporting neighborhood. In addition, CR 466A is a designated arterial roadway which supports general commercial type uses. The design standards in the C-2 zoning category reflect standards that would be suitable for development along

major roadways such as lot size, widths and 50' front setbacks. Planning staff does recognize that the future land use of Commercial High Intensity would allow for less intense C-1 uses and is not inconsistent with the comprehensive plan. Appropriate buffers will be established to mitigate commercial and residential land uses.

C-1 permitted and Special Exception uses are listed below for convenience.

A) *Permitted uses.* The following uses shall be permitted:

- i) Offices for professional services.
- ii) Personal services.
- iii) Convenience stores without fuel operations.
- iv) Laundry and dry cleaning retail stores.
- v) Day care centers.
- vi) Adult congregate living facilities.
- vii) Licensed community residential homes, group homes, and foster care facilities with more than six residents.
- viii) Clubs, lodges and fraternal organizations.
- ix) Financial services.
- x) Office supplies.
- xi) Retail sales and services.
- xii) Business services.
- xiii) Small, medium and large homestay bed and breakfast inns.
- xiv) Office complexes.
- xv) Maintenance general contractors.
- xvi) Medical offices/clinics.
- xvii) Licensed medical marijuana treatment centers as proved in F.S. § 381.986.

B) *Special exceptions.* The following uses are permitted as a special exception use upon approval of the city commission:

- i) Convenience stores with fuel operations.
- ii) Restaurants.
- iii) Banks.
- iv) Athletic/sports facilities.
- v) Game/recreation facilities.
- vi) Health/exercise clubs.
- vii) Mini-warehouses.
- viii) Veterinary offices.
- ix) Xerographic and offset printing.

NOTICE OF PUBLIC HEARING ORDINANCE 2026-003

**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.**

City Commission 1st Reading Thursday, April 9, 2026@ 6:00 p.m.

City Commission 2nd Reading Thursday, April 23, 2026@ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Ordinance and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Ordinance.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.

