

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA**

JUNE 11, 2026 at 6:00 p.m.

City Hall Commission Chambers

506 W. Berckman Street

Fruitland Park, Florida 34731

1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation – **George Mulford, Grace Bible Baptist**

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

May 28, 2026, City Commission Meeting Minutes

4. REGULAR AGENDA

- (a) Resolution 2026-027, Approval of Preliminary Plan for Approximately 32.03± Acres Generally Located South of Myrtle Lake Avenue and West of CR468, CR468 Subdivision. Petitioner: Burgland Capital (c/o Frank Bombeck) on behalf of the owner, William Kent Stokes Trust.** (city manager/city attorney/community development)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAT APPROVAL FOR MYRTLE LAKE ESTATES GENERALLY LOCATED SOUTH OF MYRTLE LAKE AVENUE, EAST OF STEPHENSON LANE, WEST OF CR468, AND NORTH OF LEWIS ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

- (b) Discussion and Direction re: Appointment of Someone to Serve as District 3 Commissioner through November 2026 Election (city attorney/city manager)**

5. PUBLIC HEARING

- (a) Second Reading of Ordinance 2026-010, Second Petition to Amend the Boundaries of the Enclave at Lake Geneva CDD, adding approximately 30.526± acres to the overall development. (city manager/city attorney/community development director)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT TO INCLUDE AN ADDITIONAL 30.526 +/- ACRES PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; AMENDING THE DISTRICT BOUNDARIES AS ESTABLISHED IN ORDINANCE 2024-01 AND ORDINANCE 2025-018; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- (b) First Reading of Ordinance 2025-014, Annexation of Approximately 14.86± Acres of Property Generally Located South of Myrtle Lake Avenue and West of CR468, FPSF Stephenson Lane. Petitioner: Kimley Horn (Joshua Conradi, PE), on behalf of owner, Invc Group LLC. (city manager/city attorney/community development)**

APPLICANT HAS REQUESTED ITEM BE TABLED.

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 14.86± ACRES OF LAND GENERALLY LOCATED SOUTH OF MYRTLE LAKE AVENUE, WEST OF CR468, AND NORTH OF LEWIS ROAD; 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 SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

- (c) **First Reading of Ordinance 2025-015, Comprehensive Plan Amendment for Approximately 14.86± Acres of Property Generally Located South of Myrtle Lake Avenue and West of CR468, FPSF Stephenson Lane. Petitioner: Kimley Horn (Joshua Conradi, PE), on behalf of owner, Invco Group LLC. Quasi-Judicial Hearing** (city manager/city attorney/community development)

APPLICANT HAS REQUESTED ITEM BE TABLED.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT AND SITE SPECIFIC AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY MULTI-FAMILY LOW DENSITY OF 14.86± ACRES OF PROPERTY GENERALLY LOCATED WEST OF CR468, AND SOUTH OF MYRTLE LAKE AVENUE; 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 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING AN EFFECTIVE DATE.

- (d) **First Reading of Ordinance 2025-016, Rezoning of Approximately 14.86± Acres of Property Generally Located South of Myrtle Lake Avenue and West of CR468, FPSF Stephenson Lane. Petitioner: Kimley Horn (Joshua Conradi, PE), on behalf of owner, Invco Group LLC. Quasi-Judicial Hearing** (city manager / city attorney/community development)

APPLICANT HAS REQUESTED ITEM BE TABLED.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 14.86± ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND RESIDENTIAL PROFESSIONAL (RP) TO CITY OF

FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED WEST OF CR468 AND SOUTH OF LAKE MYRTLE AVENUE; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; 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 ALOL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

- (e) **Second Reading of Ordinance 2025-025, Annexation of Approximately 93.73± Acres of Property Generally Located North of CR 466A and West of Micro Racetrack Road, Vita Serena, Petitioner: Richard Wohlfarth on behalf of the owner, Joseph C. Burke, Jr., Trust.** (city manager/city attorney/community development)
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 93.73± ACRES OF LAND GENERALLY LOCATED NORTH OF CR466A AND WEST OF MICRO RACETRACK ROAD; 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 SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.
- (f) **First Reading of Ordinance 2025-026, Comprehensive Plan Amendment for Approximately 95.35± Acres Generally Located North of CR466A and West of Micro Racetrack Road, Vita Serena, Petitioner: Richard Wohlfarth on behalf of the owner, Joseph C. Burke, Jr., Trust. Quasi-Judicial Hearing** (city manager/city attorney/community development)
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY RURAL

TO CITY OF FRUITLAND PARK SINGLE FAMILY MEDIUM DENSITY ON 95.35± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; 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 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

- (g) First Reading of Ordinance 2025-027, Rezone to Planned Unit Development, Approximately 95.35± Acres Generally Located North of CR466A and West of Micro Racetrack Road, Vita Serena, Petitioner: Richard Wohlfarth on behalf of the owner, Joseph C. Burke, Jr., Trust. Quasi-Judicial Hearing (city manager/city attorney/community development)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 95.35± ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE AND CITY OF FRUITLAND PARK GENERAL COMMERCIAL (C-2) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY 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

(d) Commissioner Raysin

10. MAYOR'S COMMENTS

11. ADJOURNMENT

DATES TO REMEMBER

Mondays, Wednesdays & Fridays

Miles & Smiles Wellness Program

Monday, June

Summer Camp Program in Progress

Monday, June

Summer Reading Program in Progress

Tuesdays, Beginning June 9th

**Dancing Through the Decades
6:00 p.m. at the Gardenia Center**

Saturday, June 13th

Derby Kart Race

Tuesday, June 25th

**City Commission Meeting
6:00 p.m.**

Friday, July 3rd

**City Offices will be Closed in
Observance of Independence
Day**

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: **Consent Agenda – Minutes dated May 28, 2026**

MEETING DATE: June 11, 2026

DATE SUBMITTED: June 9, 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) Minutes Approval**
May 28, 2026 – Regular City Commission 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
MAY 28, 2026**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida on Thursday, May 28, 2026, at 6:00 p.m.

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

Also Present: City Manager Karen Manila, City Attorney Sandy Minkoff, Police Chief Henry Rains, Human Resources Director John Klein; Finance Director Kim Gehrke; Community Development Administrative Manager Sharon Williams, Administrative Assistant Community Development Emily Church, Interim Community Development Director Michael Rankin, Director of Community Services Barbara Fielder.

Total Attendance: 24

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

After Mayor Cheshire called the meeting to order, an Invocation was given by Henry Rains, Chief of Police.

Police Chief 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. Williams call roll where a quorum was declared present.

3. PRESENTATIONS

(a) Recognition of Al Goldberg

Mayor Cheshire read and presented a plaque of recognition to Al Goldberg.

Mayor Cheshire recessed the City Commission meeting to reconvene as the Community Redevelopment Agency Governing Board at 6:03 p.m. The City Commission was called back to order at 6:05 p.m.

4. CONSENT AGENDA

(a) Approval of Minutes.

May 14, 2026, Regular City Commission Meeting

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

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

4. REGULAR AGENDA

(a) Resolution 2026-028, Paving Overlay for Valley of the Springs and Brookstone

Mr. Sandy Minkoff read Resolution 2026-028, by title only:

A RESOLUTION OF THE CITY OF FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY GOVERNING BOARD AND CITY COMMISSION APPROVING A PROPOSAL FROM PAQCO, INC. IN THE AMOUNT OF \$279,328.75 FOR RESURFACING ROADS LOCATED WITHIN THE CRA AND AS AUTHORIZED BY THE CRA PLAN; APPROVING THE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND PAQCO, INC. FOR PAVEMENT AND BASE REPAIR, ON-CALL ITB #24-502 AS MODIFIED; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Resolution 2026-028. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 5-0.

5. PUBLIC HEARING

(a) First Reading of Ordinance 2026-010, Second Petition to Amend the Boundaries of the Enclave at Lake Geneva CDD, adding approximately 30.526± Acres to the overall development.

Mr. Sandy Minkoff read Ordinance 2026-010 by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT TO INCLUDE AN ADDITIONAL 30.526 +/- ACRES PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; AMENDING THE DISTRICT BOUNDARIES AS ESTABLISHED IN ORDINANCE 2024-01 AND ORDINANCE 2025-018; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Commissioner Williams and seconded by Commissioner Raysin to approve the First Reading of Ordinance 2026-010.

Mayor Cheshire called for public comments.

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

END OF PUBLIC HEARING

6. (a) City Manager

Ms. Manila discussed Code Enforcement, stating a review of ordinances pertaining to Code Enforcement has ensued. She stated that there will be a public education initiative with regard to Code Enforcement, as well as developing a strategy on how to enhance code enforcement in the city. She stated that enhanced code enforcement would then be initiated in targeted areas. Ms. Manila stated she plans to add another code enforcement position in next year's budget.

Ms. Manila said comments were recently received from the labor attorneys regarding a revised employee handbook. She stated the handbook had been under review for approximately eighteen (18) months. Once finalized, the handbook will be distributed. She noted that hiring practices are being reviewed in conjunction with the employee handbook since hiring practices have not been updated in some time.

Ms. Manila discussed property taxes, stating that the governor had announced his plan for decreasing property taxes. Florida League of Cities distributed a legislative alert and will be holding a webinar to discuss how to approach the reduction in property taxes with legislators, going forward. She discussed what the impact could be on the City with potential revenue loss by increasing the homestead exemption to \$250,000. She estimated that the proposed change could be as much as a 13% reduction to the City's revenues, noting it would be devastating to the general fund budget.

Ms. Manila commented there has been a lot of interest lately in the City of Fruitland Park conducting business with Michael's Auto. She stated that the city has maintained a professional relationship with Michael's Auto for Police vehicle repairs for many years prior to Mr. Raysin's appointment to the City Commission. The city's use of Michael's Auto Services was not predicated on his appointment as a commissioner. Since his appointment, Commissioner Raysin has proactively inquired on multiple occasions regarding whether continued business between the city and Michael's Auto was permissible and appropriate. The City Attorney previously advised that no conflict of interest existed because the value of the service provided did not require city commission approval and therefore did not create a voting conflict under applicable law. Following additional discussion today, the City Attorney has indicated she would like to further review the matter upon her return from vacation to determine whether the City should continue utilizing Michael's Auto for these services going forward. In an effort to avoid any potential conflicts or negative public perception, Ms. Manila stated she has made the decision to discontinue the City's business relationship with Michael's Auto once he has completed the work that is underway on one of the City vehicles. She did not feel it was fair for this to come up with regard to the City doing business with Mr. Raysin.

(b) City Attorney

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

Mr. Minkoff stated that Ms. Geraci-Carver had provided a report pertaining to the Herald case.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. PUBLIC COMMENTS

Mitchell Langley, 101 S Valley Road, stated he had asked questions about the City doing business with Michael's Auto Repair. He stated he believed Michael was a good man but possibly received incorrect information regarding his doing business with the City as an elected official. Mr. Langley also felt that Ms. Geraci-Carver had made an incorrect decision not to release a personnel file.

Sarah McCallum, 2125 Miller Blvd, spoke about the recent meeting hosted by Fruitland Park, regarding CR 466A. She did not find that meeting helpful. She discussed other residents who might like to be invited to future meetings pertaining to CR 466A. In addition, Ms. McCallum did not provide positive feedback after attending a Planning and Zoning Magistrate meeting.

9. COMMISSIONERS' COMMENTS

(a) Vice Mayor DeGrave

Vice Mayor DeGrave congratulated Police Chief Rains on his promotion.

(b) Commissioner Williams – Nothing to report.

(b) Commissioner Cosenza – Nothing to report.

10. MAYOR'S COMMENTS

Mayor Cheshire announced upcoming dates to remember.

Mondays, Wednesdays & Fridays in May

Miles & Smiles Wellness Program

Monday, June 1st

Summer Camp Program Begins

Monday, June 1st

Summer Reading Program Begins

Tuesday, June 2nd

Liberty Tree Ceremony Honoring America's
250th Anniversary – 10:00 a.m. at the Library

Tuesdays, Beginning June 9th

Dancing Through the Decades
6:00 p.m. at the Gardenia Center

Tuesday, June 11th

City Commission Meeting 6:00 p.m.

11. ADJOURNMENT

The meeting adjourned at 6:23 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor

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

ITEM TITLE: Resolution 2026-027 Approval of Preliminary Plan - Approx. 32.03 +/- total acres generally located S. of Myrtle Lake Ave & W. of CR 468. Petitioner: Burgland Capital (c/o Frank Bombeck) on behalf of the owner, William Kent Stokes Trust

MEETING DATE: June 11, 2026

DATE SUBMITTED: May 28, 2026

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

BRIEF NARRATIVE: Applicant is requesting preliminary plan approval to construct a 124 unit single family subdivision. The 50' lot sizes would consist of 6,000 sf (50' x 120') with a density of 3.87 units/acre. The applicant will be dedicating an additional 17' along CR 468. In May of 2025, the parcels (1288843 and 1289912) were annexed into the city and Ordinance 2025-013 was subsequently approved which rezoned the property to PUD. Unless otherwise specified in the Master Development Agreement, the development shall be consistent with the R-4 zoning designation and the future land use of Single Family Medium Density at 4 units/acre. All lots are 50 ft in width and the property must be developed in two phases.

The city's TIA engineer has requested that the applicant please keep us abreast of the County's decision, when rendered. We will yield to Lake County's decision regarding turn lane length for the driveway access permit (as further noted by the reviewing engineer, sometimes new turn lanes require additional right-of-way).

FUNDS REQUIRED:

None

ATTACHMENTS:

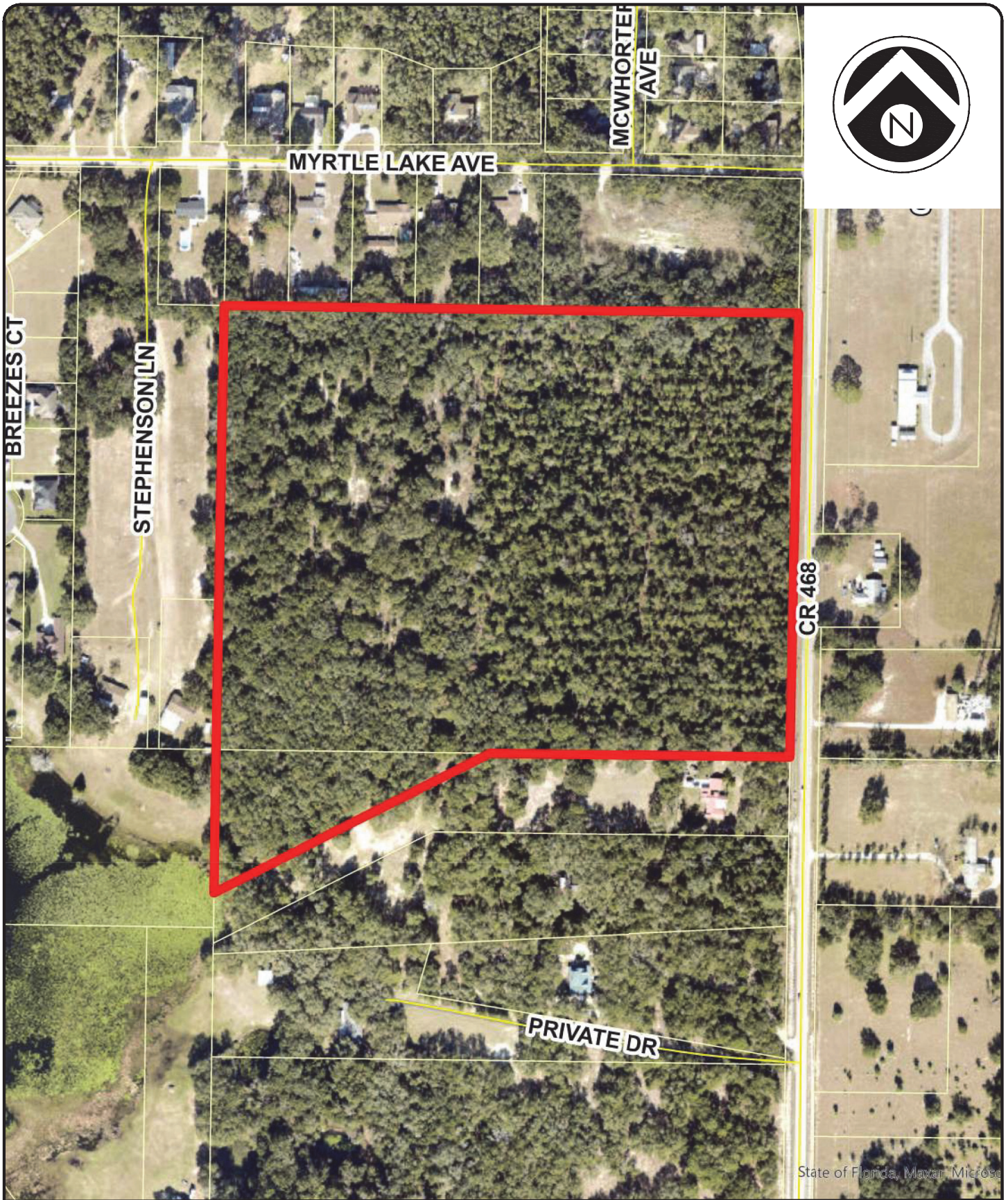
Resolution 2026-027, preliminary plan, maps, previously approved Rezoning Ordinance 2025-013, advertising affidavit

RECOMMENDATION:

Recommended approval during 5/21/26 P&Z meeting.

ACTION:

Approve or Deny Resolution 2026-027



COUNTY RD 468 SUBDIVISION

1828 ENGINEERING, LLC
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

Aerial Map

Fruitland Park, Florida

BIN-004

1" = 300'

Date: 7/23/2025

RESOLUTION 2026-027

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAT APPROVAL OF MYRTLE LAKE ESTATES GENERALLY LOCATED SOUTH OF MYRTLE LAKE AVENUE, EAST OF STEPHENSON LANE, WEST OF CR 468, AND NORTH OF LEWIS ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for preliminary plat approval of Myrtle Lake Estates formerly known as CR 468 Subdivision consisting of a maximum of 124 residential dwelling units; and

WHEREAS, the subject property consisting of 32.03 +/- 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 Plat for Myrtle Lake Estates 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 Plat Approval.

Approval of the Preliminary Plat for Myrtle Lake Estates, 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 manager or designee, the following matters:

- a. During the construction review process, and prior to approval of construction plans, the Applicant must coordinate with Lake County and address to the County's satisfaction any County road offsite improvements, and the satisfaction of the City of Fruitland Park.

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED AND RESOLVED this _____ day of _____, 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

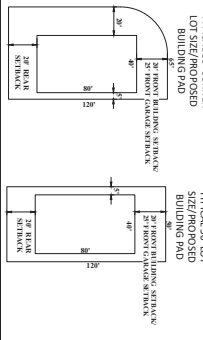
ATTEST:

Gwen Johns, City Clerk

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

Approved as to form:

Anita Geraci-Carver, City Attorney



JANET A. BENSON, BROTHER
CELL # 161-924-0000, 400-0000
LAND USE: URBAN MEDICINE
ZONING: 1P8

[illegible]

NOT

CONSTRUCT

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△	03/31/2026	CITY OF FRUITLAND PARK COMMENTS – DATED 01/30/2026			
△	03/05/2026	CITY OF FRUITLAND PARK COMMENTS – DATED 03/05/2026			
△	02/02/2026	CITY OF FRUITLAND PARK COMMENTS – DATED 01/30/2026			
△	12/01/2025	CITY OF FRUITLAND PARK COMMENTS – DATED 11/24/2025			
REV	DATE	DESCRIPTION			

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

PRELIMINARY PLAT – MYRTLE LAKE ESTATES

Owner: William Kent Stokes Trust

Applicant: Burgland Capital, LLC , Frank Bombeeck

Engineer: 1828 Engineering, LLC, Luke Classon, P.E.

General Location: West of CR 468 and South of Myrtle Lake Ave.

Number of Acres: 32.03 ± acres

Existing Zoning: Residential PUD

Existing Land Use: SF Medium Density (4 units/acre)

Date: March 5, 2026

Description of Project

The applicant is requesting approval of the preliminary plan for development of a 124-unit single family subdivision with lots consisting of 50' x 120' (6,000 SF) at a density of 3.87 units/acre. The landscape buffer consists of a 10' wide tract and a 15' easement at the rear of the lots for a total of 25'. The landscape buffer adjacent to CR 468 is a 10' wide tract. Total open space is 8.03 acres (25.1%) which includes an amenity tract (1.0 acres) with tot lot/playground, landscape buffer (0.95 acres), and stormwater pond with trail and benches (6.08 acres). The applicant is dedicating additional right of way (17') for CR 468.

	Surrounding Zoning	Surrounding Land Use
North	R-1 and Ag	Urban Medium Density (7 units/acre)
South	Residential Professional (RP)	Urban Medium Density (7 units/acre)
East	PFD, Ag and R-2	Institutional, SF Low Density (3 units/acre), Urban High Density (12 units/acre)
West	R-1	Urban Medium Density (7 units/acre)

Assessment

The revised tree removal (Sheet LS-01) and tree mitigation plan meets the minimum requirements of the LDRs.

The revised planting summary table in the landscaping plans (Sheet LS-05) meets the minimum requirements of the LDRs.

A master signage plan has been submitted (Sheet HS-01). The plans indicate a subdivision entrance sign (monument sign) of 5' x 10'. Please be advised that a separate sign permit will be required.

School Impact Analysis – The proposed development will generate approximately 39 students. Lake County Schools indicate that the proposed development may require proportionate share mitigation.

Traffic Impact Analysis – The traffic impact analysis dated January 2025 submitted was based on 139 residential single family units. The proposed development is 124 single family units. The analysis indicated the following improvements would be required: construct 425-foot northbound left turn lane and 400-foot southbound right turn lanes at the full access driveways on CR 468. Results of the analysis indicate that the proposed development is not projected to adversely impact the roadway network.

Environmental Analysis – The applicant submitted an environmental assessment. At the time of field review no protected species were found. Due to the elevations onsite the project site was within the sand skink consultation area. As such a sand skink coverboard survey was conducted which resulted in no evidence of sand skinks. Although no evidence of gopher tortoise burrows were noted in the 15% coverage field review, the assessment indicates that prior to construction a 100% gopher tortoise survey be conducted.

Conclusions

The revised plans meet the minimum technical requirements regarding planning staff review.

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 # **01307856**
in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

MAY 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

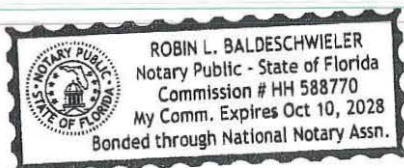
day May 2026.


Robin L. Baldeschwieler, Notary

Personally Known _____ or

Production Identification _____

Type of Identification Produced _____



NOTICE OF PUBLIC HEARING

RESOLUTION 2026-027

A RESOLUTION OF THE CITY
COMMISSION OF THE CITY
OF FRUITLAND PARK,
FLORIDA, GRANTING
PRELIMINARY PLAT
APPROVAL OF MYRTLE
LAKE ESTATES GENERALLY
LOCATED SOUTH OF
MYRTLE LAKE AVENUE,
EAST OF STEPHENSON
LANE, WEST OF CR 468,
AND NORTH OF LEWIS
ROAD, FRUITLAND PARK,
FLORIDA; PROVIDING FOR
CONDITIONS; AND
PROVIDING FOR AN
EFFECTIVE DATE.

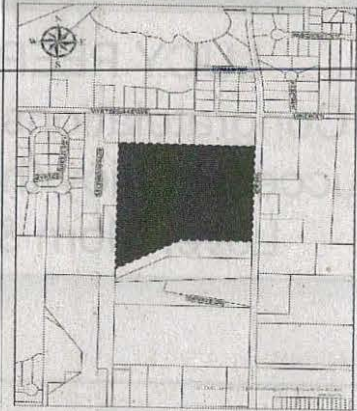
The proposed Resolution will
be considered at the following
public meetings:

Planning & Zoning Board
Thursday, May 21, 2026
@ 6:00 p.m.

City Commission Reading
Thursday, June 11, 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.



#01307856

May 11, 2026

Advertising Invoice

The Villages Daily Sun

1

984 Old Mill Run,
The Villages, FL 32162

Phone: (352)753-1119

Fax: (352)751-7999

URL: <http://www.thevillagesdailysun.com>

CHRISTINE
CITY OF FRUITLAND PARK
506 W BERKMAN STREET
FRUITLAND PARK, FL 34731

Acct #: 90105387
Phone: (352)360-6727
Date: 05/8/2026
Ad #: 01307856
Salesperson: 26 Ad Taker: 13

Class: 0100

Description	Start	Stop	Ins.	Cost/Day	Extras	Amount
NOTICE OF PUBLIC HEARING	05/11/2026	05/11/2026	1	107.52	0.00	107.52

Ad Text:

NOTICE OF PUBLIC HEARING
RESOLUTION 2026-027

Payment Reference:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAT
APPROVAL OF MYRTLE LAKE ESTATES GENERALLY LOCATED
SOUTH OF MYRTLE LAKE AVENUE, EAST OF STEPHENSON
LANE, WEST OF CR 468, AND NORTH OF LEWIS ROAD,
FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS;
AND PROVIDING FOR AN EFFECTIVE DATE.

Total: 107.52
Tax: 0.00
Net: 107.52
Prepaid: 0.00

Total Due 107.52

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

ITEM TITLE: Discussion and Direction re: Appointment to Serve as District 3 Commissioner through November 2026 Election

MEETING DATE: June 11, 2026

DATE SUBMITTED: June 4, 2026

SUBMITTED BY: City Manager/ City Attorney

BRIEF NARRATIVE: Appointment to District 3 - Discussion & Direction
Following the Commission meeting May 28, 2026 Commissioner Cosenza resigned thereby creating a vacancy for District 3. The City Charter in Sec. 3.05(c) provides that if no regular election is to occur within 60 days of the vacancy, then the City Commission "shall either appoint an individual to fill the vacancy until the next city election or hold a special election to fill the vacancy for the remainder of the unexpired term no less than sixty (60) days and not more than ninety (90) days following the occurrence of the vacancy."

The next city election is scheduled November 3, 2026. The seat will be filled for the unexpired term at that time. However, in the interim, it is necessary for the City Commission to appoint an individual to fill the vacancy until the November 3, 2026 election.

At this meeting the City Commission may appoint an individual to serve until the November 2026 election, or if the Commission prefers, staff can solicit names of persons interested in being appointed to serve and/or open an application process. Direction is being requested.

FUNDS REQUIRED: None

ATTACHMENTS: None

RECOMMENDATION: Direction from City Commission

ACTION: Appoint to fill the vacant seat; or direct staff to solicit names and/or applications from interested parties and schedule the commission appointment for June 25, 2026.

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

ITEM TITLE: Second Reading and Public Hearing Ordinance 2026-010– Second Petition to Amend the Boundaries of the Enclave at Lake Geneva Community Development District (CDD), adding an approximate 30.526 +/- acres to the overall development. The property is generally located south of Lake Ella Road, east of Taylor Mill Road, and west of U.S. Hwy 27/441; Petitioner: Kutak Rock LLP (authorized agents Tucker F. Mackie and Ryan J. Dugan) on behalf of the “District.”

MEETING DATE: June 11, 2026

DATE SUBMITTED: May 12, 2026

SUBMITTED BY: City attorney

BRIEF NARRATIVE:

A Petition to Establish the Enclave at Lake Geneva Community Development District (CDD) was previously approved by the city through Ordinance 2024-001; along with amended Ordinance 2025-018 to increase the development by 9.70 +/- acres.

Pursuant to Chapter 190, and specifically Section 190.046(1), Florida Statutes, the District is petitioning for a 2nd amendment to extend the boundaries reflected in Ordinance 2025-018 for the Enclave at Lake Geneva from 145.10 +/- acres by an additional 30.526 +/- acres. The development’s “updated” overall total should now be reflected as 175.63 +/- acres.

NOTE: The City will own and maintain the utilities; however, roads, drainage, landscape and lakes will be owned and maintained by the CDD. Amenities will also be owned and maintained by the CDD and landowner.

FUNDS BUDGETED: None

ATTACHMENTS: Proposed ordinance, exhibits and advertising affidavit attached

RECOMMENDATION: Approve Ordinance 2026-010.

ACTION TO BE TAKEN: Approve or deny Ordinance 2026-010.

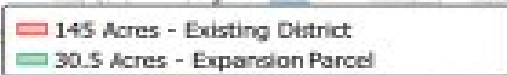


EXHIBIT A

Metes and Bounds Description

Enclave at Lake Geneva Community Development District, as amended

See attached Sketch and Description consisting of 4 pages

ORDINANCE 2026-010

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT TO INCLUDE AN ADDITIONAL 30.526 +/- ACRES PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; AMENDING THE DISTRICT BOUNDARIES AS ESTABLISHED IN ORDINANCE 2024-01 AND ORDINANCE 2025-018; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes* (“**Act**”), the City Commission of the City of Fruitland Park, Florida (“**City**”) enacted Ordinance No. 2024-01 (“**Establishment Ordinance**”), establishing the Enclave at Lake Geneva Community Development District (“**District**”); and

WHEREAS, in accordance with the Act, the District, by and through its Board of Supervisors, filed with the City a *Petition to Amend the Boundaries of Enclave at Lake Geneva Community Development District* requesting to amend the Establishment Ordinance in order to add approximately 9.70 acres to the boundaries of the District, and the City approved the expansion in Ordinance 2025-18; and

WHEREAS, the District desires to further expand the boundaries of the District; and

WHEREAS, in accordance with the Act, the District, by and through its Board of Supervisors, filed with the City a *Petition to Amend the Boundaries of Enclave at Lake Geneva Community Development District* (“**Petition for Expansion**”) requesting to amend the Establishment Ordinance in order to add approximately 30.526 acres (“**Expansion Parcel**”) to the boundaries of the District; and

WHEREAS, the District adopted Resolution No. 2025-41, dated April 23, 2025, in support of the Petition for Expansion; and

WHEREAS, Fruitland Park Development IV, LLC, a Florida limited liability company, is the sole owner of one hundred percent (100%) of the Expansion Parcel and has provided consent and joinder in support of the Petition for Expansion; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition for Expansion at a duly noticed public hearing conducted by the City, pursuant to Section 190.046(1)(b), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that hearing, the City has considered the record of the public hearing and the statutory factors set forth in Section

190.046(1)(b), *Florida Statutes*, in making its determination to grant or deny the Petition for Expansion; and

WHEREAS, the City has determined pursuant to the record of the public hearing, the information contained within the Petition for Expansion, and based on an investigation conducted by the City staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District: that the statements within the Petition for Expansion are true and correct; that the amended District is not inconsistent with any applicable element or portion of the state comprehensive plan or the City Comprehensive Plan; that the area of land within the amended District continues to be of sufficient size, sufficiently compact and sufficiently contiguous to be developable as one functionally interrelated community; that the amended District continues to be the best alternative available for delivering community development services and facilities to the area that will be served by the amended District; that the services and facilities of the amended District continue to be compatible with the capacity and uses of existing local and regional community development services and facilities; and that the area to be served by the amended District continues to be amenable to separate special-district governance; and

WHEREAS, pursuant to the information as stated above, the City finds that the conditions necessary to expand the District, as specified in Section 190.046(1)(b), *Florida Statutes*, have been satisfied and has therefore decided to grant the Petition for Expansion; and

WHEREAS, the amended District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described within **Exhibit A**.

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

SECTION 1. RECITALS. The above recitals are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. AUTHORITY; AMENDMENT OF ESTABLISHMENT ORDINANCE. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, and hereby amends the Establishment Ordinance.

SECTION 3. REVISED EXTERNAL BOUNDARIES OF THE DISTRICT. The District's Petition for Expansion is hereby granted. The external boundaries of the District are hereby amended to encompass approximately 175.63 +/- acres, more or less, as described in **Exhibit A** attached hereto and incorporated herein.

SECTION 4. FUNCTIONS AND POWERS. The functions and powers of the District, as expanded, shall continue as before the adoption of this Ordinance and are described in Chapter 190, *Florida Statutes* and the Establishment Ordinance.

SECTION 5. SEVERABILITY. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 6. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS. The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

SECTION 7. CONFLICT. Any ordinance or part thereof, or any resolution, or part thereof, which is in conflict with this Ordinance or part hereof is hereby repealed to the extent of the conflict. All other terms and conditions of the Establishment Ordinance not amended hereby shall remain unchanged and in full force and effect.

SECTION 8. EFFECTIVE DATE. This ordinance shall take effect upon its passage and adoption pursuant to general law.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Fruitland Park, Florida, held on the ____ day of June 2026.

CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA

Chris Cheshire
Mayor/Commissioner

ATTEST:

Gwen Johns, City Clerk

CITY OF FRUITLAND PARK CERTICATION

STATE OF FLORIDA)
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me this ____ day of June 2026, by Chris Cheshire, Mayor, and Gwen Johns, City Clerk, who are personally known to me.

Notary Public – State of Florida
My Commission Expires: _____
Notary Serial Number: _____

CITY ATTORNEY’S OFFICE

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

Anita Geraci-Carver
City Attorney

Date

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)

EXHIBIT A

Metes and Bounds Description

Enclave at Lake Geneva Community Development District, as amended

See attached Sketch and Description consisting of 4 pages



WOHLFARTH CONSULTING GROUP LLC

ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

SKETCH AND DESCRIPTION ONLY (NOT A SURVEY)

DESCRIPTION: ENCLAVE AT LAKE GENEVA

PARCEL 1:

The East 66 feet of the North 210 feet of the SE 1/4 of the NW 1/4 and the West 160 feet of the North 210 feet of the SW 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

PARCEL 2:

The North 511 feet of the NW 1/4 of the SE 1/4 of Section 33, Township 18 South, Range 24 East, lying West of the Railroad, Lake County, Florida.

PARCEL 3:

The NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS: Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run S 89°58'40" W, along the North line of the NE 1/4 of the NW 1/4, a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run S 00°02'26" W, 1326.45 feet to a point on the South line of the NE 1/4 of the NW 1/4 of said Section 33; thence S 89°54'10" W, along the South line of the NE 1/4 of the NW 1/4 a distance of 209.28 feet; thence N 00°02'26" E, 1326.67 feet, to a point on the North line of the NE 1/4 of the NW 1/4 of said Section 33; thence N 89°58'40" E, along the North line of the NE 1/4 of the NW 1/4 a distance of 209.29 feet to the Point of Beginning. LESS the North 40 feet for right-of-way of Lake Ella Road.

FURTHER LESS AND EXCEPT any portion lying within the lands conveyed by that certain Warranty Deed recorded in Official Records Book 5942, Page 848, of the Public Records of Lake County, Florida.

(Continued on Sheet 2 OF 4)

NOTES:

1. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY WOHLFARTH CONSULTING GROUP LLC FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.

4. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN. THE NORTH LINE OF THE N.W. 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEARING SOUTH 89°39'06" EAST.

5. WOHLFARTH CONSULTING GROUP LLC CERTIFICATE OF AUTHORIZATION NO. LB 8214 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

PROJECT NAME: ENCLAVE AT LAKE GENEVA

LOCATION: City of Fruitland Park, Lake County, Florida

en=Wilson Way PSM, n=This item has been electronically signed and sealed by Wilson Way using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies, ou=emall-newyinyngroup.co.c=US 0004-071814 2026 05 02

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE FIRM
WOHLFARTH CONSULTING GROUP LLC:

DocuSigned by:

5/2/2026

Wilson Way

0C5E2BD070994D1

WILSON E. WAY, P.S.M.

PROFESSIONAL SURVEYOR and MAPPER #2885 STATE OF FLORIDA



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SHEET 1 OF 4

A33

PROJECT NO.

REVISIONS	DATE	BY
REVISED (LESS PROPOSED R/W)	3/27/26	BF

DATE:	11/17/25	DRAWN BY:	BF	CHECKED BY:	WW	FIELD BOOK:	N/A
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**WOHLFARTH CONSULTING
GROUP LLC**
ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

(Continued from Sheet 1 OF 4)

DESCRIPTION: ENCLAVE AT LAKE GENEVA

ALSO, FURTHER LESS AND EXCEPT the following described lands:

SKETCH AND DESCRIPTION ONLY
(NOT A SURVEY)

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, and run South 89°58'40" West, along said North line of the Northeast 1/4 of the Northwest 1/4, a distance of 380.35 feet; thence South 00°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°54'10" East, along said South line to the Southeast corner of the Northeast 1/4 of the Northwest 1/4; thence North along said East line of the Northeast 1/4 of the Northwest 1/4 to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

ALSO, FURTHER LESS AND EXCEPT right-of-way for Lake Ella Road described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4, of the Northwest 1/4, of Section 33, Township 18 South, Range 24 East, Lake County, Florida; thence South 00°28'56" West along the West line of the Northeast 1/4, of the Northwest 1/4, of said Section 33, a distance of 40.00 feet to the POINT OF BEGINNING; thence departing from said West line, run South 89°39'06" East along a line 40 feet South from and parallel with as measured at right angles to the North line of the Northwest 1/4 of said Section 33, a distance of 37.85 feet; thence South 82°18'43" West, a distance of 38.24 feet to a point lying on the West line of the Northeast 1/4, of the Northwest 1/4, of said Section 33; thence North 00°28'56" East along said West line, a distance of 5.35 feet to the POINT OF BEGINNING.

Parcel 4

The East 240 feet of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 and the West 550 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Parcel 5

The South 209.88 feet of the West 157.5 feet of the East 682.5 feet of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS the South 33 feet for road right of way for Spring Lake Road.

Parcel 6

Begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence East 1254 feet; thence South 210 feet; thence East 226 feet; thence North 210 feet; thence East to the Westerly right of way of the railroad; thence Southerly along said railroad right of way to South line of the Southwest 1/4 of the Northeast 1/4; thence West to the Southwest corner of the Southeast 1/4 of the Northwest 1/4; thence North 1320 feet to the Point of Beginning, LESS the West 550 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East.

(Continued on Sheet 3 OF 4)

REVISIONS	DATE	BY	DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
REVISED (LESS PROPOSED R/W)	3/27/26	BF	11/17/25	BF	WW	N/A

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SHEET 2 OF 4

PROJECT A33
NO.

BUSINESS NO. 32108



**WOHLFARTH CONSULTING
GROUP LLC**
ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

(Continued from Sheet 2 OF 4)

DESCRIPTION: ENCLAVE AT LAKE GENEVA

SKETCH AND DESCRIPTION ONLY
(NOT A SURVEY)

Parcel 7

Begin at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence South 900.5 feet; thence West 209.88 feet; thence South 209.88 feet; thence West 400.12 feet; thence North 1092.88 feet; thence East 610 feet to the Point of Beginning.

Parcel 8

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, and run South 89°58'40" West, along said North line of the Northeast 1/4 of the Northwest 1/4, a distance of 380.35 feet; thence South 00°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°54'10" East, along said South line to the Southeast corner of the Northeast 1/4 of the Northwest 1/4; thence North along said East line of the Northeast 1/4 of the Northwest 1/4 to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

PARCEL 9

The East 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, Less and Except right-of-way for Lake Ella Road described as follows:

BEGINNING at the Northeast corner of the Northwest 1/4, of the Northwest 1/4, of said Section 33; thence South 00°28'56" West along the East line of the Northwest 1/4, of the Northwest 1/4, of said Section 33, a distance of 45.35 feet; thence departing from said East line, run South 82°18'43" West, a distance of 192.14 feet; thence South 80°45'28" West, a distance of 143.44 feet to a point lying on the West line of the East 1/2, of the East 1/2, of the Northwest 1/4, of the Northwest 1/4, of said Section 33; thence North 00°29'18" East along said West line, a distance of 96.11 feet to a point lying on the North line of the Northwest 1/4 of said Section 33; thence South 89°39'06" East along said North line, a distance of 331.55 feet to the POINT OF BEGINNING.

Parcel 10

The Northwest 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, Less and Except the North 40.00 feet thereof.

Also Less and Except the East 294.37 feet thereof.

Said lands containing 175.537 acres, more or less.

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SHEET 3 OF 4

PROJECT NO. A33

REVISIONS	DATE	BY	DATE:	DRAWN	CHECKED	FIELD
REVISED (LESS PROPOSED R/W)	3/27/26	BF	11/17/25	BY BF	BY WW	BOOK N/A

BUSINESS NO. 32108

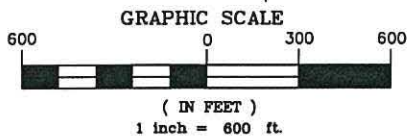
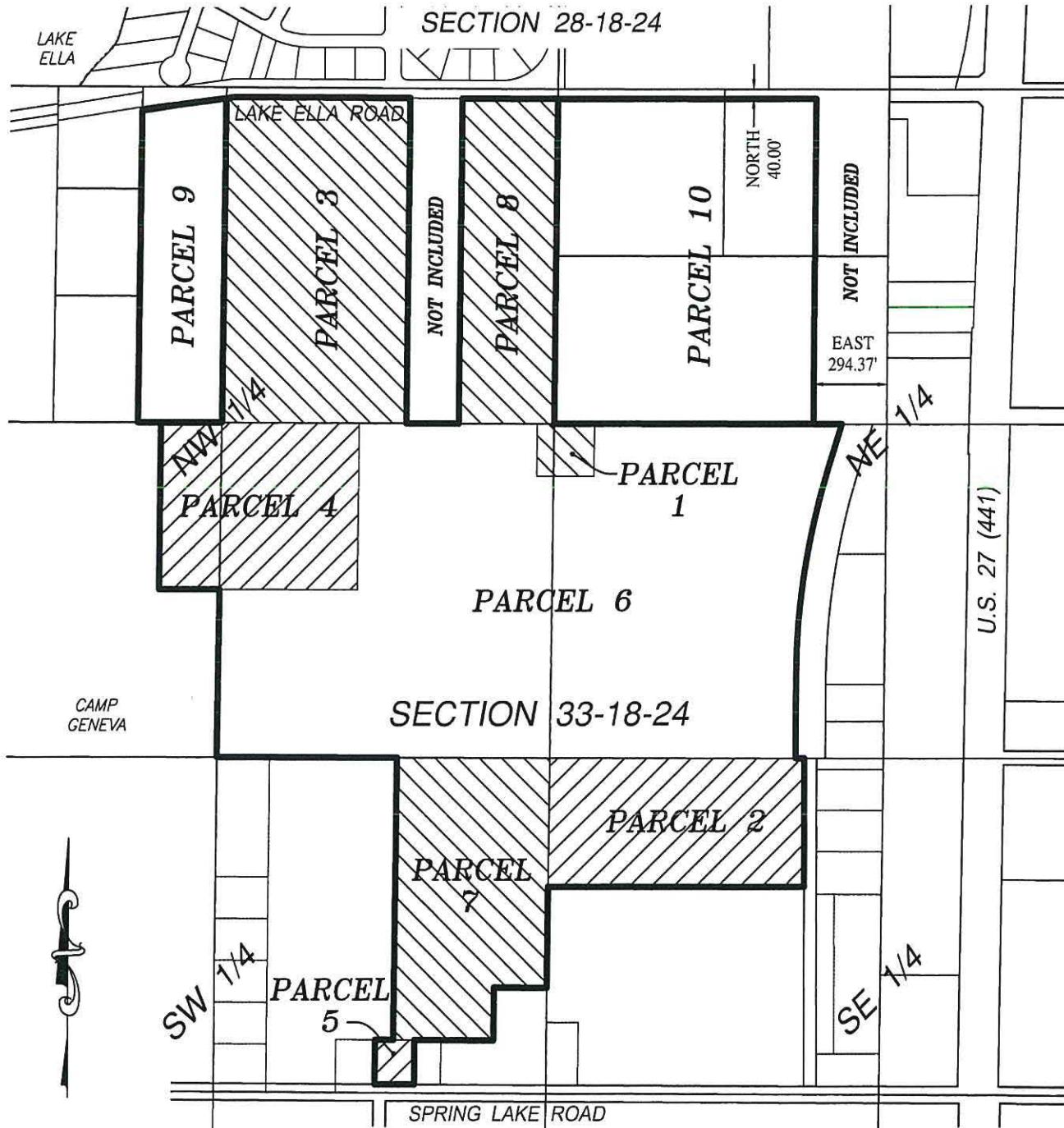


**WOHLFARTH CONSULTING
GROUP LLC**
ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

EXHIBIT



175.537 Acres
ENCLAVE AT LAKE GENEVA
LAKE COUNTY, FLORIDA

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SHEET 4 OF 4

PROJECT
NO. A33

REVISIONS	DATE	BY	DATE:	DRAWN	CHECKED	FIELD
REVISED (LESS PROPOSED R/W)	3/27/26	BF	11/17/25	BY BF	BY WW	BOOK N/A

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

**SECOND PETITION TO AMEND THE BOUNDARIES OF
ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT**

Enclave at Lake Geneva Community Development District (“**District**” or “**Petitioner**”), a local unit of special-purpose government established pursuant to the provisions of Chapter 190, *Florida Statutes*, and City of Fruitland Park Ordinance No. 2024-01, as amended by Ordinance No. 2025-18, amending the boundaries of the District (together, the “**Ordinance**”), and located entirely within the City of Fruitland Park, Florida, hereby petitions the City Commission of the City of Fruitland Park, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, and specifically Section 190.046(1), *Florida Statutes*, to adopt an amendment to the Ordinance to amend the District’s boundaries and add approximately 30.526 acres to the District. In support of this petition, the District states the following:

1. Location and Size. The District is located within the City of Fruitland Park, Florida (“**City**”). **Exhibit 1** depicts the general location and boundaries of the existing District as well as the Expansion Parcel (herein defined). The current metes and bounds description of the external boundary of the District, consisting of 145.104 acres, more or less, is set forth in **Exhibit 2**. The metes and bounds of the lands to be added to the District (“**Expansion Parcel**”), consisting of 30.526 acres, more or less, are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 175.63 acres, more or less, in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended (“**Amended District**”).

2. Excluded Parcels. There are no parcels to be excluded from the boundaries of the Amended District.

3. **Landowner Consent.** Petitioner has obtained written consent to amend the boundaries of the District from the owners of one hundred percent (100%) of the property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 5**. The favorable action of the Board of Supervisors of the District also constitutes consent of all the landowners within the District pursuant to section 190.046(1)(g), *Florida Statutes*, as is evidenced by the District's Resolution 2025-41 and submission of this Petition. Resolution 2025-41 is attached hereto as **Exhibit 6**.

4. **Future Land Uses.** The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 7**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

5. **Major Water and Wastewater Facilities.** There are no existing major trunk water mains and wastewater interceptors located within the Expansion Parcel. **Exhibit 8** shows the proposed major trunk water mains, sewer connections, and reclaim water mains in the area of the Amended District.

6. **District Facilities and Services.** **Exhibit 9** describes the type of facilities the District presently expects to finance, construct, acquire and/or install. The estimated costs of constructing the infrastructure serving lands within the Amended District are also identified in **Exhibit 9**. Currently, these improvements are estimated to be made, acquired, constructed, and/or installed over the time period from 2025 through 2028. Actual construction timetables

and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

7. Statement of Estimated Regulatory Costs. **Exhibit 10** is the statement of estimated regulatory costs (“**SERC**”) prepared in accordance with the requirements of section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Authorized Agents. The authorized agents for the Petitioner are Tucker F. Mackie and Ryan J. Dugan of Kutak Rock LLP. See **Exhibit 11**, Authorization of Agents. Copies of all correspondence and official notices should also be sent to:

Tucker F. Mackie, Esq. (Tucker.Mackie@kutakrock.com)
Ryan J. Dugan, Esq. (Ryan.Dugan@kutakrock.com)
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

9. This petition to amend the Enclave at Lake Geneva Community Development District should be granted for the following reasons:

- a.** All statements contained within this petition are true and correct.
- b.** Amendment of the District’s boundaries and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the effective local Comprehensive Plan.
- c.** The area of land within the Amended District is part of a planned community.

The District as amended will continue to be of sufficient size and sufficiently

compact and contiguous to be developed as one functional, interrelated community.

- d. The area of land within the Amended District will continue to be the best alternative available for delivering community development services and facilities to the area that will be served by the Amended District.
- e. The community development services and facilities of the District as amended will not be incompatible with the capacity and use of existing local and regional community development services and facilities.
- f. The area to be served by the District as amended will continue to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Fruitland Park, Florida to:

- a. schedule a public hearing in accordance with the requirements of section 190.046(1)(c), *Florida Statutes*;
- b. grant this petition and amend the Ordinance to amend the boundaries of the District pursuant to Chapter 190, *Florida Statutes*; and
- c. grant any other relief as appropriate.

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RESPECTFULLY SUBMITTED, as of the 8th day of April 2026.

KUTAK ROCK LLP



Tucker F. Mackie

Florida Bar No. 41023

Tucker.Mackie@KutakRock.com

Ryan J. Dugan

Florida Bar No. 93207

Ryan.Dugan@KutakRock.com

Kutak Rock LLP

107 West College Avenue

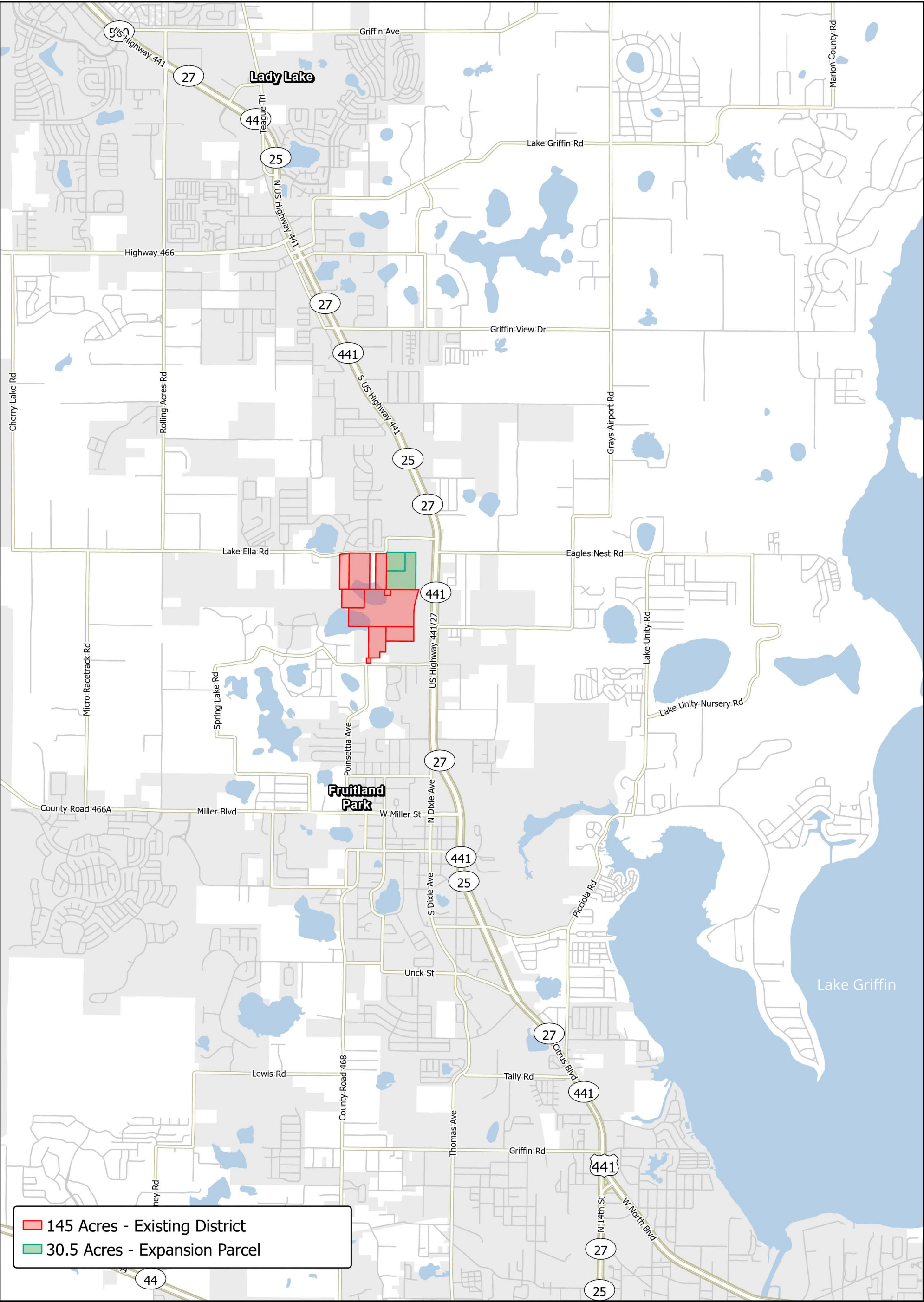
Tallahassee, Florida 32301

(850) 692-7300 (telephone)

(850) 692-7319 (facsimile)

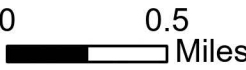
ATTORNEYS FOR PETITIONER ENCLAVE AT LAKE
GENEVA COMMUNITY DEVELOPMENT DISTRICT

1



Enclave at Lake Geneva

Location Map



2



WOHLFARTH CONSULTING GROUP LLC

ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

SKETCH AND DESCRIPTION ONLY (NOT A SURVEY)

DESCRIPTION: ENCLAVE AT LAKE GENEVA

PARCEL 1:

The East 66 feet of the North 210 feet of the SE 1/4 of the NW 1/4 and the West 160 feet of the North 210 feet of the SW 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

PARCEL 2:

The North 511 feet of the NW 1/4 of the SE 1/4 of Section 33, Township 18 South, Range 24 East, lying West of the Railroad, Lake County, Florida.

PARCEL 3:

The NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS: Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run S 89°58'40" W, along the North line of the NE 1/4 of the NW 1/4, a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run S 00°02'26" W, 1326.45 feet to a point on the South line of the NE 1/4 of the NW 1/4 of said Section 33; thence S 89°54'10" W, along the South line of the NE 1/4 of the NW 1/4 a distance of 209.28 feet; thence N 00°02'26" E, 1326.67 feet, to a point on the North line of the NE 1/4 of the NW 1/4 of said Section 33; thence N 89°58'40" E, along the North line of the NE 1/4 of the NW 1/4 a distance of 209.29 feet to the Point of Beginning. LESS the North 40 feet for right-of-way of Lake Ella Road.

FURTHER LESS AND EXCEPT any portion lying within the lands conveyed by that certain Warranty Deed recorded in Official Records Book 5942, Page 848, of the Public Records of Lake County, Florida.

(Continued on Sheet 2 OF 4)

NOTES:

1. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY WOHLFARTH CONSULTING GROUP LLC FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.

4. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN. THE NORTH LINE OF THE N.W. 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEARING SOUTH 89°39'06" EAST.

5. WOHLFARTH CONSULTING GROUP LLC CERTIFICATE OF AUTHORIZATION NO. LB 8214 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

PROJECT NAME: ENCLAVE AT LAKE GENEVA

LOCATION: City of Fruitland Park, Lake County, Florida

cn=Wilson Way PSM, o=This item has been electronically signed and sealed by Wilson Way using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies., ou, email=wway@wcgroup.co, c=US '00'04-16:48:14 2026.05.01

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE FIRM
WOHLFARTH CONSULTING GROUP LLC:

DocuSigned by:

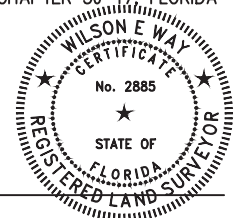
Wilson Way

5/2/2026

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WILSON E. WAY, P.S.M.

PROFESSIONAL SURVEYOR and MAPPER #2885 STATE OF FLORIDA



REVISIONS	DATE	BY

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SHEET 1 OF 4 C:\Users\Bill\AppData\Local\Temp\AcPublish_21224\CDD-ENCLAVE AT LAKE GENEVA 145.104.dwg

PROJECT NO. A33



**WOHLFARTH CONSULTING
GROUP LLC**
ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

(Continued from Sheet 1 OF 4)

DESCRIPTION: ENCLAVE AT LAKE GENEVA

SKETCH AND DESCRIPTION ONLY
(NOT A SURVEY)

ALSO, FURTHER LESS AND EXCEPT the following described lands:

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, and run South 89°58'40" West, along said North line of the Northeast 1/4 of the Northwest 1/4, a distance of 380.35 feet; thence South 00°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°54'10" East, along said South line to the Southeast corner of the Northeast 1/4 of the Northwest 1/4; thence North along said East line of the Northeast 1/4 of the Northwest 1/4 to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

Parcel 4

The East 240 feet of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 and the West 550 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Parcel 5

The South 209.88 feet of the West 157.5 feet of the East 682.5 feet of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS the South 33 feet for road right of way for Spring Lake Road.

Parcel 6

Begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence East 1254 feet; thence South 210 feet; thence East 226 feet; thence North 210 feet; thence East to the Westerly right of way of the railroad; thence Southerly along said railroad right of way to South line of the Southwest 1/4 of the Northeast 1/4; thence West to the Southwest corner of the Southeast 1/4 of the Northwest 1/4; thence North 1320 feet to the Point of Beginning, LESS the West 550 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East.

Parcel 7

Begin at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence South 900.5 feet; thence West 209.88 feet; thence South 209.88 feet; thence West 400.12 feet; thence North 1092.88 feet; thence East 610 feet to the Point of Beginning.

(Continued on Sheet 3 OF 4)

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PROJECT NO. A33



**WOHLFARTH CONSULTING
GROUP LLC**
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1315 South International Parkway Suite 1101
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(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

**SKETCH AND DESCRIPTION ONLY
(NOT A SURVEY)**

(Continued from Sheet 2 OF 4)

DESCRIPTION: ENCLAVE AT LAKE GENEVA

Parcel 8

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, and run South 89°58'40" West, along said North line of the Northeast 1/4 of the Northwest 1/4, a distance of 380.35 feet; thence South 00°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°54'10" East, along said South line to the Southeast corner of the Northeast 1/4 of the Northwest 1/4; thence North along said East line of the Northeast 1/4 of the Northwest 1/4 to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

Parcel 9:

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

Said lands containing 145.104 acres, more or less.

SHEET 3 OF 4 C:\Users\Bill\AppData\Local\Temp\AcPublish_21224\CDD-ENCLAVE AT LAKE GENEVA 145.104.dwg

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NO. A33

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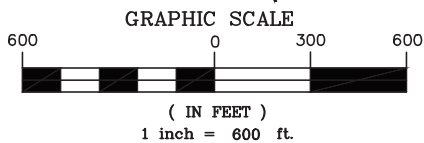
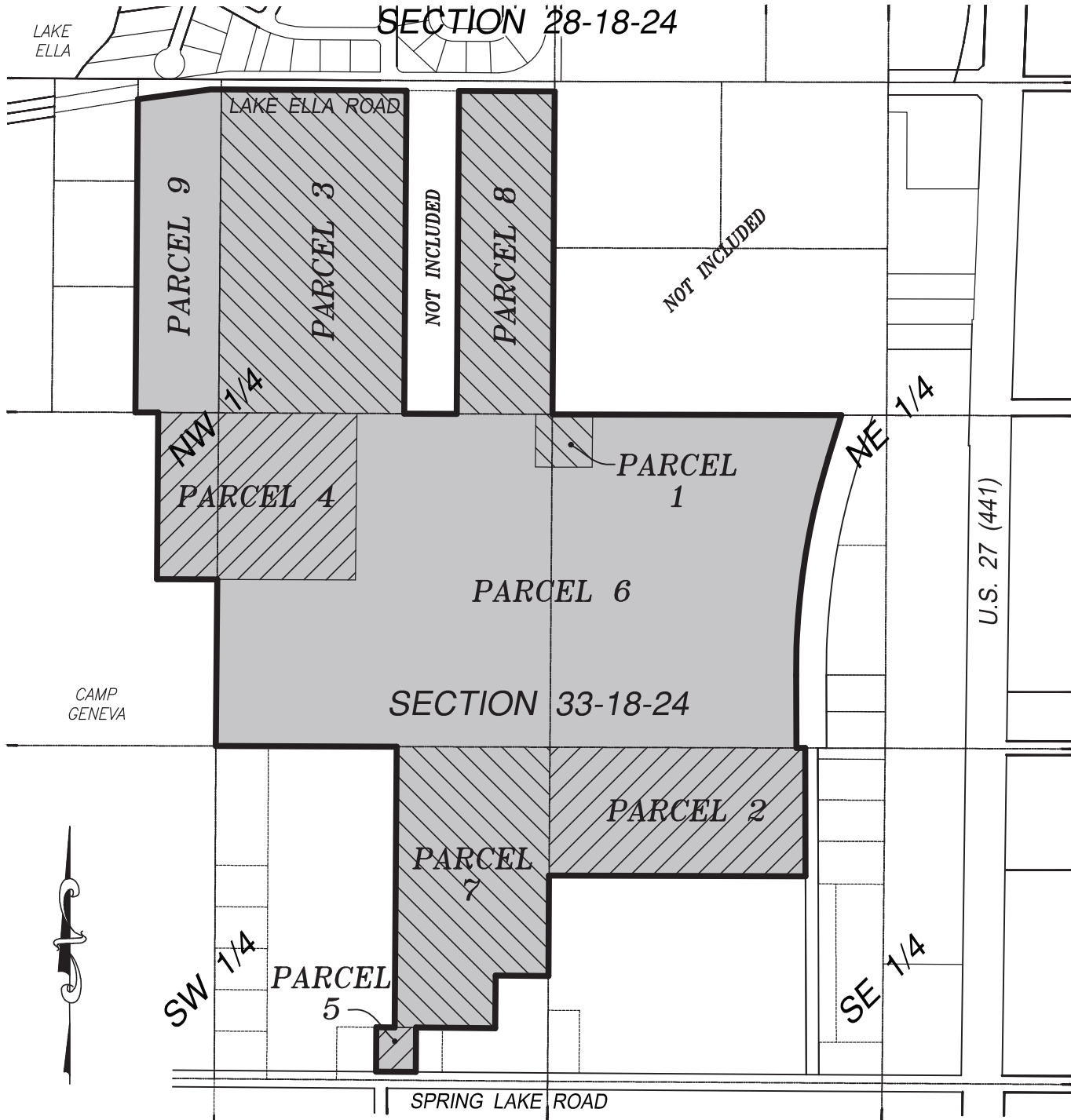


**WOHLFARTH CONSULTING
GROUP LLC**
ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

EXHIBIT



145.104 Acres
ENCLAVE AT LAKE GENEVA
LAKE COUNTY, FLORIDA

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SHEET 4 OF 4

PROJECT NO. A33

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**WOHLFARTH CONSULTING
GROUP LLC**

ENGINEERS, PLANNERS

 1315 South International Parkway Suite 1101
 Lake Mary, Florida 32746
 (407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

SKETCH AND DESCRIPTION ONLY (NOT A SURVEY)
DESCRIPTION: ENCLAVE AT LAKE GENEVA

The Northwest 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, Less and Except the North 40.00 feet thereof.

Also Less and Except the East 294.37 feet thereof.

Said lands containing 30.526 acres, more or less.

NOTES:

1. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.

4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, SAID NORTH LINE HAVING AN ASSUMED BEARING OF SOUTH 89°51'28" EAST.

5. WOHLFARTH CONSULTING GROUP LLC CERTIFICATE OF AUTHORIZATION NO. LB 8214 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

PROJECT NAME: Enclave at Lake Geneva

LOCATION: City of Fruitland Park, Lake County, Florida

cn=Wilson Way PSM, o=This item has been electronically signed and sealed by Wilson Way using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies., ou, email=wway@wcgroup.co, c=US 0004: 07:09:30 2026.05.02

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

**FOR THE FIRM
WOHLFARTH CONSULTING GROUP LLC:**

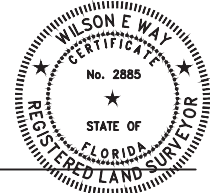
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WILSON E. WAY, P.S.M.

PROFESSIONAL SURVEYOR and MAPPER #2885 STATE OF FLORIDA



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SHEET 1 OF 2

PROJECT A33
NO.

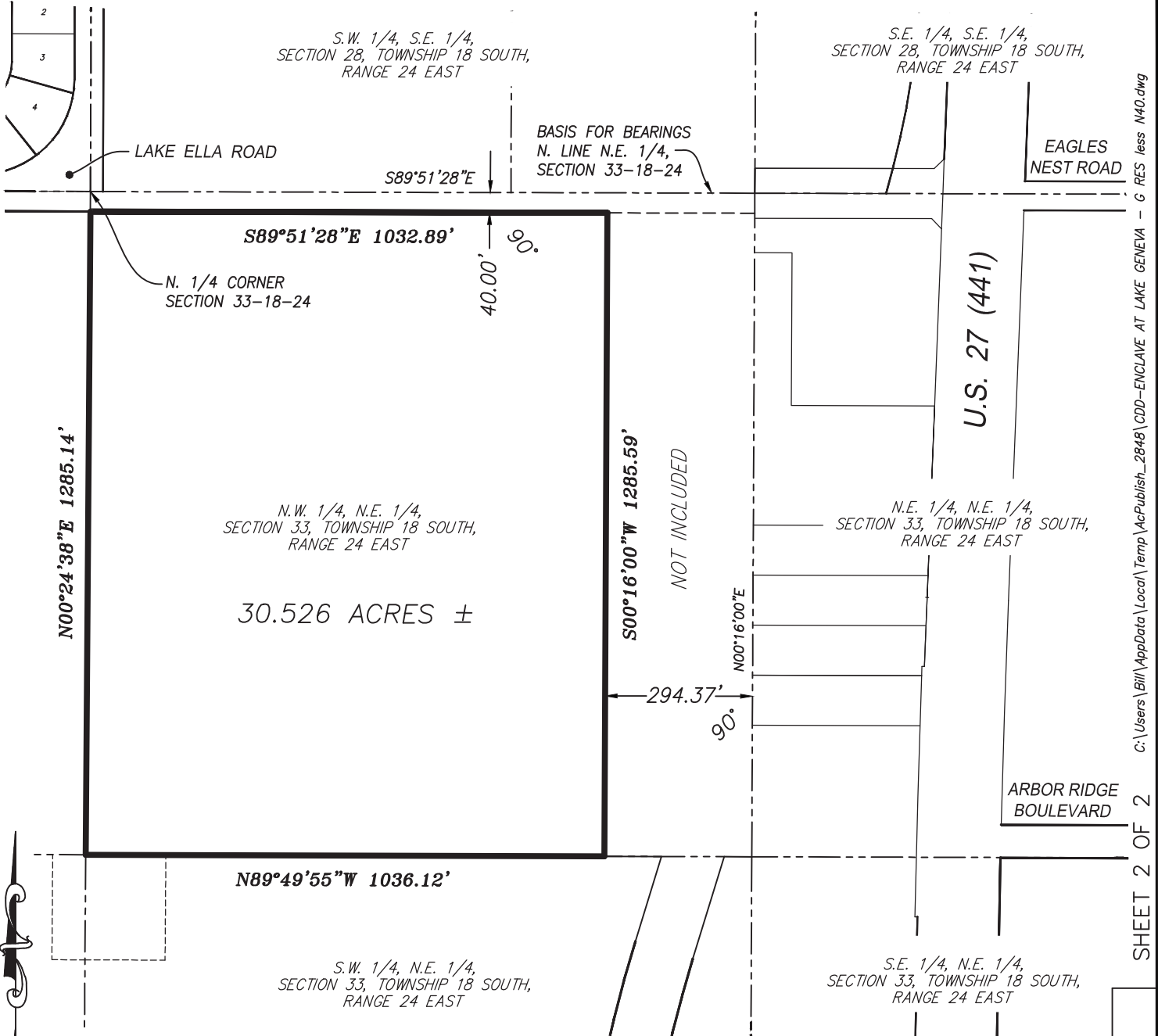
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**WOHLFARTH CONSULTING
GROUP LLC**

ENGINEERS, PLANNERS

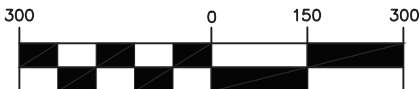
 1315 South International Parkway Suite 1101
 Lake Mary, Florida 32746
 (407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

SKETCH AND DESCRIPTION ONLY - NOT A SURVEY

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SHEET 2 OF 2

 PROJECT
 NO. A33
GRAPHIC SCALE

(IN FEET)

1 inch = 300 ft.

ENCLAVE AT LAKE GENEVA

LAKE COUNTY, FLORIDA

REVISIONS	DATE	BY	DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
REVISED	3/26/26	BF	4/10/25	BF	WW	N/A

4



WOHLFARTH CONSULTING GROUP LLC

ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

SKETCH AND DESCRIPTION ONLY (NOT A SURVEY)

DESCRIPTION: ENCLAVE AT LAKE GENEVA

PARCEL 1:

The East 66 feet of the North 210 feet of the SE 1/4 of the NW 1/4 and the West 160 feet of the North 210 feet of the SW 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

PARCEL 2:

The North 511 feet of the NW 1/4 of the SE 1/4 of Section 33, Township 18 South, Range 24 East, lying West of the Railroad, Lake County, Florida.

PARCEL 3:

The NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS: Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run S 89°58'40" W, along the North line of the NE 1/4 of the NW 1/4, a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run S 00°02'26" W, 1326.45 feet to a point on the South line of the NE 1/4 of the NW 1/4 of said Section 33; thence S 89°54'10" W, along the South line of the NE 1/4 of the NW 1/4 a distance of 209.28 feet; thence N 00°02'26" E, 1326.67 feet, to a point on the North line of the NE 1/4 of the NW 1/4 of said Section 33; thence N 89°58'40" E, along the North line of the NE 1/4 of the NW 1/4 a distance of 209.29 feet to the Point of Beginning. LESS the North 40 feet for right-of-way of Lake Ella Road.

FURTHER LESS AND EXCEPT any portion lying within the lands conveyed by that certain Warranty Deed recorded in Official Records Book 5942, Page 848, of the Public Records of Lake County, Florida.

(Continued on Sheet 2 OF 4)

NOTES:

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5. WOHLFARTH CONSULTING GROUP LLC CERTIFICATE OF AUTHORIZATION NO. LB 8214 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

PROJECT NAME: ENCLAVE AT LAKE GENEVA

LOCATION: City of Fruitland Park, Lake County, Florida

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE FIRM
WOHLFARTH CONSULTING GROUP LLC:

DocuSigned by:

Wilson Way

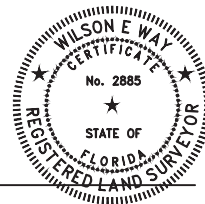
5/2/2026

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WILSON E. WAY, P.S.M.

PROFESSIONAL SURVEYOR and MAPPER #2885 STATE OF FLORIDA

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REVISIONS	DATE	BY
REVISED (LESS PROPOSED R/W)	3/27/26	BF

DATE:	11/17/25	DRAWN BY:	BF	CHECKED BY:	WW	FIELD BOOK:	N/A
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SHEET 1 OF 4

PROJECT NO. A33



**WOHLFARTH CONSULTING
GROUP LLC**
ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

(Continued from Sheet 1 OF 4)

DESCRIPTION: ENCLAVE AT LAKE GENEVA

ALSO, FURTHER LESS AND EXCEPT the following described lands:

**SKETCH AND DESCRIPTION ONLY
(NOT A SURVEY)**

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, and run South 89°58'40" West, along said North line of the Northeast 1/4 of the Northwest 1/4, a distance of 380.35 feet; thence South 00°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°54'10" East, along said South line to the Southeast corner of the Northeast 1/4 of the Northwest 1/4; thence North along said East line of the Northeast 1/4 of the Northwest 1/4 to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

ALSO, FURTHER LESS AND EXCEPT right-of-way for Lake Ella Road described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4, of the Northwest 1/4, of Section 33, Township 18 South, Range 24 East, Lake County, Florida; thence South 00°28'56" West along the West line of the Northeast 1/4, of the Northwest 1/4, of said Section 33, a distance of 40.00 feet to the POINT OF BEGINNING; thence departing from said West line, run South 89°39'06" East along a line 40 feet South from and parallel with as measured at right angles to the North line of the Northwest 1/4 of said Section 33, a distance of 37.85 feet; thence South 82°18'43" West, a distance of 38.24 feet to a point lying on the West line of the Northeast 1/4, of the Northwest 1/4, of said Section 33; thence North 00°28'56" East along said West line, a distance of 5.35 feet to the POINT OF BEGINNING.

Parcel 4

The East 240 feet of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 and the West 550 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Parcel 5

The South 209.88 feet of the West 157.5 feet of the East 682.5 feet of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS the South 33 feet for road right of way for Spring Lake Road.

Parcel 6

Begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence East 1254 feet; thence South 210 feet; thence East 226 feet; thence North 210 feet; thence East to the Westerly right of way of the railroad; thence Southerly along said railroad right of way to South line of the Southwest 1/4 of the Northeast 1/4; thence West to the Southwest corner of the Southeast 1/4 of the Northwest 1/4; thence North 1320 feet to the Point of Beginning, LESS the West 550 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East.

(Continued on Sheet 3 OF 4)

REVISIONS	DATE	BY	DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
REVISED (LESS PROPOSED R/W)	3/27/26	BF	11/17/25	BF	WW	N/A

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SHEET 2 OF 4

PROJECT NO. A33



**WOHLFARTH CONSULTING
GROUP LLC**
ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

(Continued from Sheet 2 OF 4)

DESCRIPTION: ENCLAVE AT LAKE GENEVA

**SKETCH AND DESCRIPTION ONLY
(NOT A SURVEY)**

Parcel 7

Begin at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence South 900.5 feet; thence West 209.88 feet; thence South 209.88 feet; thence West 400.12 feet; thence North 1092.88 feet; thence East 610 feet to the Point of Beginning.

Parcel 8

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, and run South 89°58'40" West, along said North line of the Northeast 1/4 of the Northwest 1/4, a distance of 380.35 feet; thence South 00°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°54'10" East, along said South line to the Southeast corner of the Northeast 1/4 of the Northwest 1/4; thence North along said East line of the Northeast 1/4 of the Northwest 1/4 to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

PARCEL 9

The East 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, Less and Except right-of-way for Lake Ella Road described as follows:

BEGINNING at the Northeast corner of the Northwest 1/4, of the Northwest 1/4, of said Section 33; thence South 00°28'56" West along the East line of the Northwest 1/4, of the Northwest 1/4, of said Section 33, a distance of 45.35 feet; thence departing from said East line, run South 82°18'43" West, a distance of 192.14 feet; thence South 80°45'28" West, a distance of 143.44 feet to a point lying on the West line of the East 1/2, of the East 1/2, of the Northwest 1/4, of the Northwest 1/4, of said Section 33; thence North 00°29'18" East along said West line, a distance of 96.11 feet to a point lying on the North line of the Northwest 1/4 of said Section 33; thence South 89°39'06" East along said North line, a distance of 331.55 feet to the POINT OF BEGINNING.

Parcel 10

The Northwest 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, Less and Except the North 40.00 feet thereof.

Also Less and Except the East 294.37 feet thereof.

Said lands containing 175.537 acres, more or less.

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SHEET 3 OF 4

A33

PROJECT
NO.

REVISIONS	DATE	BY	DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
REVISED (LESS PROPOSED R/W)	3/27/26	BF	11/17/25	BF	WW	N/A

BUSINESS NO. 32108

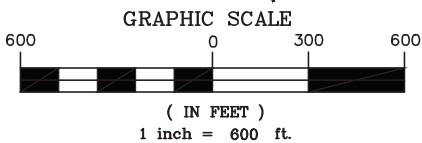
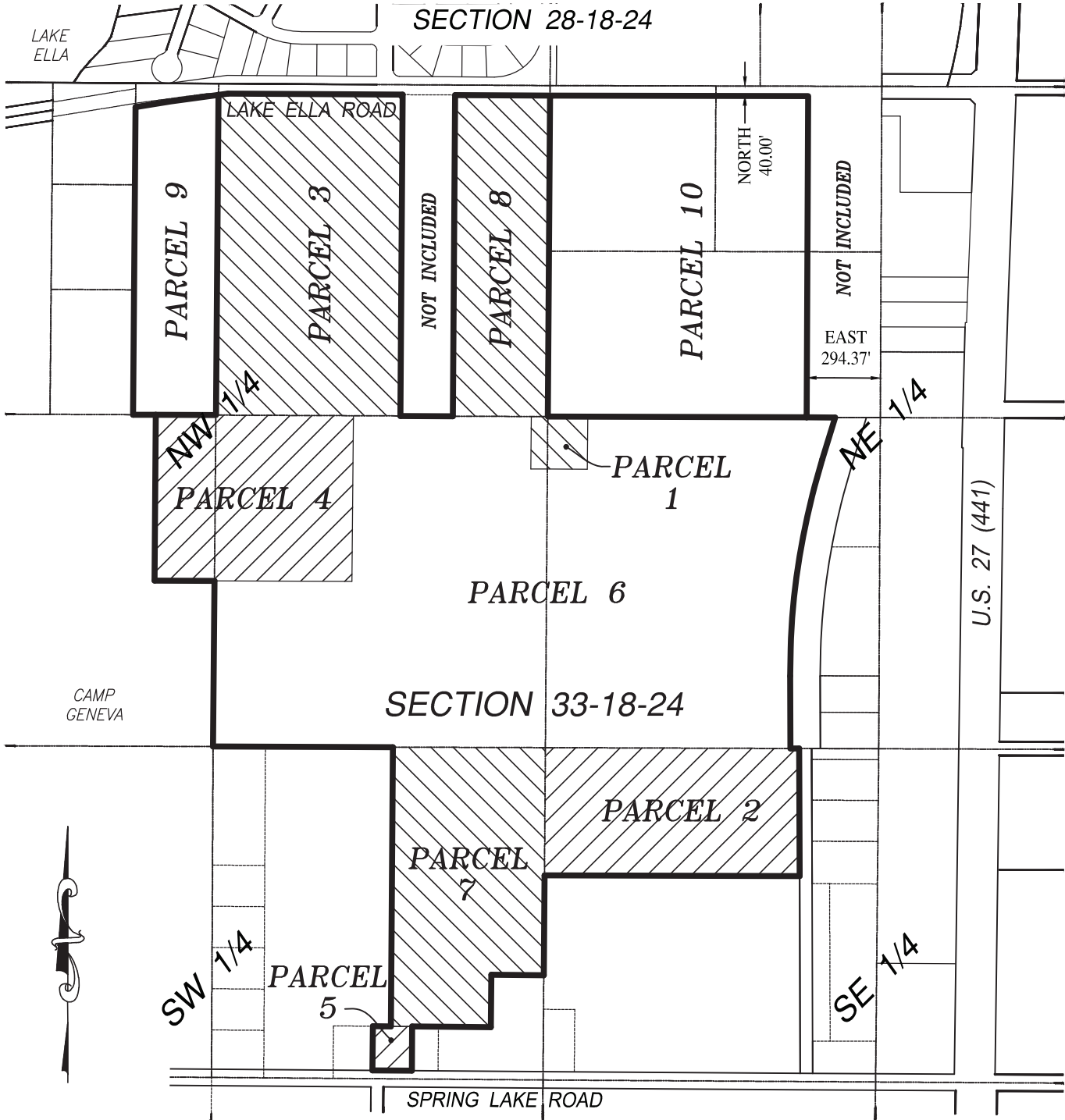


**WOHLFARTH CONSULTING
GROUP LLC**
ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

EXHIBIT



175.537 Acres
ENCLAVE AT LAKE GENEVA
LAKE COUNTY, FLORIDA

REVISIONS	DATE	BY	DATE	DRAWN BY	CHECKED BY	FIELD BOOK
REVISED (LESS PROPOSED R/W)	3/27/26	BF	11/17/25	BF	WW	N/A

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SHEET 4 OF 4

A33

PROJECT NO.

5

**Consent and Joinder of Landowner
For the Amendment of the Boundaries of the
Enclave at Lake Geneva Community Development District**

The undersigned is the owner of certain lands of which are more fully described in **Exhibit A** attached hereto and made a part hereof (the "Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Enclave at Lake Geneva Community Development District ("Petitioner"), intends to submit a petition amending the boundaries of the Enclave at Lake Geneva Community Development District (the "District") to add the Property to the District's boundaries in accordance with the provisions of Chapter 190, *Florida Statutes*.

As the owner of lands that are intended to be added to the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, *Florida Statutes*, Petitioner is required to include the written consent to the amendment of the boundaries of the Community Development District of one hundred percent (100%) of the owners of the lands to be added to the Community Development District.

The undersigned hereby requests and consents to the addition of the Property and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

Executed this 16th day of February, 2026.

WITNESSES:

FRUITLAND LAKE ELLA, LLC,
a Florida limited liability company

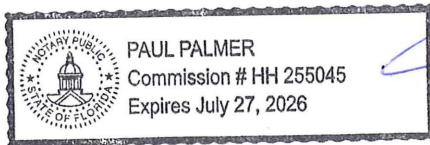
Gary Wong
GARY WONG
[Print Name]

X Gary A Wong
By: Gary A Wong
Its: managing member

Paul Palmer
[Print Name]

STATE OF Florida
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of February, 2026, by Gary A. Wong, as managing member of Fruitland Lake Ella, LLC, on behalf of the company.



Paul Palmer
(Official Notary Signature & Seal)
Name: Paul Palmer
Personally Known ☒
OR Produced Identification _____
Type of Identification _____

Exhibit A: Property Description


**WOHLFARTH CONSULTING
GROUP LLC**

ENGINEERS, PLANNERS

 1315 South International Parkway Suite 1101
 Lake Mary, Florida 32746
 (407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

SKETCH AND DESCRIPTION ONLY (NOT A SURVEY)
DESCRIPTION: ENCLAVE AT LAKE GENEVA

The Northwest 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, Less and Except the North 40.00 feet thereof.

Also Less and Except the East 294.37 feet thereof.

Said lands containing 30.526 acres, more or less.

NOTES:

1. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY WOHLFARTH CONSULTING GROUP LLC FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.

4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, SAID NORTH LINE HAVING AN ASSUMED BEARING OF SOUTH 89°51'28" EAST.

5. WOHLFARTH CONSULTING GROUP LLC CERTIFICATE OF AUTHORIZATION NO. LB 8214 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

PROJECT NAME: Enclave at Lake Geneva

LOCATION: City of Fruitland Park, Lake County, Florida

cn=Wilson Way PSM, o=This item has been electronically signed and sealed by Wilson Way using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies., ou, email=wway@wcgroup.co, c=US 0004: 07:09:30 2026.05.02

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

**FOR THE FIRM
WOHLFARTH CONSULTING GROUP LLC:**

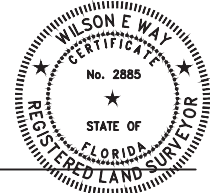
DocuSigned by:

5/2/2026

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WILSON E. WAY, P.S.M.

PROFESSIONAL SURVEYOR and MAPPER #2885 STATE OF FLORIDA



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SHEET 1 OF 2

PROJECT A33
NO.

REVISIONS	DATE	BY	DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
REVISED	3/26/26	BF	4/10/25	BF	WW	N/A

6

RESOLUTION 2025-41

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF FRUITLAND PARK, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Enclave at Lake Geneva Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Act**"), and City of Fruitland Park, Florida ("**City**"), Ordinance No. 2024-01, as anticipated to be amended by an ordinance to be enacted by the City prior to or contemporaneously with the direction contemplated by this Resolution (together, the "**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, master stormwater system, potable water reuse and wastewater system, roadway improvements, landscape and hardscape improvements, amenity improvements, and other infrastructure; and

WHEREAS, the District presently consists of 135.4 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District previously adopted Resolution 2025-36, directing the Chair and District Staff to file a petition with the City to amend the Ordinance to add approximately 9.70 acres to the boundaries of the District ("**First Expansion Area**"); and

WHEREAS, the District desires to further amend its boundaries to include certain property described in **Exhibit A** attached hereto and incorporated herein by reference ("**Second Expansion Area**") and upon which the District intends to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District will obtain written consent to inclusion within the District's boundaries from the owners of the lands within the Second Expansion Area; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the incorporation of the Second Expansion Area within the District's boundaries is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie within the District's boundaries as amended is amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs its Chair and District staff to prepare and file a petition and any other materials with the City, as necessary to further amend the District's boundaries and incorporate the lands within the Second Expansion Area pursuant to Chapter 190, *Florida Statutes*, and any other applicable Florida law (the "**Petition**").

SECTION 3. The Board hereby authorizes Tucker F. Mackie and Ryan J. Dugan, of Kutak Rock LLP, to act as the District's agents regarding any and all matters pertaining to the Petition.

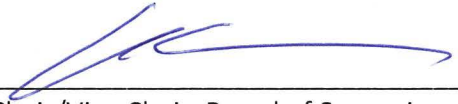
SECTION 4. This Resolution shall become effective upon its passage.

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PASSED AND ADOPTED this 23rd day of April, 2025.

ATTEST:

**ENCLAVE AT LAKE GENEVA COMMUNITY
DEVELOPMENT DISTRICT**


Secretary/Assistant Secretary
Chair/Vice Chair, Board of Supervisors


Second Expansion Area

BUSINESS NO. 32108 WOHLFARTH CONSULTING GROUP LLC ENGINEERS, PLANNERS 1315 South International Parkway Suite 1101 Lake Mary, Florida 32746 (407) 750-3123	
---	--

CERTIFICATE OF AUTHORIZATION NO. LB8214

SKETCH AND DESCRIPTION ONLY (NOT A SURVEY)

DESCRIPTION: ENCLAVE AT LAKE GENEVA

The Northwest 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida. Less and Except the East 294.37 feet thereof.

Said lands containing 31.474 acres, more or less.

NOTES:

- UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY WOHLFARTH CONSULTING GROUP LLC FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
- DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, SAID NORTH LINE HAVING AN ASSUMED BEARING OF SOUTH 89°31'28" EAST.
- WOHLFARTH CONSULTING GROUP LLC CERTIFICATE OF AUTHORIZATION NO. LB 8214 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

PROJECT NAME: Enclave at Lake Geneva
LOCATION: City of Fruitland Park, Lake County, Florida

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

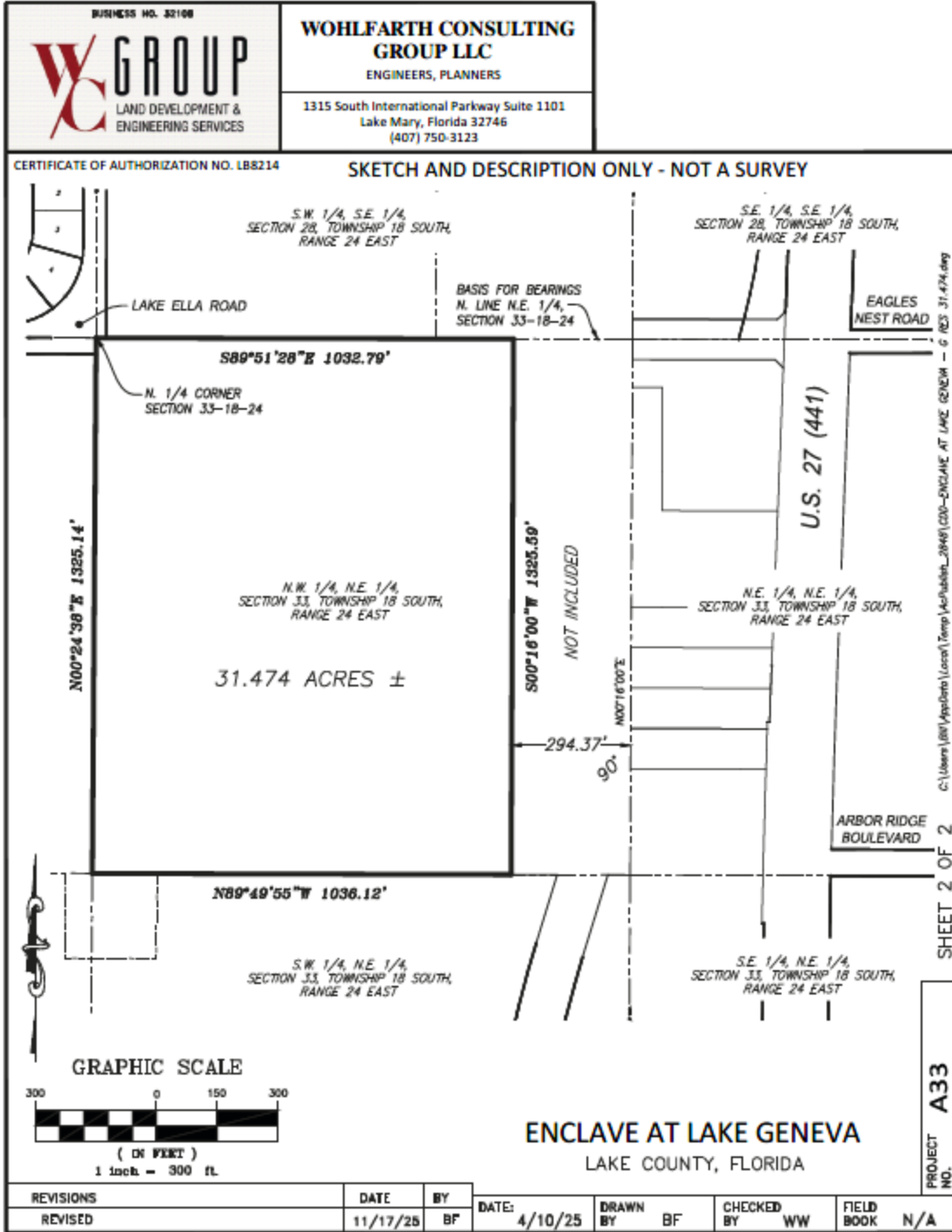
FOR THE FIRM
 WOHLFARTH CONSULTING GROUP LLC:

Decomposed by:
(Signature)
 DATE: 5/2/2026

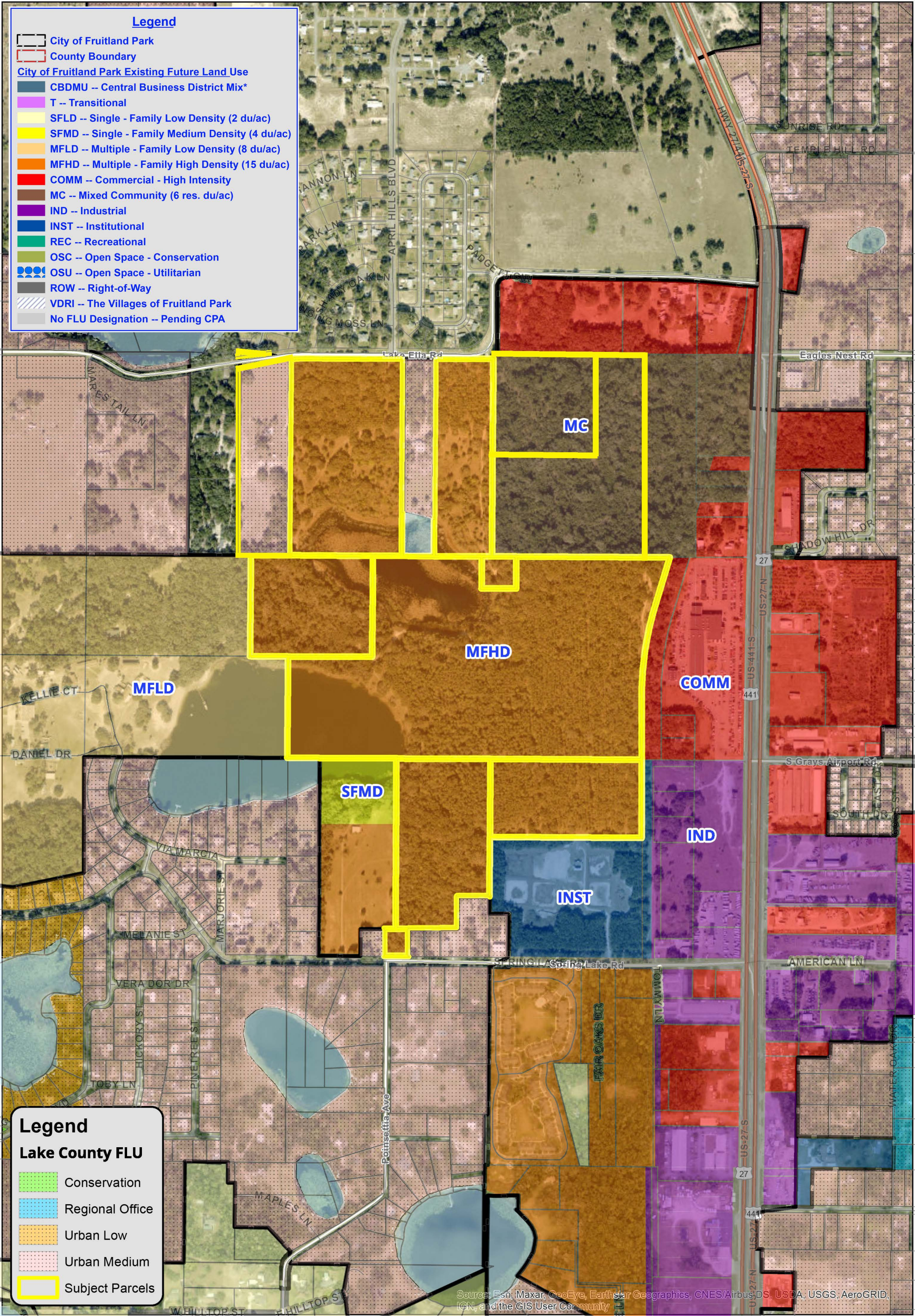
WILSON E. WAY, P.S.M.
 PROFESSIONAL SURVEYOR and MAPPER #2885 STATE OF FLORIDA

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REVISED	11/17/25	BF	4/10/25	BF	WW		N/A

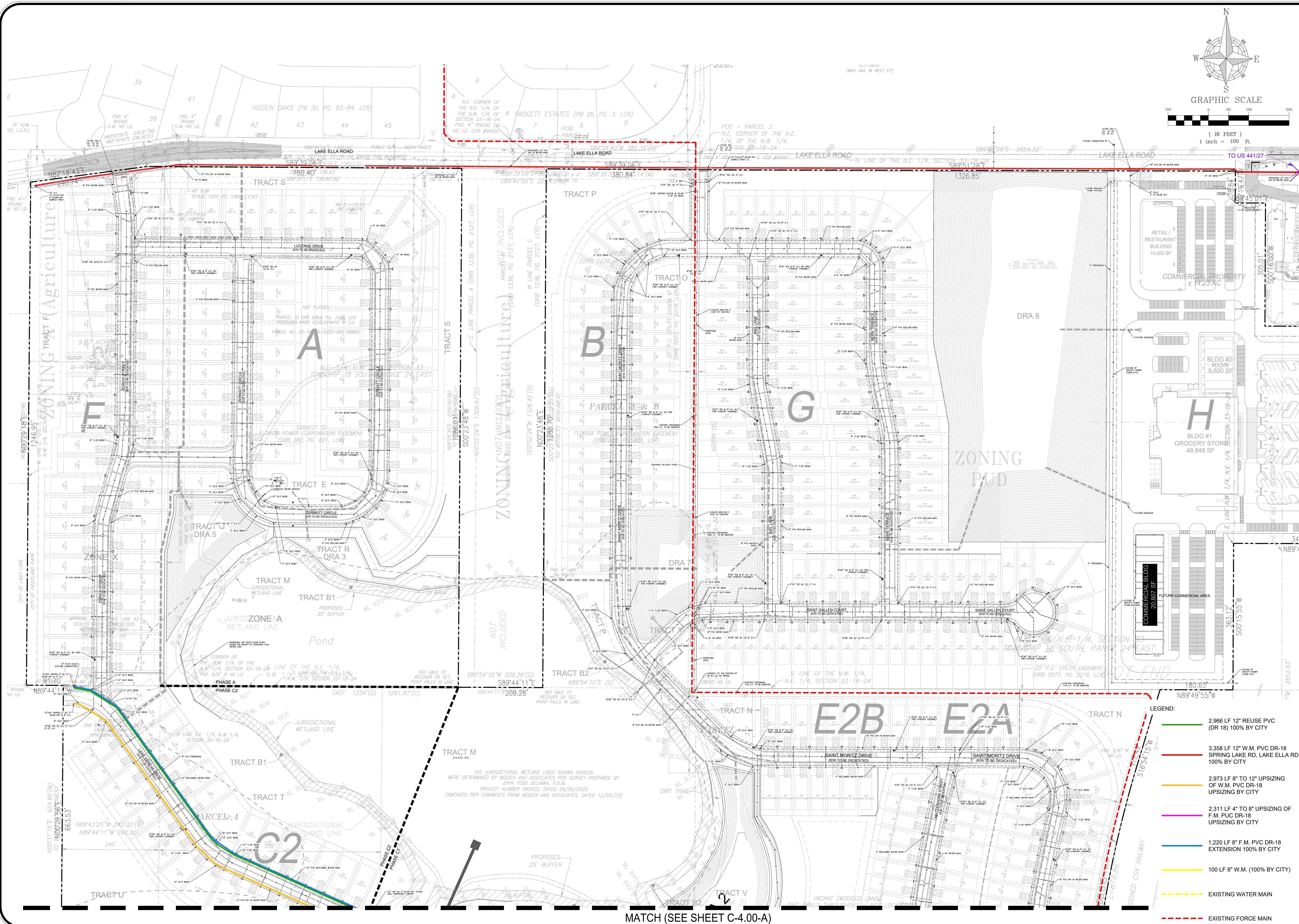
SHEET 1 OF 2
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EXHIBIT 9

ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT

PROPOSED TIMETABLES AND RELATED ESTIMATES OF COST OF DISTRICT SERVICES AND FACILITIES

PHASE 1								
	Parcel B, C1, C2, D1, E1, E2					DATES		ESTIMATED COST
	General Conditions					2025-2026		\$5,292,515.00
	Master Earthwork for Stormwater System							
	Subdivision Potable Water, Reuse, and Wastewater					2026-2027		\$4,062,016.00
	Subdivision Infrastructure Roads and Drainage					2026-2027		\$5,261,736.00
	Amenities							
		Pool and Cabana				2026-2027		\$2,576,337.50
		Playground, Pickleball Courts						
		Picnic Tables, Etc.						
	Landscape and Irrigation					2026-2027		\$300,000.00
	Spring Lake Road					2026-2027		\$78,207.50
	Lake Ella Road East Entrance					2026-2027		\$123,179.00
	Off-Site Water and Reuse					2026-2027		\$387,390.00
PHASE 2								
	Parcels A, F and G							
	General Conditions					2026-2027		\$1,696,255.00
	Master Earthwork and Stormwater System							
	Subdivision Potable Water, Reuse, and Wastewater					2027-2028		\$1,946,716.00
	Subdivision Infrastructure Roads and Drainage					2027-2028		\$2,845,141.00
	Lake Ella Road West Entrance					2027-2028		\$243,052.00
						TOTAL COST		\$24,812,545.00
						541 UNITS		
						COST PER UNIT		\$46,619.18

10

Enclave at Lake Geneva

COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

February 19, 2026



Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Enclave at Lake Geneva Community Development District ("District"). The District was established by Ordinance No. 2024-01, passed by the City Commission of the City of Fruitland Park, Florida on February 22, 2024, and previously amended by Ordinance No. 2025-18 to modify the boundaries of the District. The current size of the District is approximately 145.104 +/- acres and the District is located entirely within the City of Fruitland Park, Florida (the "City"). The petition to amend the boundaries of the District seeks to add approximately 30.526 +/- acres located in the City to the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 175.63 +/- acres and is planned to be developed with a total of 541 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant" (emphasis added).

1.2 Overview of the Enclave at Lake Geneva Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 541 residential dwelling units following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Enclave at Lake Geneva.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any Transactional Costs (as defined herein), in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this SERC, "Transactional Costs" are direct costs that are readily ascertainable by the City based upon standard business practices, and may include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Fruitland Park, according to the Census 2020, has a population of 8,325; therefore, it is defined as a small City for the purposes of this requirement.)

- (f) In evaluating the impacts described in paragraphs (a) and (e), the City must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:
1. Changes to customer charges for goods or services.
 2. Changes to the market value of goods or services produced, provided, or sold.

3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

(g) Any additional information that the agency determines may be useful.

(h) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or**
- 3. Is likely to increase regulatory costs, including any Transactional Costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in Transactional Costs as a result of imposition of special assessments by the District on the Amended Area will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

Further, the ordinance amending the boundaries of the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by State of Florida or City of Fruitland Park governments staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and City of Fruitland Park and the marginal impact of one more CDD will be negligible if any.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The sole reason for the amending of the District's boundaries is to provide public facilities and services to support the development of a new, master planned residential development. The development of the larger, approximately 175.63 +/- acres, parcel will promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree likely similar to that of a slightly smaller, pre-amendment, approximately 145.104 +/- acre, parcel contained within the existing District boundaries.

Amending the boundaries of the District will allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and larger District, various public facilities and services for a larger-sized development. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and larger District. The private developer of the land in the amended and larger District will use its private funds to conduct the private land development and construction of an anticipated approximately 541 residential dwelling units the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and larger District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and larger District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a smaller District. The amended and larger District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any Transactional Costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The amendment of the District's boundaries will not increase any regulatory costs of the State or the City by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the City and approval of such petition by the City. As described in more detail in Section 4, the District will pay a one-time filing fee to the City to offset any expenses that the City may incur in the processing of this petition to amend the District's boundaries.

Amending the District's boundaries will not materially increase regulatory costs to the landowners within the Amended District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amended District. While the 30.526 acres being removed from the District will not pay assessments to the Amended District, the Amended District will also not incur costs for the construction on, and maintenance of, this 30.526 acres. Property ownership in the District is completely voluntary and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated not to exceed \$5,000,000.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The proposed amended District will serve land that comprises an approximately 175.63 +/- acre master planned residential development currently anticipated to contain a total of approximately 541 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed amended District at build out would be approximately 1,474 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the amendment of the boundaries of an existing

independent local special purpose government, there will be no additional enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and larger District.

City of Fruitland Park, Florida

The existing District as well as the Amendment Area are both located within the City of Fruitland Park, Florida. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, the City approved ordinance establishing the District in 2024 and that petition possessed much information about the District and City staff should be generally familiar with the District. Second, review of the petition to amend the boundaries of the District does not include analysis of the project itself. Third, the petition itself provides much of the information needed for a staff review. Fourth, the City already possesses the staff needed to conduct the review without the need for new staff. Fifth, there is no capital required to review the petition. Sixth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to amend the boundaries of a community development district.

Further, there will be no increase in the very small annual costs to City, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the City faces, which will not change with the amendment of the District's boundaries, are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it maintains a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

The review of the petition to amend the boundaries of the District will be funded by a payment of an application fee to the City. This payment will be made voluntarily by the Petitioner, who is the same as/affiliated with the owners of land proposed to be included within the boundaries of the District and subject to the ordinance amending the boundaries of the District. Once the filing fee is paid, an annual Special District fee of \$175 will also be paid by the District to the State per provisions of Section 189.018, Florida Statutes. With regard to capital equipment necessary for the provision of public infrastructure and services, Table 1 below outlines the good faith estimates of same, while Table 2 below outlines the entities responsible for the ownership and maintenance of different categories of public infrastructure and services. Please note that while the Transactional Costs of the public infrastructure and services are not readily identifiable at this time, they are reasonably expected to be similar to those that would be needed under an alternative public infrastructure and services or should the infrastructure and services be provided under a fully private alternative delivery mechanism in absence of a public option.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities in the amendment area that may be provided are estimated to be approximately \$24,812,545. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**ENCLAVE AT LAKE GENEVA COMMUNITY
DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Roads	Landowner/CDD	CDD	CDD
Utilities	Landowner/CDD	City	City
Amenities	Landowner	CDD/Landowner	CDD/Landowner
Drainage	CDD	CDD	CDD
Landscape/Lakes	CDD	CDD	CDD

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the Transactional Costs incurred by landowners as a result of the establishment of the District. Such Transactional Costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Table 2

**ENCLAVE AT LAKE GENEVA COMMUNITY
DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Master Earthwork for Stormwater System	\$6,988,770.00
Subdivision Potable Water, Reuse and Wastewater	\$6,008,732.00
Subdivision Infrastructure Roads and Drainage	\$8,106,877.00
Amenities	\$2,576,337.50
Landscape and Irrigation	\$300,000.00
Spring Lake Road	\$78,207.50
Lake Ella Road East Entrance	\$123,179.00
Lake Ella Road West Entrance	\$243,052.00
Off-Site Water and Reuse	\$387,390.00
Total	\$24,812,545.00

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower Transactional Costs to enhance the quality of infrastructure and services.

In considering Transactional Costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the amendment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Further, the ordinance amending the boundaries of the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by owners, officers, operators, and managers of small businesses to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and the City of Fruitland Park and small businesses will be able to bid on District work, not unlike bidding on work for communities which are not CDDs, thus making the marginal impact negligible if any.

City of Fruitland Park has a population of 8,325 according to the Census 2020 conducted by the United States Census Bureau and is therefore defined as a "small" City according to Section 120.52, F.S. It can be reasonably expected that the amendment of the District's boundaries for the Enclave at Lake Geneva development will not produce any marginal effects that would be different from those that would have occurred with the existing community development district established by the City.

7.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the Enclave at Lake Geneva Community Development District.

11

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Tucker F. Mackie and Ryan J. Dugan of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agents for Enclave at Lake Geneva Community Development District ("District"), a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, with regard to any and all matters pertaining to the Petition to the City Commission of the City of Fruitland Park, Florida, to amend the boundaries of the District pursuant to Chapter 190, *Florida Statutes*. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT

Lori Aulin

Print Name: LORI AULIN

Sierra Lipps

Print Name: Sierra Lipps

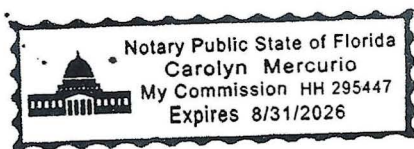
Anden Calhoun

Chair/Vice Chair, Board of Supervisors
Anden Calhoun

STATE OF FLORIDA

COUNTY OF Samuel

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of March 2025, by Anden Calhoun, as Vice Chair, of Enclave at Lake Geneva Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, who is either personally known to me, or produced _____ as identification.



Carolyn Mercurio
NOTARY PUBLIC, STATE OF FLORIDA

Name: Carolyn Mercurio
(Name of Notary Public, Printed, Stamped or Typed
as Commissioned)

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 # **01308488**
in the matter of

NOTICE OF PUBLIC HEARING

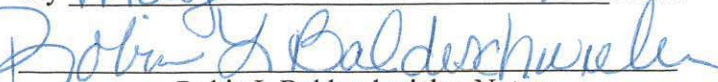
was published in said newspaper in the issues of

MAY 19, 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)

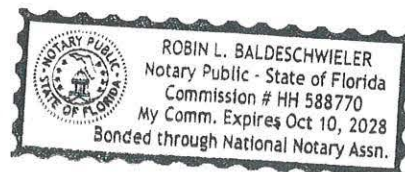
Sworn to and subscribed before me this 19
day May 2026.


Robin L. Baldeschwieler, Notary

Personally Known _____ or

Production Identification _____

Type of Identification Produced _____



NOTICE OF PUBLIC HEARING CITY OF FRUITLAND PARK

To Consider a Petition to Amend
the Boundaries of the Enclave
at Lake Geneva Community
Development District

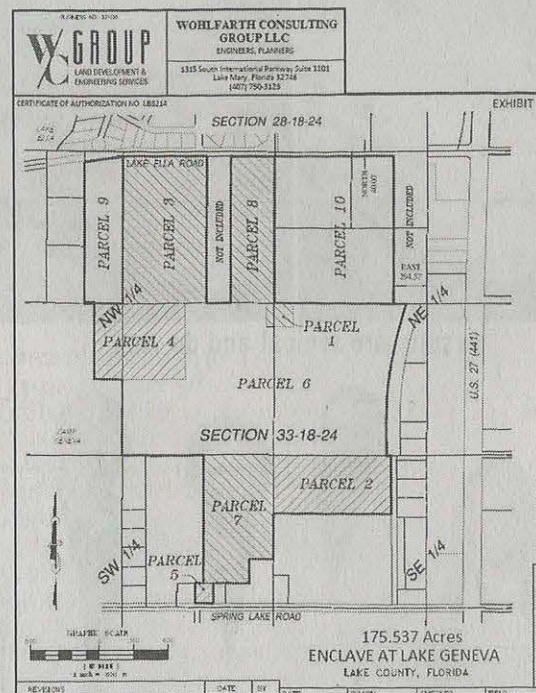
DATE: May 28, 2026 &
June 11, 2026

TIME: 6:00 p.m.

LOCATION:

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

In compliance with the provisions
of Section 190.046, Florida
Statutes, a public hearing will
be held by the Fruitland Park
City Commission to consider the
adoption of a proposed Ordinance
("Proposed Ordinance") into
law. The title of the Proposed
Ordinance is as follows:



AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT TO INCLUDE AN ADDITIONAL 30.526 +/- ACRES PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; AMENDING THE DISTRICT BOUNDARIES AS ESTABLISHED IN ORDINANCE 2024-01 AND ORDINANCE 2025-018; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Pursuant to the provisions of Chapter 190, Florida Statutes, such public hearing is being held by the City Commission to consider an ordinance granting a petition to amend the boundaries of the Enclave at Lake Geneva Community Development District ("District"). The petitioner has proposed to expand the boundaries of the District to add approximately 30.526 acres of land, more particularly described as "Parcel 10" on the map herein. It is anticipated that the District will comprise approximately 175.63 acres after expansion.

The petition and Proposed Ordinance may be inspected by the public during normal working hours, excluding holidays, at City Hall, 506 West Berckman Street, Fruitland Park, Florida 34731. 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 (section 286.0105, Florida Statutes). Persons with disabilities needing assistance to participate in any of these proceedings should contact Esther Coulson, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.

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

ITEM TITLE: 1st Reading Ordinance 2025-015 Large Scale Comp Plan Approximately 14.86 +/- acres of property generally located S. of Myrtle Lake Ave and W. of CR 468, Petitioner: Kimley Horn (Joshua Conradi, PE) on behalf of owner, Invco Group, LLC

MEETING DATE: June 11, 2026

DATE SUBMITTED: May 28, 2026

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

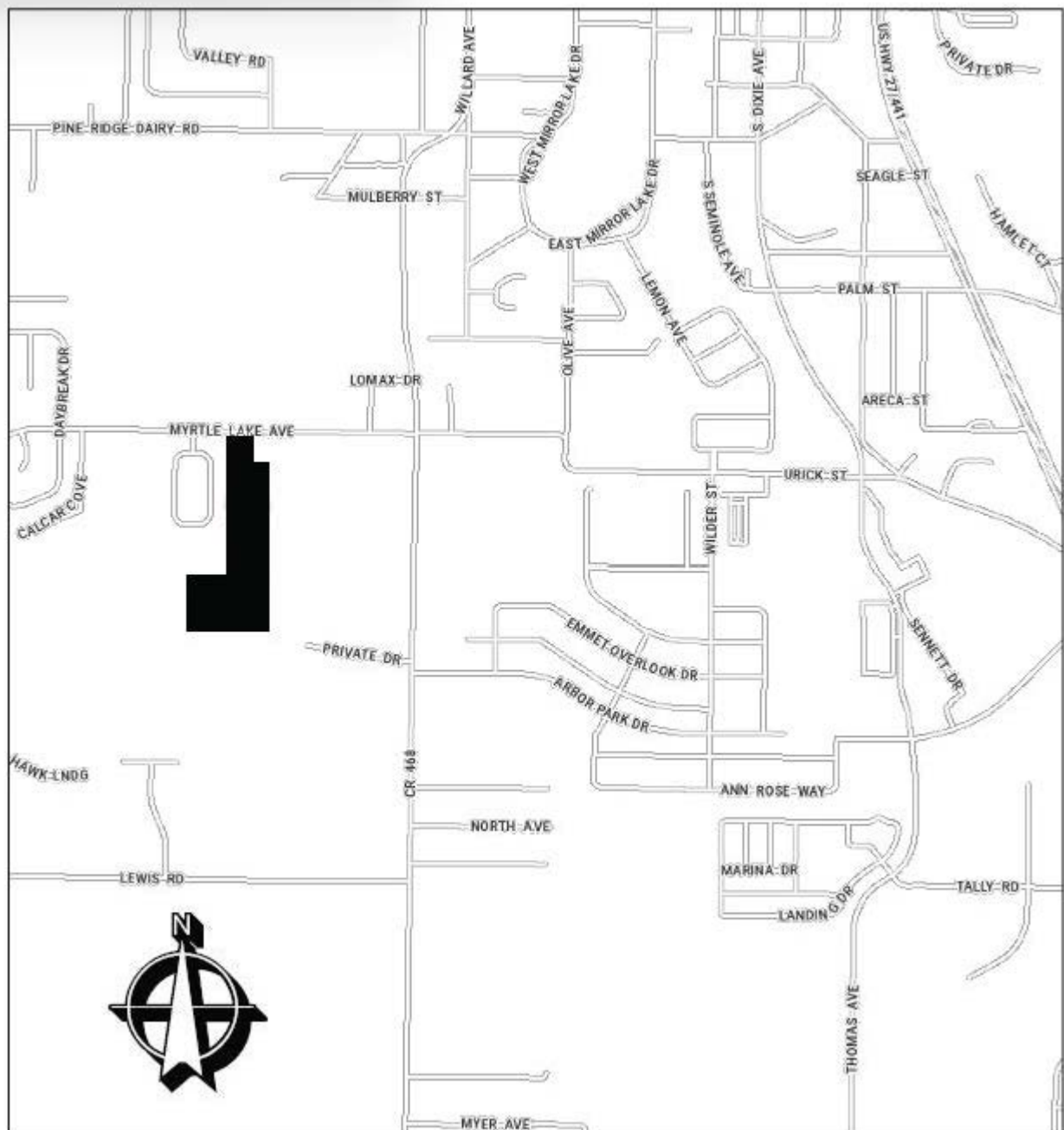
BRIEF NARRATIVE: Applicant is seeking to annex approximately 14.86 +/- acres to receive city services and construct a 22 lot duplex subdivision for a total of 44 fee simple ownership units. The total lots within the subdivision would be 46 as there are two (2) existing homes at the rear of the property that would be added to the overall total. The property is eligible for voluntary annexation and is within the city's utility service area.

FUNDS REQUIRED: None

ATTACHMENTS: Ordinance 2025-014, map

RECOMMENDATION: Approve or deny Ordinance 2025-014

ACTION: Approve or deny Ordinance 2025-014



ORDINANCE 2025-014

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 14.86 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF MYRTLE LAKE AVENUE, WEST OF CR 468, AND NORTH OF LEWIS ROAD; 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 SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Johsua Conradi, P.E, Kimley-Horn, as Applicant, on behalf of the Owner, INVCO GROUP, LLC, requesting that approximately 14.86 ± acres of real property generally located south of Myrtle Lake Avenue and west of CR 468 (the "Property") be annexed to and made a part of the City of Fruitland Park; and

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

WHEREAS, the Property is contiguous to the City limits, is reasonably compact, and acts to in-fill a county enclave.

WHEREAS, the City Commission has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

WHEREAS, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

WHEREAS, all other procedural and notice requirements mandated by State law and the City's Code of Ordinances have been followed and satisfied; and

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fruitland Park, Florida, as follows:

Section 1.

The following described property consisting of approximately 14.86 +/- acres of land generally located south of Myrtle Lake Avenue and west of CR 468, contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION: See "Exhibit A"

Parcel Alternate Key No. 1288576, 1288738, 1772494, and 3870774

Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Department of State of Florida within seven (7) days after its passage on second and final reading.

Section 3. 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. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the property annexed in the City Comprehensive Plan.

Section 5. Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the City of Fruitland Park and shall be entitled to the same privileges and benefits as other parts of the City of Fruitland Park upon the effective date of the annexation.

Section 6. 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 7. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park in accordance with law.

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

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 Raysin	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner VACANT	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

(SEAL)

Passed First Reading _____

Passed Second Reading_____

“EXHIBIT A”

LEGAL DESCRIPTION

Parcel 1: The West 174 feet of the South 250.35 feet of the East 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, Less Right of Way on North side for Clay Road.

Less that certain property described as: From the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, run South 0°33'40" West, along the East line of said Section 8, 20.0 feet, to the South right-of-way of a County Road and the Point of Beginning of this description, run thence North 89°40'45" West, along said right-of-way of County Road 150.0 feet, thence South 00°33'40" West 313.06 feet, thence South 89°45'00" East 150.0 feet, thence North 0°33'40" East 312.68 feet to the Point of Beginning.

Property 2: From the N.W. corner of the East 1/4 of the SE 1/4 of the SE 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, run S. 0°33'40" West a distance of 20 feet to the South right of way of a County Road, run S. 0°33'40" West along the West line of the East 1/4 of the SE 1/4 of the SE 1/4 of said Section 8, a distance of 1,306.70 feet to the South line of Section 8; thence run Easterly along the South line of Section 8 a distance of 200 feet to the Point of Beginning; thence run Easterly along the South line of Section 8 128.90 feet to the S.E. corner of said Section 8, thence run Northerly along the East line of Section 8, a distance of 338 feet, thence run N. 89°45'00" West 128.90 feet, thence run S. 0°33'40" West 338 feet to the Point of Beginning. Together with an easement for ingress and egress on, over and across the following described property: From the N.W. corner of the East 1/4 of the SE 1/4 of the SE 1/4 of Section 8, Township 19 South, way of a County road and the Point of Beginning of this description; run S. 0°33'40" West along the West line of the East 1/4 of the SE 1/4 of the SE 1/4 of said Section 8 a distance of 593.00 feet; thence run S. 89°45'00" East 200 feet, thence run N. 0°33'40" East 25 feet, thence run N. 89°45'00" West 175 feet; thence N. 0°33'40" East to the South right of way of the County Road; thence N. 89°45'45" West 25.0 feet to the Point of Beginning.

Property 3: The East 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, Less the South 338 feet of the East 128.90 feet, Less The West 174 feet of the South 250.35, Less Right of Way on North side for Clay Road, Less that certain property described as: From the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, run South 0°33'40" West, along the East line of said Section 8, 20.0 feet, to the South right-of-way of a County Road and the Point of Beginning of this description, run thence North 89°40'45" West, along said right-of-way of County Road 150.0 feet, thence South 0°33'40" West 313.06 feet, thence South 89°45'00" East 150.0 feet, thence North 0°33'40" East 312.68 feet to the Point of Beginning.

Property 4: The North 400 feet of the East 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 24 East, Lake County, Florida.

NOTICE OF PUBLIC HEARING

ORDINANCE 2025-014

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 14.86 ± ACRES OF LAND GENERALLY LOCATED WEST OF CR 468 AND SOUTH OF MYRTLE LAKE AVE.; 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 SCRIVENER'S ERRORS AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2025-015

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 DENSITY TO CITY SINGLE-FAMILY MEDIUM DENSITY OF 14.86 +/- ACRES OF PROPERTY GENERALLY LOCATED WEST OF CR 468 AND SOUTH OF MYRTLE LAKE AVE.; 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 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2025-016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 14.86 +/- ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND RESIDENTIAL PROFESSIONAL (RP) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED WEST OF CR 468 AND SOUTH OF LAKE MYRTLE AVE.; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; 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.

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

Planning & Zoning Board Thursday, May 21, 2026 @ 6:00 p.m.

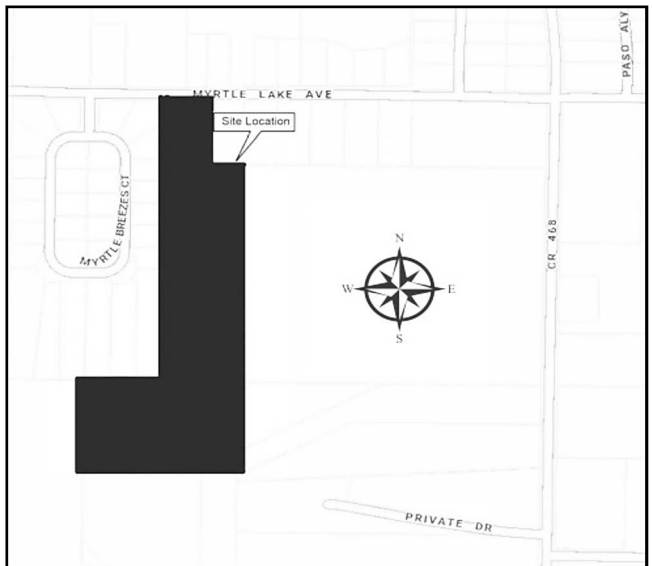
Land Planning Agency Thursday, May 21, 2026 @ 6:10 p.m.

City Commission 1ST Reading Thursday, June 11, 2026 @ 6:00 p.m.

City Commission 2ND Reading Thursday, June 25, 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 ordinances 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 ordinances.

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.



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

ITEM TITLE:	1st Reading Ordinance 2025-015 Large Scale Comp Plan Approximatley 14.86 +/- acres of property generally located S. of Myrtle Lake Ave and W. of CR 468, Petitioner: Kimley Horn (Joshua Conradi, PE) on behalf of owner, Invco Group, LLC
MEETING DATE:	June 11, 2026
DATE SUBMITTED:	May 28, 2026
SUBMITTED BY:	City Attorney/ City Manager/ Community Development Director
BRIEF NARRATIVE:	The Staff Report recommends a text amendment change for a Large Scale Comp Plan Amendment with a land use designation of Multi-Family Low Density (ordinarily 8 units/acre). With an approved text amendment change the development would be limited to uses of single family and duplex units with a total maximum of 46 units (overall 44 max for duplex dwelling units). The proposed density is 4.69 du/acre.
FUNDS REQUIRED:	None
ATTACHMENTS:	Ordinance 2025-015, Future Land Use Maps
RECOMMENDATION:	Approve or deny Ordinance 2025-015
ACTION:	Approve or deny Ordinance 2025-015

ORDINANCE 2025-015

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT AND SITE SPECIFIC AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY MULTI-FAMILY LOW DENSITY OF 14.86 +/- ACRES OF PROPERTY GENERALLY LOCATED WEST OF CR 468 AND SOUTH OF MYRTLE LAKE AVE.; 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 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Invco Group, LLC, as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Multi-Family Low Density" under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Commission of the City of Fruitland Park and the Local Planning Agency for the City of Fruitland Park have reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Commission of the City of Fruitland Park.

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

Section 1: The following described property consisting of approximately 14.86 $\pm$ acres generally located west of CR 468 and south of Myrtle Lake Ave. as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Multi-Family Low Density under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference. The land use plan amendment also includes a text amendment to the Future Land Use Goals, Objectives, and Policies as follows:

Policy 1-10.2: Invco Group, LLC. The City of Fruitland Park will enforce development standards on the subject site in order to comply with the Comprehensive Plan while also making the development feasible. The development shall meet the applicable goals, objectives and policies of the Comprehensive Plan, however, the land use and development potential made available by the Future Land Use Map Amendment is hereby limited as follows:

- The parcel shall be developed under the zoning classification of Planned Unit Development (PUD) to address maximum density standards, site design, setbacks, and buffering.
- The maximum number of units shall be 46.

- This development will allow only single family detached and duplex units to be developed.
- The development is required to be served by central potable water and central sanitary sewer facilities.

Section 2: A copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Fruitland Park as a matter of permanent record of the City, matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3. Direction to the City Manager.

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

Section 4: 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 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6: 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 7. Adoption

After adoption, a copy hereof shall be forwarded to the Florida Department of Commerce.

Section 8: This Ordinance shall become effective 31 days after its adoption by the City Commission. If this Ordinance is challenged within 30 days after its adoption, it may not become effective until the state land planning agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is in compliance. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

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

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Keough-Johns, BS, MMC, 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 Raysin	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner VACANT	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

Passed First Reading _____
Passed Second Reading _____
(SEAL)

“EXHIBIT A”

LEGAL DESCRIPTION

Parcel 1:

The West 174 feet of the South 250.35 feet of the East 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, Less Right of Way on North side for Clay Road.

Less that certain property described as: From the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, run South 0°33'40" West, along the East line of said Section 8, 20.0 feet, to the South right-of-way of a County Road and the Point of Beginning of this description, run thence North 89°40'45" West, along said right-of-way of County Road 150.0 feet, thence South 0033'40" West 313.06 feet, thence South 89°45'00" East 150.0 feet, thence North 0°33'40" East 312.68 feet to the Point of Beginning.

Property 2:

From the N.W. corner of the East 1/4 of the SE 1/4 of the SE 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, run S. 0°33'40" West a distance of 20 feet to the South right of way of a County Road, run S. 0°33'40" West along the West line of the East 1/4 of the SE 1/4 of the SE 1/4 of said Section 8, a distance of 1,306.70 feet to the South line of Section 8; thence run Easterly along the South line of Section 8 a distance of 200 feet to the Point of Beginning; thence run Easterly along the South line of Section 8 128.90 feet to the S.E. corner of said Section 8, thence run Northerly along the East line of Section 8, a distance of 338 feet, thence run N. 89°45'00" West 128.90 feet, thence run S. 0°33'40" West 338 feet to the Point of Beginning.

Together with an easement for ingress and egress on, over and across the following described property: From the N.W. corner of the East 1/4 of the SE 1/4 of the SE 1/4 of Section 8, Township 19 South, way of a County road and the Point of Beginning of this description; run S. 0°33'40" West along the West line of the East 1/4 of the SE 1/4 of the SE 1/4 of said Section 8 a distance of 593.00 feet; thence run S. 89°45'00" East 200 feet, thence run N. 0°33'40" East 25 feet, thence run N. 89°45'00" West 175 feet; thence N. 0°33'40" East to the South right of way of the County Road; thence N. 89°45'45" West 25.0 feet to the Point of Beginning.

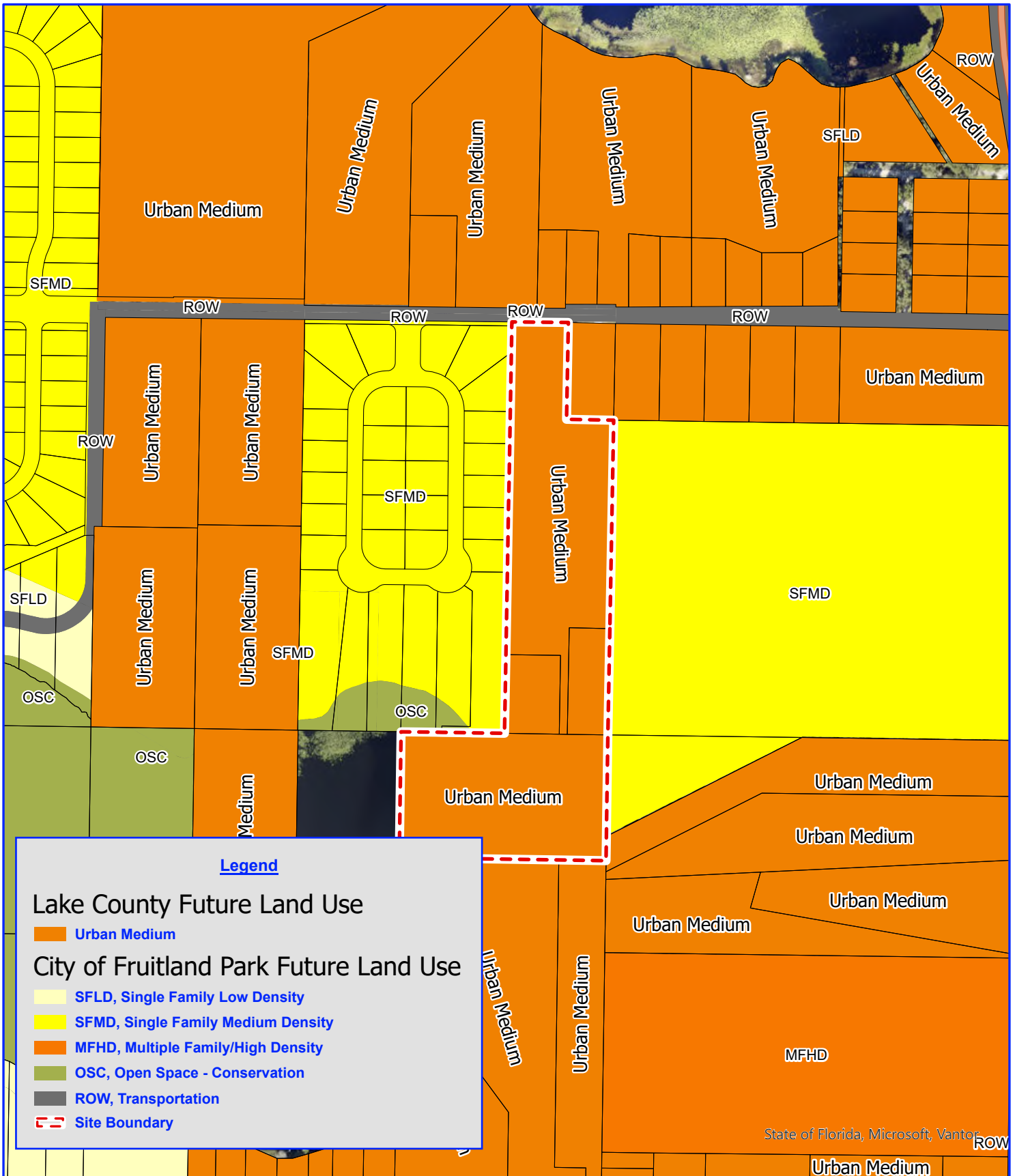
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The East 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, Less the South 338 feet of the East 128.90 feet, Less The West 174 feet of the South 250.35, Less Right of Way on North side for Clay Road, Less that certain property described as: From the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, run South 0°33'40" West, along the East line of said Section 8, 20.0 feet, to the South right-of-way of a County Road and the Point of Beginning of this description, run thence North 89°40'45" West, along said right-of-way of County Road 150.0 feet, thence South 0°33'40" West 313.06 feet, thence South 89°45'00" East 150.0 feet, thence North 0°33'40" East 312.68 feet to the Point of Beginning.

Property 4:

The North 400 feet of the East 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 24 East, Lake County, Florida.

“EXHIBIT B”



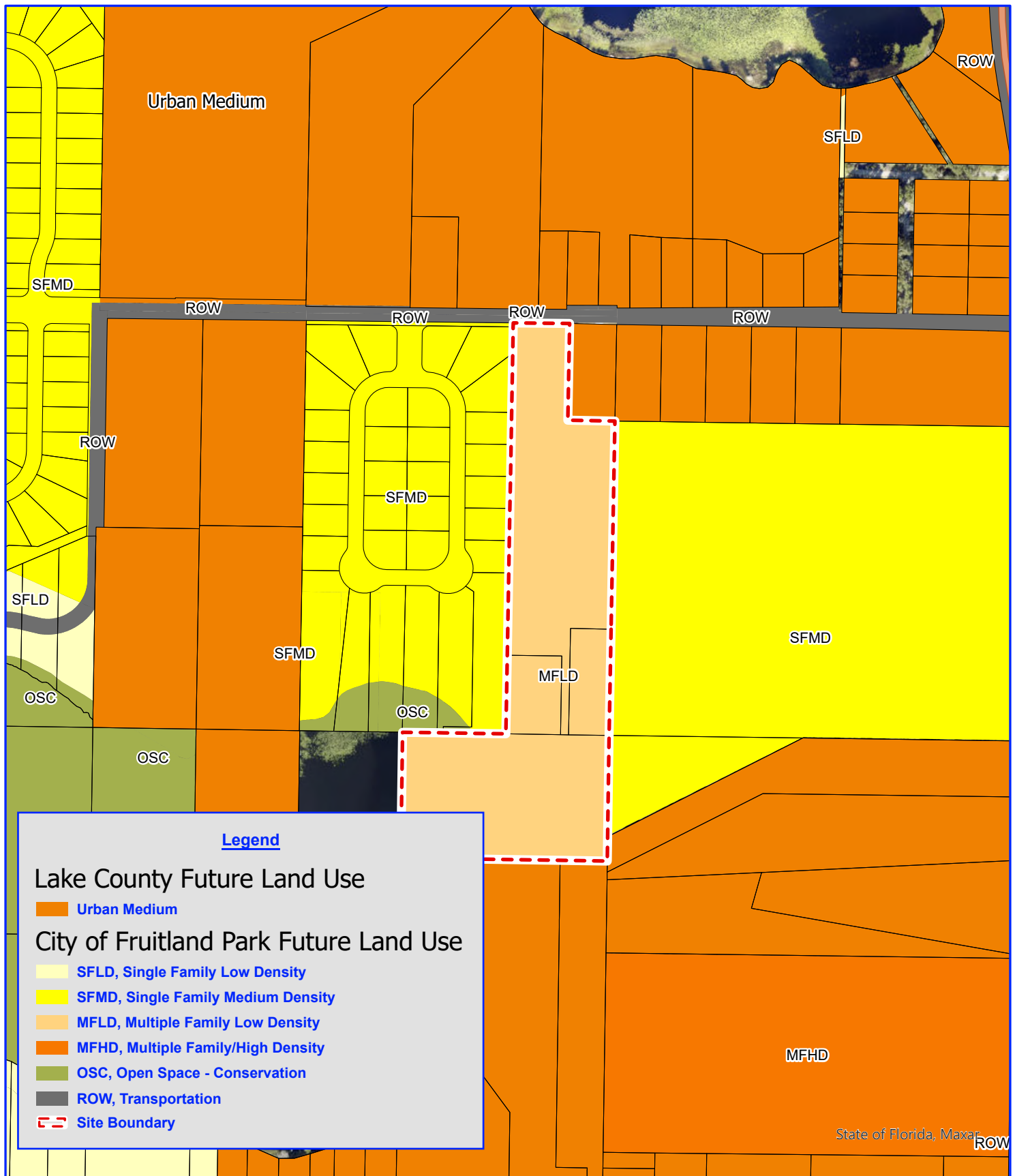
100 0 100 200 300 400 500
Feet
Scale: 1:5,000

Invco Group, LLC

Fruitland Park, Florida
Existing Future Land Use Map

Project: Invco Group, LLC
Name: Existing FLU
PM: S. Lindh
Date: May 12, 2026
Created By: T. Ramdass





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

Invco Group, LLC

Fruitland Park, Florida
Proposed Future Land Use Map

Project: Invco Group, LLC
Name: FLU
PM: M. Rankin
Date: October 22, 2025
Created By: T. Ramdass



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

ITEM TITLE: 1st Reading and Quasi-judicial Public Hearing-Ordinance 2025-016 Rezoning FPSF Stephenson Ln, Petitioner: Kimley Horn on behalf of owner Invco Group LLC

MEETING DATE: June 11, 2026

DATE SUBMITTED: May 28, 2026

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

BRIEF NARRATIVE: The Master Development Agreement (MDA) includes the applicant's original variance requests to (1) allow single access vice dual access to the property and (2) allow an extension of the length of the cul-de-sac (as long as the design has an allowable turnaround/turning radius/width approved by the city and county fire official). A PUD Table is located within the MDA specifying the development standards.

Per Staff Report of 3/3/2026 please note the following:

The revised conceptual plan indicates perimeter landscape buffers of 10', Type "A" which requires 2 canopy trees and 8 shrubs per 100 linear feet. Historically, landscape buffers within a PUD are 25'; however, due to the proposed development and width of the property, lesser buffer widths are being proposed. Staff would recommend increasing the number of plantings such as 2 canopy trees, 2 understory trees and 15 shrubs per 100 linear feet. In addition, a 3-foot berm may also be appropriate along the western and northeastern property boundary, adjacent to the large single-family tracts. Should the requested variances be granted, the following

conditions are recommended: provide dual boulevard entry or provide fire sprinklers in the units.

FUNDS REQUIRED:

None

ATTACHMENTS:

Ordinance 2025-016, Zoning Maps

RECOMMENDATION:

Approve or deny Ordinance 2025-016

ACTION:

Approve or deny Ordinance 2025-016

ORDINANCE 2025-016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 14.86 +/- ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND RESIDENTIAL PROFESSIONAL (RP) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED WEST OF CR 468 AND SOUTH OF LAKE MYRTLE AVE.; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; 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, a petition has been received from Invco Group, 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 Residential Professional (RP) to City Planned Unit Development (PUD) 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 14.86 ± acres generally located west of CR 468 and south of Myrtle Lake Ave. as described as set forth on **Exhibit "A"** and depicted on the map attached hereto as **Exhibit "B"**. shall hereafter be designated as PUD "Planned Unit Development" as defined in the Fruitland Park Land Development Regulations. The Property shall hereafter be developed with a maximum of 22 residential units and according to the Master Development Agreement attached hereto as **Exhibit "C"**, which includes, but is not limited to, the concept plan attached to the Master Development Agreement.

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.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Keough-Johns, MS, MMC, 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 Raysin	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner VACANT	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____
Passed Second Reading _____
(SEAL)

“EXHIBIT A”

Parcel 1:

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Property 3:

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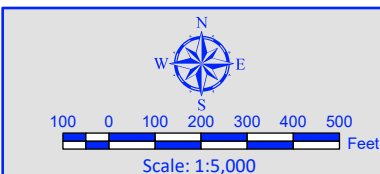
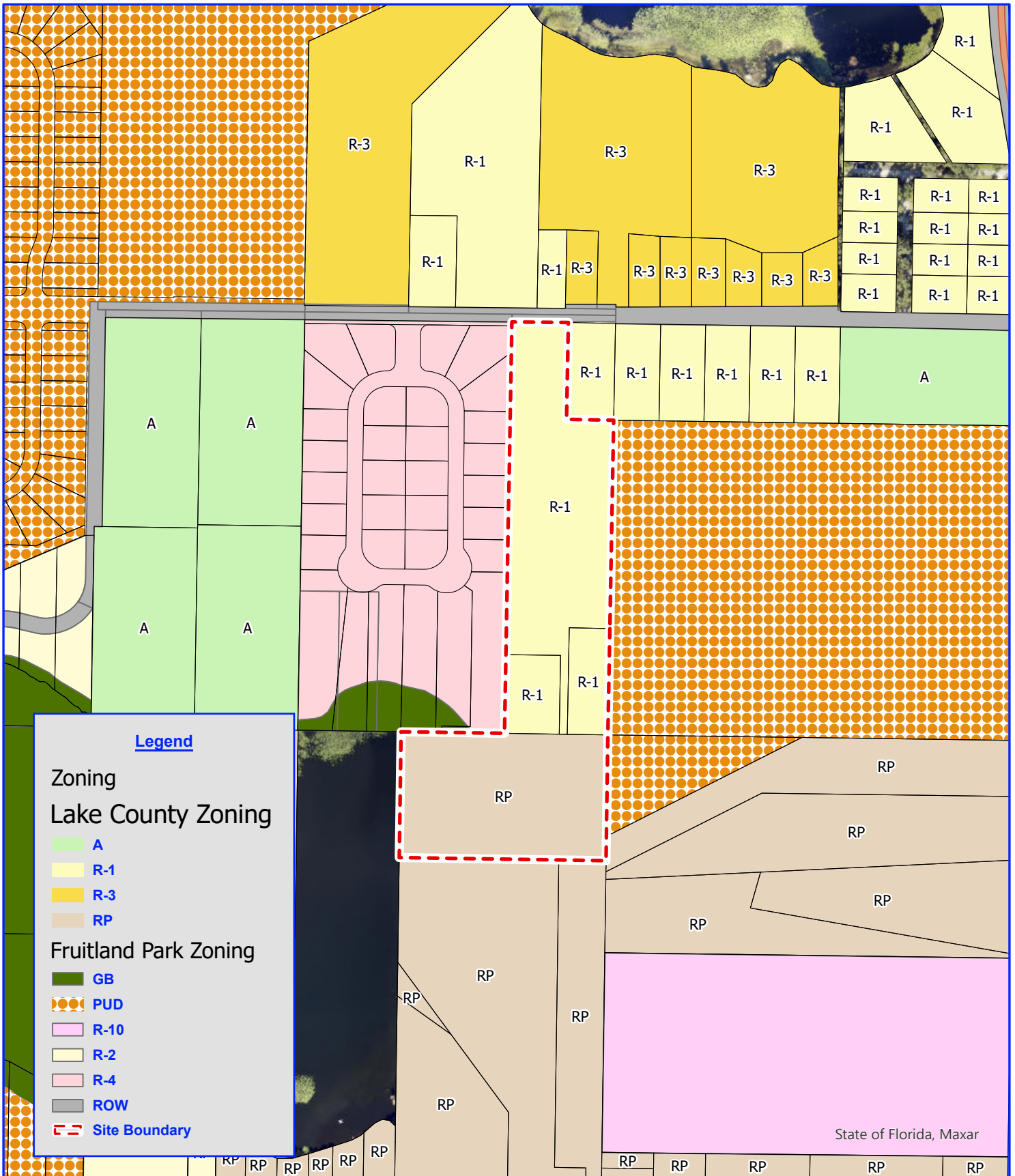
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Property 4:

The North 400 feet of the East 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 24 East, Lake County, Florida.

EXHIBIT “B”

**EXHIBIT “C”
MASTER DEVELOPMENT AGREEMENT**

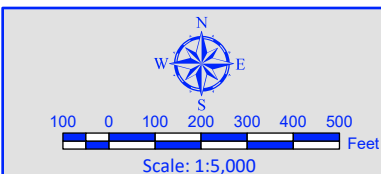
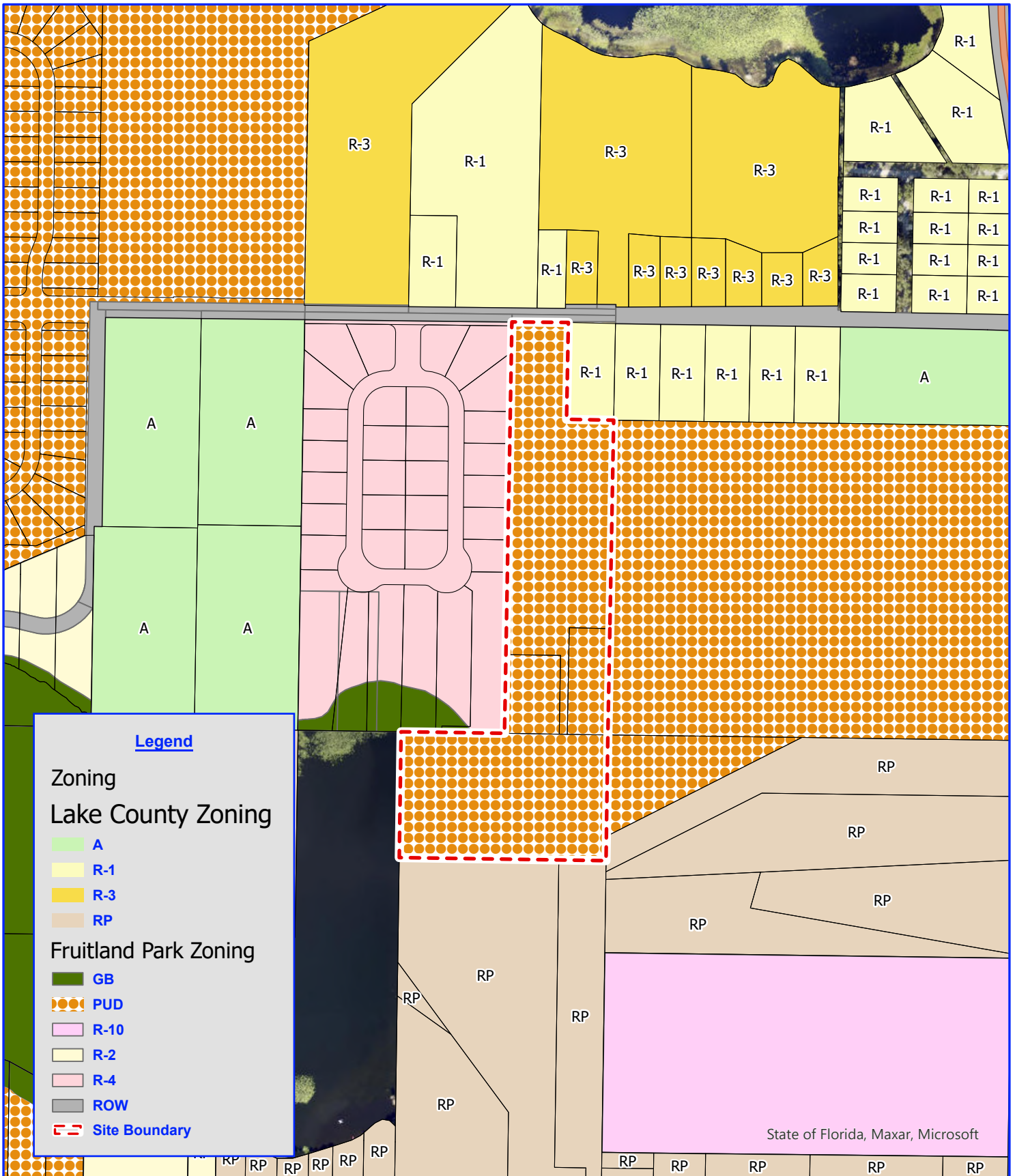


Invco Group, LLC

**Fruitland Park, Florida
Existing Zoning Map**

Project: Invco Group, LLC
 Name: Zoning
 PM: M. Rankin
 Date: October 22, 2025
 Created By: T. Ramdass





Invco Group, LLC

**Fruitland Park, Florida
Proposed Zoning Map**

Project: Invco Group, LLC
Name: Zoning
PM: M. Rankin
Date: October 22, 2025
Created By: T. Ramdass



Record and Return to:
City of Fruitland Park
Attn: City Clerk
506 W. Berckman Street
Fruitland Park, Florida 34731

MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into and made as of the ____ day of _____, 2026, between the **CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation**, (hereinafter referred to as the "City"), and **INVCO GROUP, LLC, a Florida limited liability company**, (hereinafter referred to as the "Owner").

RECITALS

1. The Owner owns 14.83 ± acres of property within the City of Fruitland Park, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").
2. The Owner desires to rezone the Property as set forth herein.
3. The Property is currently located within the City of Fruitland Park having a future land use designation of "Single Family Multi-Family Low Density" on the City of Fruitland Park Future Land Use Map and zoned Lake County Rural Residential (R-1) and Residential Professional (RP).
4. Owner has filed applications rezoning from Lake County Rural Residential (R-1) and Residential Professional (RP) to City of Fruitland Park "Planned Unit Development" for the Property.
5. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
6. The City of Fruitland Park has determined that the rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.
7. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.
8. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.
9. This Agreement will address development of the 14.83 +/- acres to be developed for residential use.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and

valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application for a rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement, adopts an ordinance rezoning the Property and such rezoning becomes effective. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning. However, if the City denies the application for rezoning, this Agreement shall be void and shall be of no further force and effect.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Conceptual Sketch" prepared by Kimly-Horn and Associates, Inc., dated January 26, 2026, and attached as **Exhibit "B"** (the "Plan"). The project shall be developed as a residential subdivision. All development shall be consistent with City's "PUD" (Planned Unit Development-) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 4. Permitted Uses for Permitted Uses shall include:

- a. Single family detached residential dwelling units not to exceed 2.
- b. Duplex dwelling units must not exceed 44.
- c. Maximum number of dwelling units consisting of a combination of single family detached and duplex dwelling units shall be 46.
- d. Passive and Active Recreation Facilities.
- e. Temporary modular office uses shall be allowed during construction.
- f. Up to six (6) model homes prior to platting, after approval of the preliminary plan, provided that the model homes shall not be eligible to receive certificates of occupancy for residential use until final plat approval. All off-street parking for model homes shall comply with the requirements in the City's Land Development Code.
- g. Two existing single-family detached residential dwelling units are located on the Property and are included in the development. Existing units are not required to adhere to the development standards provided they are not demolished or expanded. If demolished or expanded, then the unit must comply with the development standards set forth in this Agreement.

Section 5. Development Standards. Development Standards shall be as follows:

Planned Unit Development Table		
	Required	Proposed
Lot Size	Min. 8,000 sq.ft.	8,053 sq.ft.
Lot Width	Min. 65 ft.	65 ft.
Building Coverage	Max. 30%, Min. 600 sq.ft. living space	1,700 sq.ft. (21.1%)
Density	Max. 8 du/ac	4.69 du/ac
Open Space	25%	25%
Building Height	35 ft.	26 ft.
Building Setbacks		
Front (Driveway)	25 ft.	25 ft.
Side (Lot)	10 ft.	10 ft.
Side (R.O.W.)	20 ft.	20 ft.
Rear	20 ft.	20 ft.

Accessories Setback: All accessory structures shall be located no closer to the property line than five feet (5').

- a. Maximum building height shall be limited to thirty-five feet (35').
- b. For clarity and avoidance of doubt, the open space requirement associated with the development of the Property shall be a minimum of 25% of the total developable acreage of the Property.
- c. Maximum building coverage is 30%.
- d. In order to utilize the stormwater ponds as common open space they shall provide a recreational component such as walking trails, dog park, or open play fields.
- e. Any zoning standard not specifically listed in this Agreement shall be in compliance with **the R-4 zoning district** standards and other applicable sections of the Land Development Code.

Section 6. Changes to the Development Plan/Development Phasing. Changes to the Development Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process. The Property may be developed in one phase.

Section 7. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by one unobstructed primary access off of Myrtle Lake Ave., unless otherwise approved by Lake County. Actual location and design of the boulevard shall be determined during the Preliminary Subdivision Plan review. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park, including off-site road improvements on Lake Myrtle Ave., and conveyance of additional right-of-way for Lake Myrtle Ave.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements including curb and gutter.
- c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.

- d. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Fruitland Park; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City the road system is in suitable condition and meets City of Fruitland Park requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time
- e. A traffic/transportation study shall be submitted prior to preliminary subdivision plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Permittee.
- f. The Property only has 180-ft of right-of-way frontage on Myrtle Lake Ave. which precludes the development of two public street access points. Due to the shape of the Property and the Plan, a single unobstructed drivable access from Myrtle Lake Ave., is being allowed. (Variance from Sec. 157.080(a)(1)(C), LDR.)
- g. A cul-de-sac street of 1,050 +/- ft. in length is being allowed provided it is designed to include a fire apparatus turnaround with a turning radius and width approved by the City's engineer and County fire code official. (Variance from Sec. 157.080(a)(1)(F), LDR.)

Section 8. Homeowners Association. The Owner shall establish a homeowner's association, which shall be responsible for maintenance of common areas and infrastructure within the Property, including, but not limited to, stormwater retention, open space areas, and common areas. The Owner agrees to, at Owner's expense, provide landscaping and improvements to the landscape buffers and open areas located within the Property as agreed to by City during preliminary subdivision plan review. Developer shall record declarations satisfactory to City setting forth these requirements and detailing assessments in conjunction with the platting of the Property.

Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way. Lighting shall comply with the residential design requirements of the Fruitland Park Land Development Regulations.

Section 9. Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. **Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District.** Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction.

No final development order shall be granted until there is a finding that all public facilities and services have sufficient capacity at or above their adopted level of service to accommodate the impacts of this development, or that improvements necessary to bring facilities up to their adopted levels of service will be in place concurrent with the impacts of the development as defined in Ch. 153, LDR. At the time of this Agreement wastewater capacity is not available. The earliest wastewater capacity is anticipated to be available is 2031.

During the construction plans and specifications review process, Owner must request a concurrency determination. Conditional construction plan and specifications approval may be granted by the City if during concurrency review capacity is determined to be available, or if construction of additional potable water and/or wastewater capacity is underway and nearing completion; however, should Owner choose to commence with construction prior to the City issuing unconditional construction plan and specification approval, it will be at Owner's risk. Owner further understands that issuance of a certificate of occupancy cannot occur until both potable water and wastewater capacity is available.

Section 10. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate at the time the building permit is issued.

Owner agrees to pay all other impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of site plan and City is willing to allocate such capacity to Owner, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

Section 11. Easements. Owner shall provide the City such public easements or right of way in form acceptable to the City Attorney, as the City deems necessary for utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 12. Landscaping/Buffers. Owner has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall install and maintain a ten foot (10') landscape buffer type "A" along the PUD perimeter property boundary. All landscaping and tree protection shall comply with Chapter 164 of the City of Fruitland Park Land Development Regulations.

Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Fruitland Park Land Development Regulations pertaining to tree removal and replacement.

Section 13. Stormwater Management. Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 14. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other commercial property owners within the City.

Section 15. Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 16. Signage. Owner shall submit a master sign plan as a component of the preliminary plan application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations unless City grants a waiver or variance pursuant to the City's Land Development Regulations. Alternatively, the Owner, in the Owner's discretion, may apply to amend the PUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.

Section 17. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record. Title opinion or certification shall have an effective date of no more than 30 days prior to submittal. A copy of all back up documents referenced in the title opinion or certification must be provided.

Section 18. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 19. Due Diligence.

The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 20. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes*.

Section 21. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 22. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 23. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 24. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 25. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone Anita Geraci-Carver Law Office of Anita Geraci-Carver, P.A. 1560 Bloxam Avenue Clermont, Florida 34711 352-243-2801 Telephone 352-243-2768 Facsimile
As to Owner:	Invco Group, LLC
Copy to:	

Section 26. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 27. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, or the effective date of the annexation of the Property, whichever occurs later, and shall terminate three (3) years thereafter; provided, however, that the term of this Agreement may be extended for up to an additional two (2) years by mutual consent of the City and the Owner, subject to a public hearing.

Section 28. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 29. Severability. If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Developer's Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

Signature pages to follow

IN WITNESS WHEREOF, the Owner and the City have executed this Agreement as of the day and year first above written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Witness Signature

By: _____
Invco Group, LLC

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by [] physical presence or [] online notarization this ____ day of _____ by Invco Group, LLC who is personally known to me or who have produced _____ as identification.

Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

ACCEPTED BY THE CITY OF FRUITLAND PARK

Approved as to form and
Legality for use and reliance
by the City of Fruitland Park

By: _____
Chris Cheshire, Mayor

Date: _____

Anita Geraci-Carver
City Attorney

ATTEST: _____
Gwen Johns
City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by ☒ physical present or ☐ online notarization
this _____ day of _____ by Chris Cheshire, Mayor of the City of Fruitland Park, a Florida
municipal corporation on behalf of the corporation and Gwen Johns, City Clerk of the City of Fruitland
Park, Florida, on behalf of the corporation, who are ☒ personally known to be me or produced
_____ as identification.

Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

The West 174 feet of the South 250.35 feet of the East 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, Less Right of Way on North side for Clay Road.

Less that certain property described as: From the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, run South 0°33'40" West, along the East line of said Section 8, 20.0 feet, to the South right-of-way of a County Road and the Point of Beginning of this description, run thence North 89°40'45" West, along said right-of-way of County Road 150.0 feet, thence South 0033'40" West 313.06 feet, thence South 89°45'00" East 150.0 feet, thence North 0°33'40" East 312.68 feet to the Point of Beginning.

Property 2:

From the N.W. corner of the East 1/4 of the SE 1/4 of the SE 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, run S. 0°33'40" West a distance of 20 feet to the South right of way of a County Road, run S. 0°33'40" West along the West line of the East 1/4 of the SE 1/4 of the SE 1/4 of said Section 8, a distance of 1,306.70 feet to the South line of Section 8; thence run Easterly along the South line of Section 8 a distance of 200 feet to the Point of Beginning; thence run Easterly along the South line of Section 8 128.90 feet to the S.E. corner of said Section 8, thence run Northerly along the East line of Section 8, a distance of 338 feet, thence run N. 89°45'00" West 128.90 feet, thence run S. 0°33'40" West 338 feet to the Point of Beginning.

Together with an easement for ingress and egress on, over and across the following described property: From the N.W. corner of the East 1/4 of the SE 1/4 of the SE 1/4 of Section 8, Township 19 South, way of a County road and the Point of Beginning of this description; run S. 0°33'40" West along the West line of the East 1/4 of the SE 1/4 of the SE 1/4 of said Section 8 a distance of 593.00 feet; thence run S. 89°45'00" East 200 feet, thence run N. 0°33'40" East 25 feet, thence run N. 89°45'00" West 175 feet; thence N. 0°33'40" East to the South right of way of the County Road; thence N. 89°45'45" West 25.0 feet to the Point of Beginning.

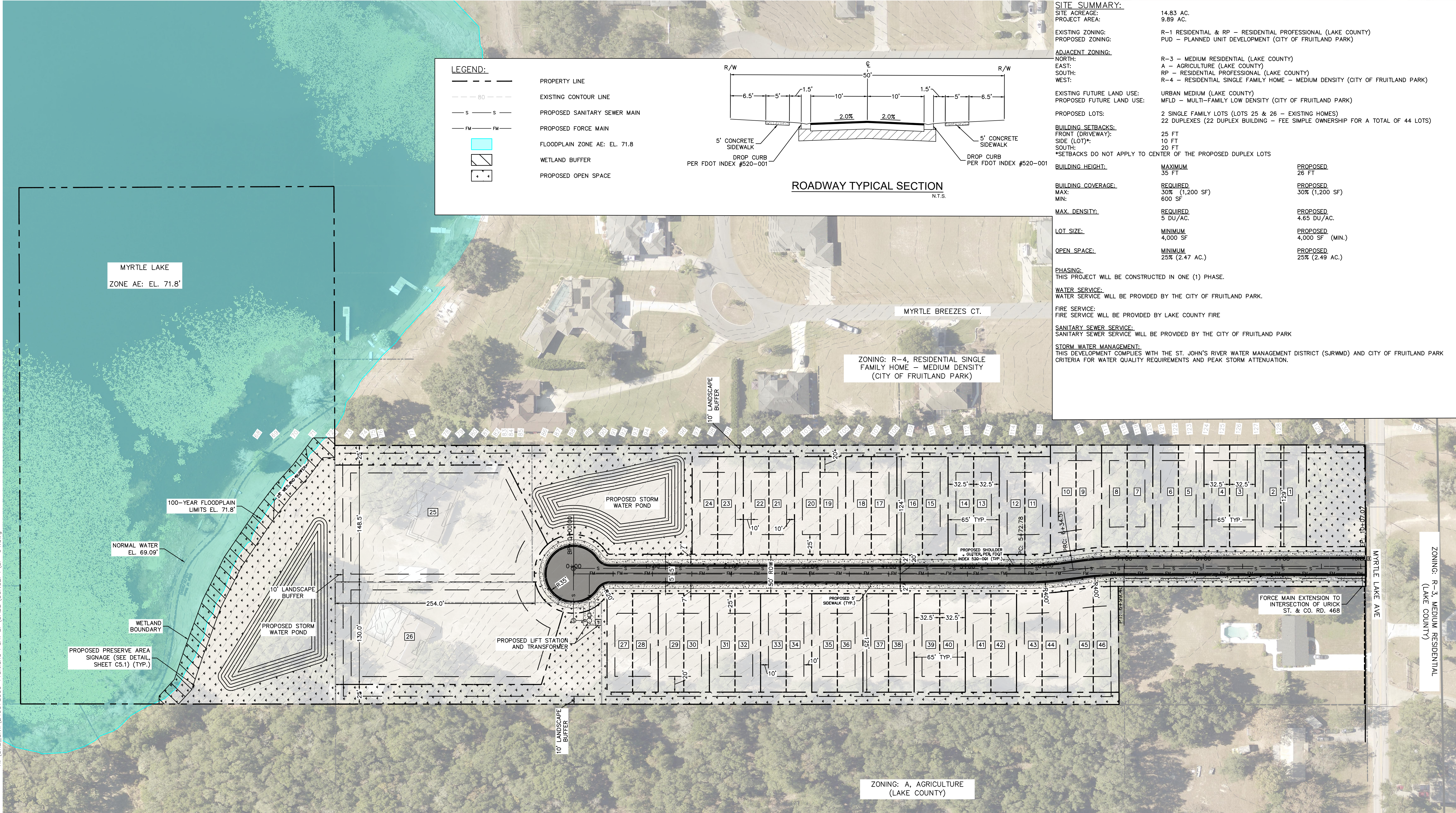
Property 3:

The East 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, Less the South 338 feet of the East 128.90 feet, Less The West 174 feet of the South 250.35, Less Right of Way on North side for Clay Road, Less that certain property described as: From the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, run South 0°33'40" West, along the East line of said Section 8, 20.0 feet, to the South right-of-way of a County Road and the Point of Beginning of this description, run thence North 89°40'45" West, along said right-of-way of County Road 150.0 feet, thence South 0°33'40" West 313.06 feet, thence South 89°45'00" East 150.0 feet, thence North 0°33'40" East 312.68 feet to the Point of Beginning.

Property 4:

The North 400 feet of the East 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 24 East, Lake County, Florida.

EXHIBIT "B"
THE PLAN



Code requirement - Section 157.080 (a)(1)(C):
A minimum of two points of access shall be provided into each subdivision of 25 lots or more. Where adjoining development and Code requirements preclude the development of two public street access points, an unobstructed drivable accessway may be substituted if required by the city manager. Turn lanes may be required for a subdivision of 25 lots or more.

Variance Requested:
Allow a single unobstructed drivable access to the proposed development.

Justification:
The existing parcel only has ±180' of right-of-way frontage, which precludes the development of two public street access points. Due to the parcel shape, the current layout, with a single road running from north to south and homes on either side, is the only viable path to develop this property.

Code requirement - Section 157.080 (a)(1)(F):
Cul-de-sac streets shall not exceed 600 feet in length, unless granted a variance by the city commission pursuant to section 157.110.

Variance Requested:
Allow a cul-de-sac street that is ±1,050 feet long.

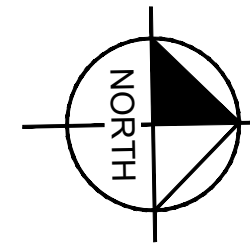
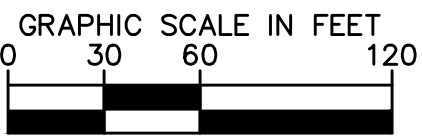
Variance Justification:
The existing parcel only has ±180' of right-of-way frontage. Due to the parcel shape, the current layout, with a single road running from north to south, with a cul-de-sac on the southern end and homes on either side, is the only viable path to develop this property. There are 25' building setbacks required on the proposed development so each lot will have a 25' driveway that could potentially be used as a turn-around in an emergency situation.

FRUITLAND

FRUITLAND, FLORIDA

CONCEPTUAL SKETCH

11/17/2025 - JOSHUA CONRADI (407) 233-3652



Kimley»Horn

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

ITEM TITLE: 1st Reading Ordinance 2025-025 Annexation Vita Serena Approx. 93.35 +/- acres for property general location N. of CR 466A and W. of Micro Racetrack Road: Petitioner: Richard Wohlfarth on behalf of the owner, Joseph C. Burke, Jr. Trust.

MEETING DATE: June 11, 2026

DATE SUBMITTED: May 28, 2026

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

BRIEF NARRATIVE: Applicant is seeking voluntary annexation into the city to receive city services and develop a proposed 344 unit single family subdivision. At full build out, the project is anticipated to have a total of 805 residents (2.34 people per household x 344 units) vice the originally proposed (410 units and a total of 959 residents). Also, the project is proposed to develop in three (3) phases.

Four (4) parcels are being considered for the proposed development, however, one of the properties is already located within city limits (alternate key 1288339). The remaining three (3) parcels are located within "unincorporated" Lake County (alternate keys 3884327, 1288347 and 1288053) and should be considered for annexation. The subject site consisting of 3 "unincorporated" parcels is contiguous and compact to the city limits along the southern property boundary of the main 80.76 acre parcel, eastern and western boundaries of two of the parcels, and therefore is eligible for voluntary annexation.

FUNDS REQUIRED: None

ATTACHMENTS:

Ordinance 2025-025 and maps

RECOMMENDATION:

Consider approval or denial of Ordinance 2025-025

ACTION:

Approve or deny Ordinance 2025-025

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
JANUARY 8, 2026**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida on Thursday, January 8, 2026, at 6:00 p.m.

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

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

Total Attendance: 49

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

After Mayor Cheshire called the meeting to order, an Invocation was given by Chuck Padgett, 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. RECESSED TO LOCAL PLANNING AGENCY at 6:03 p.m. and reconvened the City Commission meeting at 6:10 p.m.

Mayor Cheshire asked Ms. Geraci-Carver to explain changes to the agenda. She stated the items were being rearranged so that one presentation could be made for each project. The applicant for each project will address any questions and comments at one time, and public comments will be made for each project and will apply to all of the related agenda items.

4. CONSENT AGENDA

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

December 11, 2025, Regular City Commission Meeting

A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve the minutes from December 11, 2025, as presented.

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

5. REGULAR AGENDA

(a) Approval of a Site Plan Modification Pertaining to Amenities for the Evolve at Grove Park Project – Petitioner: Evolve Fruitland Park LLC.

Michael Rankin, Interim Community Development Director, explained the request. He stated that as final inspections were conducted, staff noticed a segway from the approved site plan to what is before the City Commission for review. Staff determined that the developer needed to present the site modifications to the City Commission for approval since they were not consistent with the actual plan that was approved in March 2022.

John McDonald, on behalf of Evolve FP, LLC, stated that he originally presented this project, and he promised the City Commission a project packed full of amenities. Noting that this type of project evolves over time, particularly throughout the course of construction, some of the needs that the developer thought they had based on The Villages population were not meeting the needs of the tenants being attracted to the project. Therefore, the developer decided to install a playground in lieu of three of the planned pickleball courts. In addition, an outdoor putting green was added. Those were the first revisions to the approved plans. The second revision was related to sidewalks. Mr. McDonald stated that all buildings were to be placed around a pond which would provide residents with a waterfront view. However, upon their review, the St. Johns River Water Management District (SJRWMD) did not approve the wet retention pond. What was planned to be a pond with sidewalks around it did not come to fruition. There are still sidewalks within the development which provide connectivity around the structures. There were a lot of sidewalks which did not lead to any destination, and the developer believes the current configuration is better than that proposed and approved. The project is finished, and he requested that the City Commission approve the minor changes that were made to the site plan.

Mr. McDonald noted that the Attorney and Civil Engineer for the project were present to answer any questions.

Vice Mayor DeGrave asked when the developer planned to discuss with the City Commission their decision to modify the approved plan, noting that such changes typically require a hydraulic review to ensure the revisions will function as intended. He asked if City staff had seen that review. Mr. McDonald stated they had been collaborating with staff on all of the changes. He added that SJRWMD has complete say over the final design and any changes have been submitted to the city. He said any changes related to water or other utilities have been submitted to the city for review and approval. He said the developer had to completely redesign the engineering of the pond from a wet pond to a dry pond. He also said that removing pickleball courts and replacing them with a playground should have been a conversation with staff. Anything related to utilities was put in front of the city for approval. Vice Mayor DeGrave asked if all of the amenities were included in the Master Development Agreement (MDA). Ms. Geraci Carver said the amenities are not typically

specified in the MDA unless there is something specific that the Commission requests. The site plan is usually detailed out, and the Commission has an opportunity to comment on them. He showed illustrations of the final project and amenities. He showed the original version of "amenity island" and the current version and stated that he feels the final project being delivered is better than what had been proposed. He said open space is sought after by tenants. He also noted there are still opportunities to meander around and behind the buildings.

Vice Mayor DeGrave thought it was interesting that Mr. McDonald called the project "enhanced." He struggled with the changes being made and forgiveness being asked for after the fact. He pointed out that the word "enhanced" is subjective.

Commissioner Cosenza referred to the retention pond, asking if that area would be enhanced. Mr. McDonald said the area would be sodded, even though it will hold water during the rainy season, approximately two months. He said it is going to be a challenge for the developer to maintain the dry pond. Commissioner Cosenza questioned the placement of grass that would continually die.

Mayor Cheshire asked why SJRWMD did not approve the wet pond. Mr. McDonald responded that it had a lot to do with the soils and the water table.

Mr. Rankin noted that staff was aware of the SJRWMD review, and if any comments are given, they are duly noted. This project has been a struggle because Mr. Rankin said he is the one who requested this come back to the commission because it was supposed to be a retention pond that retains water, to a detention pond that detains water. As Mr. McDonald mentioned, the area will have moisture sometimes, but not all the time. Mr. Rankin believed that the SJRWMD turned this down because of the condition of the soil and permeation.

Mayor Cheshire asked when the SJRWMD denied the plan. Mr. McDonald responded that it was after the City Commission saw the site plan but before the buildings were constructed. Mayor Cheshire asked what would have happened if the city commission had known about this, noting that now there is an eyesore even though the apartments and amenities are beautiful.

Vice Mayor DeGrave stated that he specifically asked if the quality of the development shown in the illustrations during the review process was what would actually be constructed, and he was assured that it would be.

Mayor Cheshire commented that he was okay with the playground but would have liked to have known about the dry pond before this point in the process.

Mayor Cheshire asked about safety issues with the pond now being a dry hole in the ground that will collect water during rainy season. Mr. McDonald said the water would not be deep; it would be anticipated to be no more than approximately 6 inches.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the Site Plan Modification Pertaining to Amenities for the Evolve at Grove Park Project.

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

- (b) Approval of a Request for Release of Performance Bond by Halff, Inc., Engineer for the Development of Arbor Park Phase I, on behalf of the Owner, Garden Street Communities.**

Vice Mayor DeGrave asked if the City should retain a higher percentage for the streets. Mr. Rankin said a maximum of 115% was requested, but it would depend on the market. He added his level of comfort was that the expense should be covered. His opinion was based on his involvement with projects in other Cities for bond release where the expense had been covered.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to Approve the Request for Release of Performance Bond by Halff, Inc., Engineer for the Development of Arbor Park Phase I, on behalf of the Owner, Garden Street Communities.

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

- (c) Resolution 2026-001, Budget Amendment to Appropriate ARPA Interest for the Purchase of Land to Construct a Water Treatment Plant.**

Ms. Geraci-Carver read Resolution 2026-001, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PURSUANT TO SECTION 6.07 OF THE CITY CHARTER AMENDING THE 2025-2026 FISCAL YEAR BUDGET BY INCREASING EXPENDITURES IN THE UTILITY FUND BUDGET TO FUND THE PURCHASE OF REAL PROPERTY FOR THE NEW WATER TREATMENT PLANT AND DECREASING THE ARPA INTEREST EARNINGS RESERVE FUND BY THE SAME AMOUNT; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Resolution 2026-001, as presented.

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

- (d) Resolution 2026-002, Approval of a Professional Services Agreement with Halff Associates, Inc. to Perform a Drinking Water Facilities Plan and Budget Amendment to Fund the Plan.**

Ms. Geraci-Carver read Resolution 2026-002, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING PROFESSIONAL SERVICES PROPOSAL DATED DECEMBER 19, 2025, FROM HALFF AND ASSOCIATES, INC. TO DEVELOP A DRINKING WATER FACILITIES PLAN; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; PURSUANT TO SEC. 6.07 OF THE CITY CHARTER APPROVING AN AMENDMENT TO THE 2025-2026 FISCAL YEAR BUDGET TO FUND DEVELOPMENT OF THE PLAN BY INCREASING EXPENDITURES IN THE ENGINEERING FEES FUND AND DECREASING THE ARPA INTEREST EARNINGS RESERVE FUND BY THE SAME AMOUNT; PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave asked Ms. Manila about using the ARPA money for the Public Safety Building. He asked if by shifting both this one and the land acquisition, if any funding for the Public Safety Building would be jeopardized. Ms. Manila said no.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Resolution 2026-002, as presented.

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

(e) Resolution 2026-003, Approving a Negotiated Engineering Contract for the Wastewater and Reclaimed Water Treatment Plants.

Ms. Geraci-Carver read Resolution 2026-003, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING AN AGREEMENT FOR ENGINEERING SERVICES RELATED TO CONSTRUCTION OF A NEW WASTEWATER TREATMENT PLANT AND RECLAIMED WATER TREATMENT PLANT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver advised the City Commission that much of the agreement had been negotiated, and there were a few proposed changes from Halff that had been discussed with Halff and the City Manager. She stated the changes were not substantive and suggested that approval of the resolution include allowance for the City Manager to make necessary changes based on the review and comments.

Vice Mayor DeGrave asked if this approval would serve as authorization to begin the entire project. Ms. Manila noted she would be asking the Commission for direction on getting started with the design. She asked Mr. Ern to discuss the funding needed to get started on the 30% design.

Rob Ern, Halff Associates, stated that a task order page was provided in the agenda packet and it shows the first phase will be the facilities plan which is necessary for the submission for funding. The second phase will be preliminary design, approximately 30% design, which is the level that can be submitted to the Florida Department of Environmental Protection (FDEP). The rest will be the final design of the project. The next meeting for state revolving fund money will be in August, however, waiting until then to start would significantly slow the project. Mr. Ern suggested that impact fees should be available and could be used for the 30% design. He was fairly confident that 30-50% of the plant would be paid for through grant funding. He then discussed other grant opportunities in which the city could participate.

Vice Mayor DeGrave asked if any of the preliminary work would be reimbursable. He said some of this has to be done before submitting for grant funding. Mr. Ern responded that everything done during final design would be reimbursable; but the first \$400,000 - \$450,000 would be applied to the first preliminary design, which would not be reimbursable. He also stated that some of the other grant programs require a match, and if money is spent out of pocket and not reimbursed, it will count toward the required match. Ms. Manila said there are impact fee funds available to start the project.

A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution 2026-003, to include an allowance for the City Manager to make necessary changes based on the review and comments.

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

(f) Resolution 2025-089, Approval of a Site Plan / Development Order Extension for the Blue Penguin Car Wash.

Ms. Geraci-Carver read Resolution 2025-089, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING AN EXTENSION OF THE APPROVED MAJOR SITE PLAN ALLOWING FOR CONSTRUCTION OF A CAR WASH INCLUSIVE OF PARKING, STORMWATER MANAGEMENT, AND IRRIGATED LANDSCAPING ON VACANT PROPERTY LOCATED ON SOUTH DIXIE AVENUE AND U.S. HIGHWAY 27 NORTHWEST OF DR. MARTIN LUTHER KING BOULEVARD; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER AND INTERIM COMMUNITY DEVELOPMENT DIRECTOR TO ISSUE A DEVELOPMENT ORDER EXTENDING THE APPROVED MAJOR SITE PLAN UNTIL AUGUST 10, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave asked if this property was for sale and Mr. Rankin said no, and that the plan is to construct a car wash. He noted the site plan had been approved. In addition, a variance was approved for landscaping due to transmission lines on the property. Vice Mayor DeGrave asked if the site plan extended MDA would travel with the site and Ms. Geraci-

Carver said yes, although it would not necessarily require them to build a car wash. This would go with the new owner if they wanted to build a car wash.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Resolution 2025-089, as presented.

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

(g) Resolution 2025-090, Authorization to Purchase License Plate Readers (FLOCK Cameras) using a Florida Department of Law Enforcement Equipment Grant.

Ms. Geraci-Carver read Resolution 2025-090, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING EXPENDITURE OF \$18,250.00 FOR 5 FLOCK LICENSE PLATE READER CAMERAS, AND IMPLEMENTATION FEE AND ANNUAL SUBSCRIPTION FEE FOR THE FIRST YEAR; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT BETWEEN THE CITY AND FLOCK GROUP, INC.; PROVIDING FOR AN EFFECTIVE DATE.

Interim Police Chief Rains discussed the LPRs and stated they are not used for writing or issuing citations or enforcement of traffic violations. He provided some statistics.

Sargeant Anthony Buehler explained how the FLOCK camera network works.

A question-and-answer period ensued about details of how the FLOCK cameras would be used by the Fruitland Park Police Department. There was also discussion about the cost for the equipment, software and maintenance. Ms. Geraci-Carver clarified the termination options included in the contract to be used in the event the city chooses not to budget for the cameras in the future.

A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve Resolution 2025-090, as presented.

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

7. PUBLIC HEARING

(a) First Reading of Ordinance 2025-023, Designating Administrator for the Approval of Final Plats.

Ms. Geraci-Carver read Ordinance 2025-023, by title only.

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING SECTION 157.060(D)(20, 28, AND 29) AND SECTION 157.060 (E) AND (F) OF

THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE DESIGNATING AN ADMINISTRATIVE AUTHORITY TO RECEIVE, REVIEW, AND PROCESS A PLAT OR REPLAT SUBMITTAL, AND DESIGNATING AN ADMINISTRATIVE OFFICIAL TO APPROVE, APPROVE WITH CONDITIONS OR DENY A PLAT OR REPLAT, AS REQUIRED BY CHAPTER 2025-164, LAWS OF FLORIDA; REVISING CERTIFICATIONS ON THE FINAL PLAT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver explained the request being approved by this ordinance. She said preliminary plats will be presented to the City Commission.

A motion was made by Commissioner Williams and seconded by Commissioner Cosenza to approve the first reading of Ordinance 2025-023, as presented.

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

- (b) First Reading of Ordinance 2025-025, Annexation of Approximately 93.74± Acres Generally Located North of CR 466A and West of Micro Racetrack Road, Vita Serena, for Applicant Richard Wohlfarth on behalf of Joseph C. Burke, Jr., Owner.**

Ms. Geraci-Carver read Ordinance 2025-025, by title only.

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 93.74± ACRES OF LAND GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; 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 SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

Logan Opsahl, Attorney with the Lowndes firm, 215 N Eola Drive, presented the Vita Serena project, which consists of 93± acres on the Lake and Sumter County line. He stated that the plan had been revised since the Planning and Zoning Board meeting. He noted some of the comments and concerns were addressed in the revised site plan. He stated this particular project has been referred to as a multi-generational project and discussed the compatibility of the development while noting that the property is against the county line, which provides some unique circumstances. Mr. Opsahl discussed the two proposed access points and the significant infrastructure and in-road networks in the area. An Aerial photograph was provided to illustrate where the AdventHealth

hospital would be developed, an existing shopping center and part of The Villages development. The site is currently a pasture, high and dry, without a lot of trees other than along the property lines. He introduced the project team, available to answer any questions.

Mr. Opsahl said the number of units had been reduced from 410 to 344 in the revised plan. The lots that were 35' x 120' had been eliminated. He discussed connectivity of the development to Micro Racetrack Road with an upgraded entrance and addition of a roundabout. He stated the community would have ample amenities and discussed the community vision, explaining real world considerations for a project like this.

Vice Mayor DeGrave asked if developer had secured property for the roundabout and Mr. Opsahl said the developer would provide all right of way for the roundabout. Vice Mayor DeGrave asked about the stormwater retention ponds to the far west, noting they were underneath the power lines. Mr. Opsahl responded the retention ponds would be dry and they would not be located under power lines or on any power company rights-of-way.

Andon Calhoun, Oviedo, Florida, said the stormwater ponds would be located to the west of the transmission ponds and would be dry. Vice Mayor DeGrave asked about communications with Lake County, and Mr. Calhoun said there had been and would be ongoing communication with Lake County. A traffic signal would be installed at 466A, and the developers will share costs with Lake County for the signalization device and road improvements. He noted there is a tri-party agreement that includes Advent Health, Lake County and the developer. Vice Mayor DeGrave asked if provisions had been made to allow for four lanes in the roundabout, if needed. Mr. Wohlfarth said yes, the roundabout is flexible and a fourth lane to the east could be added once deemed necessary.

Vice Mayor DeGrave did not support 40' lots, and he noted the City's Land Development Regulations are being modified to allow 50' lots.

Commissioner Williams asked how the school district would accommodate additional students. Mr. Opsahl said a full concurrency review had been done with Lake County Schools, and a mitigation agreement is in place to allow for a grant and school impact fees to go toward construction of a new school as needed. The county has approved that agreement.

Mayor Cheshire asked for an explanation of the traffic along CR466A and Micro Racetrack Road, and whether Lake County had approved the roundabout. Mr. Opsahl responded that design was part of ongoing conversations with the county. Mr. Wohlfarth added the traffic impact analysis has been completed, and the roundabout design came from the County to the developer. Traffic study currently shows level of service "D" on Micro Racetrack Road, but it is currently operating at a "C" level in the segment up to Lake Ella. The original request was 8 units per acre. Currently, the property is zoned agricultural and commercial. Mayor Cheshire expressed concern with the traffic.

Public Comments

Jeffrey Ahern, 278 Alberia Street, shared his concerns about the proposed project.

Catherine Stanford, 35824 Micro Racetrack Road, property owner on Emery Lane, a crossroad to Micro Racetrack Road, stated her opposition to the proposed project and discussed her concerns.

Maurice Allen, raised on Micro Racetrack Road, asked about the roundabout and expressed concern about traffic issues.

Annie White, 356119 Racetrack Road, shared current real estate data from a local newspaper.

Bart Ritota, 2619 Dartford Terrace, and adjacent to proposed plan, spoke about the global housing crisis and expressed his concerns about the proposed project.

Peter Nolan, 257 Ellington Run, discussed his concerns about the proposed project.

Sue Nolan, 257 Ellington Run, discussed her concerns about schools, as related to the proposed project. She also expressed concerns about power lines in the area.

Mitchell Langley, 101 S Valley Road, spoke in support of the proposed project.

Dan Knaul, 2577 Dartford Terrace, expressed concerns about the proposed project. He felt the dry ponds would be ugly.

Debra Fromhart, 268 Rhapsody Path, expressed concerns about the proposed project and whether gopher turtles would be properly relocated.

Vice Mayor DeGrave asked Mr. Opsahl if the developer had considered larger-sized lots. Mr. Opsahl said the number of 50' lots had been increased. Vice Mayor DeGrave asked if everything that isn't a 50' lot could be eliminated and Mr. Opsahl said that would not be a viable option.

Mr. Opsahl responded to questions and comments made by public.

Commissioner Raysin stated that he felt torn because he could understand both sides.

Vice Mayor DeGrave thought that too much was being squeezed on the property, and that the project would not be a good neighbor to the surrounding areas. He suggested the developer further consider and address the topics discussed. He supported the annexation but would not vote for the 2nd reading without significant modifications to the proposed plan. He felt the developer was moving in the right direction, but that there was still room for improvement.

Commissioner Williams agreed with Vice Mayor DeGrave. She acknowledged the need for housing to serve a younger population with smaller budgets, and she understood the benefits to annexing this property into the city. However, a lot of issues were bound up here, and she, too, thought that 40' lots were questionable but thought there was opportunity to make some positive changes.

A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to DENY the First Reading of Ordinance 2025-025, as presented.

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

- (c) **First Reading of Ordinance 2025-026, Approval of a Large-Scale Comprehensive Plan Amendment for Property Located North of CR 466A and West of Micro Racetrack Road, Vita Serena, for Applicant Richard Wohlfarth on behalf of Joseph C. Burke, Jr., Owner.**

Ms. Geraci-Carver read Ordinance 2025-026, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TO CITY MULTI-FAMILY LOW DENSITY ON 95.44 ± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; 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 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver stated that ordinances require two readings, and this item could move forward with changes at the time of the second reading. A vote not to transmit at this time would require re-application. She also stated that the ordinance had been read based on the application that was submitted, but the developer has stated that they are requesting something less than initially requested.

See all related discussion under Item 7b, Vita Serena Annexation.

A motion was made by Vice mayor DeGrave and seconded by Commissioner Williams to DENY the First Reading of Ordinance 2025-026, as presented.

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

- (d) **First Reading of Ordinance 2025-027, Approval of a Rezoning 95.35± Acres of Property from Lake County Agriculture and City of Fruitland Park General Commercial (C-2) to City of Fruitland Park Planned Unit Development (PUD) for Property Located North of CR 466A and West of Micro Racetrack Road, Vita Serena, for Applicant Richard Wohlfarth on behalf of Joseph C. Burke, Jr., Owner.**

Ms. Geraci-Carver read Ordinance 2025-027, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 95.35± ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE AND CITY OF FRUITLAND PARK GENERAL COMMERCIAL (C-2) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver recommended the City Commission table this item.

See all related discussion under Item 7b, Vita Serena Annexation.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to TABLE the First Reading of Ordinance 2025-027, as presented.

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

- (e) **First Reading of Ordinance 2025-029, Small Scale Comprehensive Plan Amendment – Enclave at Lake Geneva Parcels G & H for approximately 0.611 ± Acres Located Generally West of U.S. Highway 27/441 South of Lake Ella Road. Petitioner: Fruitland Park Development VI, LLC - Richard Wohlfarth, on behalf of the owner, Fruitland Lake Ella LLC.**

Ms. Geraci-Carver read Ordinance 2025-029, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3187, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM CITY OF FRUITLAND PARK COMMERCIAL TO CITY OF FRUITLAND PARK MIXED COMMUNITY FOR 0.611 ± ACRES OF PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27/41 SOUTH OF LAKE ELLA ROAD; 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 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Rankin provided an explanation of the request.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the First Reading of Ordinance 2025-029, as presented.

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

- (f) First Reading of Ordinance 2025-030, rezoning to MPUD – Enclave at Lake Geneva Parcels G & H for 45.31 ± Acres Generally Located Between Lake Ella Road and South to Spring Lake Road. Petitioner: Fruitland Park Development VI, LLC – Richard Wohlfarth, on behalf of the owner, Fruitland Lake Ella, LLC.**

Ms. Geraci-Carver read Ordinance 2025-030, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 45.31 ± ACRES OF PROPERTY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA TO THE CITY OF FRUITLAND PARK DESIGNATION OF MPUD, MIXED PLANNED UNIT DEVELOPMENT WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK FOR THE PROPERTY BEING REZONED; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave said the map that was provided had not been helpful. He asked Mr. Rankin if the property was being filled with 40' lots. Ms. Geraci-Carver said the MPUD Ordinance sets forth the lot sizes on page 3, and they are 40' and 50' lots. Vice Mayor DeGrave's stated that his previous comments regarding small lots and small houses with small setbacks, narrow side setbacks and little garages still apply. Mr. Opsahl noted this one is quite different than the last project in that it is Enclave at Lake Geneva Parcels G & H. This was originally going to come to the City Commission as an amendment to the existing enclave PUD. This is consistent with the other Enclave projects.

Rick Wohlfarth explained the project being added to the existing Enclave. Parcels A1 – F, which have been preapproved, and the site is totally cleared and almost completely filled. The 45 acres illustrated in blue are being added and about 15 of the eastern side

acres are commercial with a commercial proposed project. As part of that project, parcel "H" represents the commercial section.

Maurice Allen asked about the cemetery in that area to which Mr. Wohlfarth stated it was a nonissue as the developer had elected to put lines on the east side.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the First Reading of Ordinance 2025-030, as presented.

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

- (g) Resolution 2025-056, Approval of a Variance to Allow an Increase in Total Sign Square Footage for Monument Signs, Applicant: Advent Health.**

Ms. Geraci-Carver read Resolution 2025-056, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR) SECTION 163.070(c)(1)(ii, vi AND xvi) TO ALLOW MORE THAN THREE FREESTANDING MONUMENT SIGNS, TO ALLOW SIGNS GREATER THAN TEN FEET IN HEIGHT ALONG CR 466A, TO INCREASE THE TOTAL SQUARE FOOTAGE OF SIGNAGE ALLOWED TO GREATER THAN ONE HUNDRED SQUARE FEET, AND TO ALLOW A BEACON SIGN THAT IS ILLUMINATED, ALL WITHIN THE ADVENT HEALTH OFF-SITE EMERGENCY DEPARTMENT SITE LOCATED AT 201 CR466A; PROVIDING FOR AN EXPIRATION DATE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

Addie Mentry, 13266 Byrd Drive, Odessa Florida, and the applicant from Creative Sign Designs. On behalf of AdventHealth, Ms. Mentry presented the request for a sign variance.

A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Resolution 2025-056, as presented.

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

END OF PUBLIC HEARING

8. QUASI-JUDICIAL PUBLIC HEARING

END OF QUASI-JUDICIAL PUBLIC HEARING

9. (a) City Manager

Ms. Manila asked Interim Police Chief Rains to provide a brief statement about reimplementation of the Reserve Officer Program. Chief Rains stated he would like to move forward with the reserve officer program, making it solely based on volunteers. He said funding had been allocated to cover compensation for reserve officers working above their

Twelve required volunteer hours per month. He said the money in the budget would be used to provide some type of stipend.

Vice Mayor DeGrave stated that relying on volunteers may not be the best option if a reserve unit is needed. Ms. Manila agreed the concern was valid and explained that Chief Rains would first attempt to operate a volunteer reserve program; if it proved ineffective, staff would anticipate requesting budgetary funding for part-time officers during the upcoming budget process.

(b) City Attorney

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

11. UNFINISHED BUSINESS

There was no unfinished business.

12. PUBLIC COMMENTS

Gerald Katz, 3224 Delk Drive, was on his way to Publix at 5:30 and decided to see how his city works, noting that he would be attending City Commission meetings on a regular basis. He praised Police Officer John Simone for his response and how he managed the situation when his wife passed away recently.

Mitchell Langley, 101 S Valley Road, praised Interim Police Chief Rains and city staff for their response to an incident that happened on January 7, 2026.

13. 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.

14. MAYOR'S COMMENTS

Mayor Cheshire announced the following important dates:

Monday, January 19th

City Offices Closed in Observance of
Martin Luther King Jr. Holiday

Thursday, January 22nd

City Commission Meeting 6:00 p.m.

Thursday, February 5th

AARP Tax Aide Kickoff at Library

Friday, February 7th

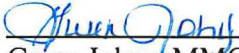
5K Love Run 8:00 a.m.

Friday, February 13th

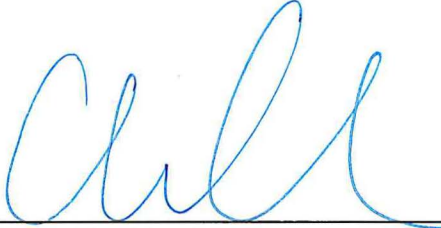
Progressive Dinner & Comedy Night

15. ADJOURNMENT

The meeting adjourned at 9:03 p.m.



Gwen Johns, MMC, City Clerk



Chris Cheshire, Mayor

ORDINANCE 2025- 025

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 93.73 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; 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 SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Richard Wohlfarth, as Applicant, on behalf of Joseph C. Burke, Jr., Owner, requesting that approximately 93.73 ± acres of real property generally located north of CR 466A and west of Micro Racetrack Road (the "Property") be annexed to and made a part of the City of Fruitland Park; and

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

WHEREAS, the Property is contiguous to the City limits and is reasonably compact.

WHEREAS, the City Commission has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

WHEREAS, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

WHEREAS, all other procedural and notice requirements mandated by State law and the City's Code of Ordinances have been followed and satisfied; and

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fruitland Park, Florida, as follows:

Section 1.

The following described property consisting of approximately 93.73 acres of land generally located north of CR 466A and west of Micro Racetrack Road, contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION: See "Exhibit A"

Parcel Alternate Key No. 1288339, 1288347, and 3884327

Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Department of State of Florida within seven (7) days after its passage on second and final reading.

Section 3. 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. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the property annexed in the City Comprehensive Plan.

Section 5. Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the City of Fruitland Park and shall be entitled to the same privileges and benefits as other parts of the City of Fruitland Park upon the effective date of the annexation.

Section 6. 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 7. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park in accordance with law.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2025.

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 Raysin	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
VACANT	

Passed First Reading _____
Passed Second Reading _____
(SEAL)



Timothy Morris
County Commissioner, District 5

May 19, 2026

Mayor Chris Cheshire
City of Fruitland Park
506 West Berkman St.
Fruitland Park, FL 34731

RE: Annexation of Vita Serena (AK #1288347, 3884327, 1288053, and 128839)

Dear Mayor Cheshire:

On behalf of the Board of County Commissioners, I am reaching out to you regarding the continued concerns associated with the annexation of the above-mentioned properties. Previously, the County received Notice of Annexation on October 27, 2025, and the property consisted of approximately 94.67 +/- acres of land, generally located north of C.R. 466A, west of Micro Racetrack Road, in unincorporated Fruitland Park and identified as Alternate Keys 1288347, 3884327, and 1288053, proposed to develop as villa duplex units in accordance with the regulations of Fruitland Park. The current Notice of Annexation includes 95.30 +/- acres of land and encompasses Alternate Keys 1288347, 3884327, 1288053, and 1288339. The application proposed to develop a villa duplex community with a total of 344 units at a gross density of 3.61 units per acre.

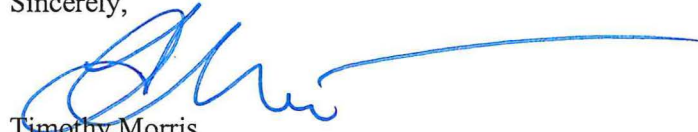
The Lake County Comprehensive Plan designates this property as Rural with a maximum density of 1 dwelling unit per 5 net acres and a minimum 35% open space requirement. The intent of the Rural Future Land Use Category is to protect rural lifestyles represented by single family homes on large lots and to accommodate agricultural pursuits. Further, the County's Comprehensive Plan has identified this area as one where rural character and agricultural potential shall be preserved and enhanced and environmental qualities shall be protected by limiting density and intensity. An aerial is attached for reference.

Under the Rural Future Land Use Category, at 95 acres and 1 unit per 5 net acres, the maximum density allowed on these parcels would be approximately 19 residential units. Under the proposed Multi-Family Low Density City Category, if annexed, the developer is seeking a density of 3.61 units per 1 acre which would result in approximately 344 units with an open space requirement of only 25%. This type of density would be a significant change in the character of the area. Therefore, the County objects to the annexation and ultimate development of this property at urban densities in an area that the County intends to protect rural and agricultural lifestyles. Approval of the annexation and proposed development plan will negatively impact existing infrastructure and public services, potentially leading to a decrease in the quality of life for current residents.

P.O. Box 7800 • 315 W. Main St., Suite 316 • Tavares, FL 32778-7800
P 352-343-9850 • F 352-343-9495

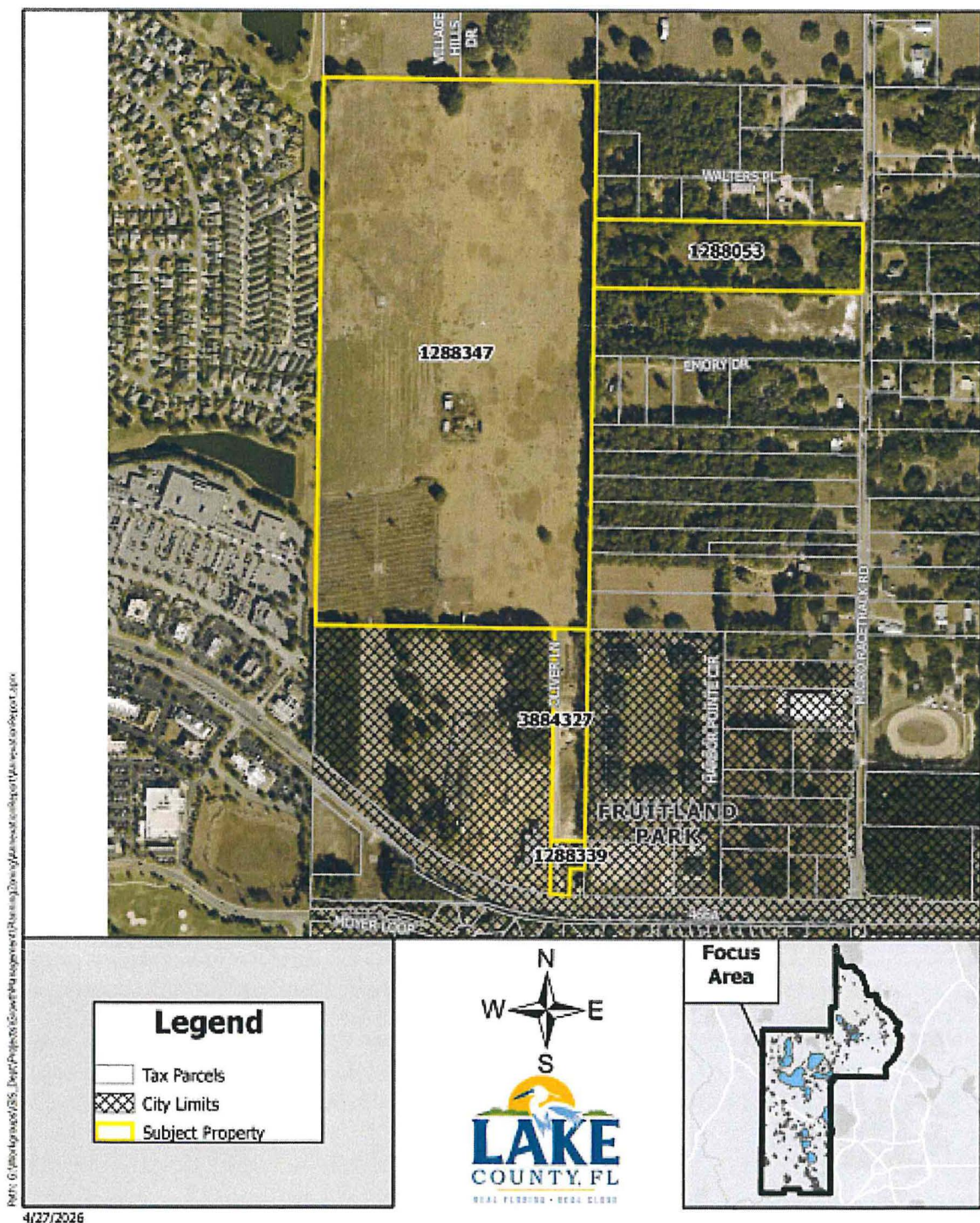
I look forward to working with the City of Fruitland Park to make Lake County the best it can be. Please let me know if you have any questions or need any additional information.

Sincerely,

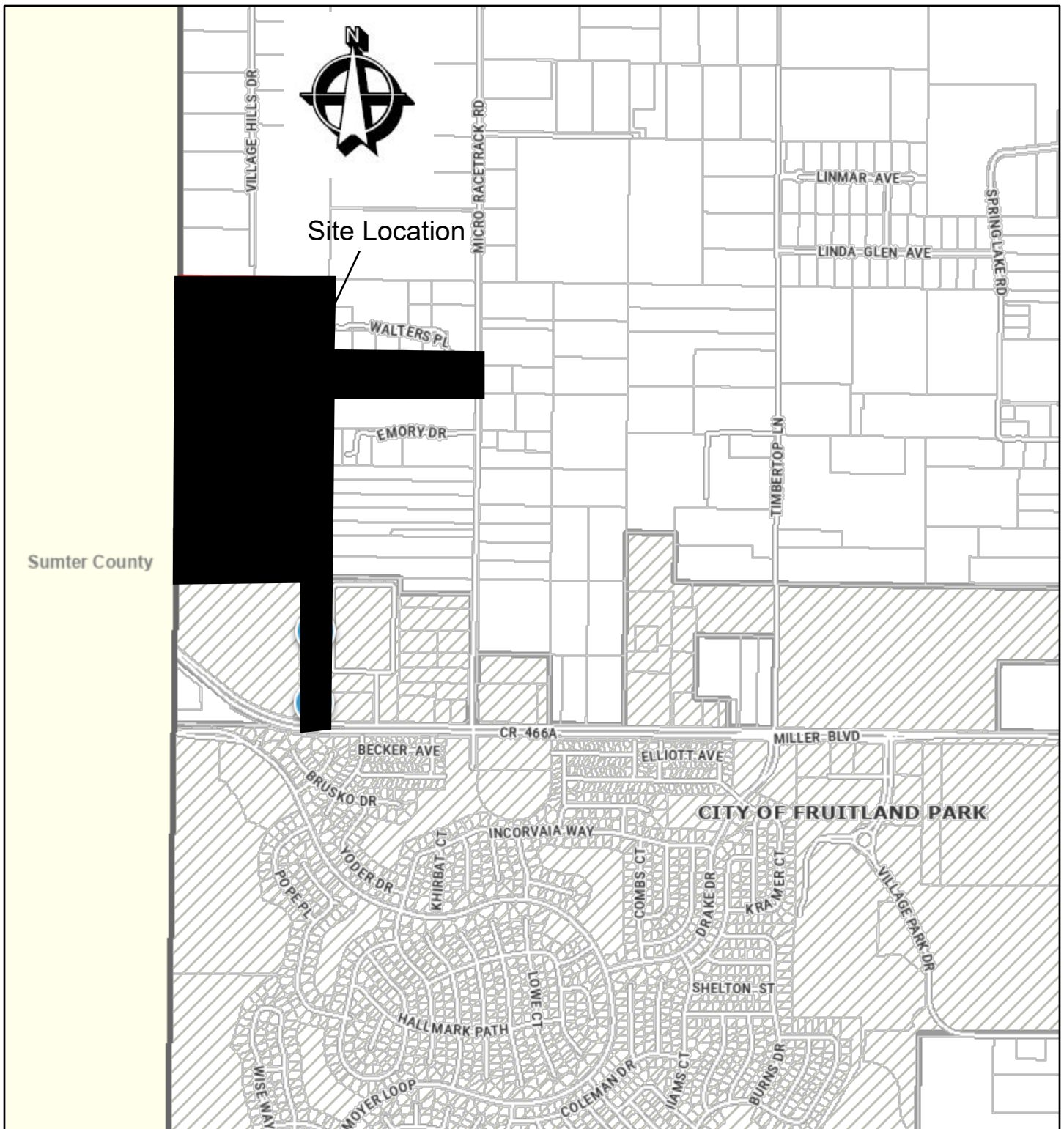


Timothy Morris
Commissioner – District 5

cc: Board of County Commissioners {via email only}
County Manager {via email only}
County Attorney {via email only}



Map Location (VS)



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

ITEM TITLE:	1st Reading Ordinance 2025-026 Vita Serena-Large Scale Comp Plan Amendment of approx. 95.35 +/- acres generally located N. of CR 466A and W. of Micro Racetrack Road, Petitioner: Richard Wohlfarth on behalf of the owner, Joseph C. Burke Jr. Life Estate
MEETING DATE:	June 11, 2026
DATE SUBMITTED:	May 28, 2026
SUBMITTED BY:	City Attorney/ City Manager/ Community Development Director
BRIEF NARRATIVE:	Applicant is seeking voluntary annexation, a large-scale comprehensive plan amendment and rezoning into the city to receive city services and develop a proposed 344 lot subdivision. The existing future land use is Lake County Rural and City Commercial. The proposed future land use is Single Family Medium Density at 4 units/acre. This is the second submission as the 1st reading of the initial submission was tabled.
FUNDS REQUIRED:	None
ATTACHMENTS:	Ordinance 2025-026 and maps
RECOMMENDATION:	Consider approval or denial of Ordinance 2025-026
ACTION:	Approve or deny Ordinance 2025-026

ORDINANCE 2025-026

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TO CITY OF FRUITLAND PARK SINGLE FAMILY MEDIUM DENSITY ON 95.35 +/- ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; 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 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Richard Wohlfarth, applicant on behalf of Joseph C. Burke, Jr. as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Single Family Medium Density" under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed large scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Special Master of the City of Fruitland Park, serving in the capacity as local planning agency and planning and zoning board, reviewed the proposed amendment to the Comprehensive Plan and has made recommendations to the City Commission of the City of Fruitland Park; and

WHEREAS, the ordinance has been advertised as required by law for two public hearings with the first public hearing occurring at least 7 days after the first advertisement was published and the second public hearing for adoption of this ordinance occurring at least 5 days after the day of the second advertisement; and

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

Section 1: The following described property consisting of approximately 94.35 ± acres generally located north of CR 466A and west of Micro Racetrack Road as described and depicted as set forth on **Exhibit "A"** shall be assigned a land use designation of Single Family Medium Density under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as **Exhibit "B"** and incorporated herein by reference.

Section 2: A copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Fruitland Park as a matter of permanent record of the City, matters and contents therein are made a part of this ordinance by reference as fully and

completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3. Transmittal.

After the first public hearing, a copy hereof shall be transmitted to the Department of Commerce, the East Central Florida Regional Planning Council, the water management district, the Department of Environmental Protection, the Department of State, the Florida Department of Transportation, the Fish and Wildlife Conservation Commission, the Department of Agriculture and Consumer Services, the Department of Education, Lake County, and any other unit of local government or governmental agency in the State of Florida that has filed a written request with the Clerk of the City of Fruitland Park, Florida.

Section 4: Direction to the City Manager.

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3184 and F.S. 163.3184(11).

Section 5: 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 6: Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7: 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 8. Adoption

After adoption, a copy hereof shall be forwarded to the Department of Commerce.

Section 9: This Ordinance shall become effective 31 days after its adoption by the City Commission. If this Ordinance is challenged within 30 days after its adoption, it may not become effective until the state land planning agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is in compliance. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

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

Chris Cheshire, Mayor

City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen 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 Raysin	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
VACANT	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)

Passed First Reading _____

Passed Second Reading _____

(SEAL)

EXHIBIT A

DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: **1288347 (Unincorporated Lake County)**

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 2: **3884327 (Unincorporated Lake County)**

THE EAST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING NORTH OF CR 466A, LESS AND EXCEPT THE SOUTH 300 FEET THEREOF, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

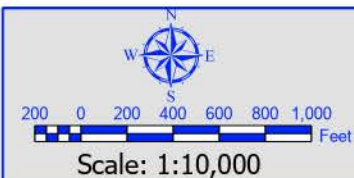
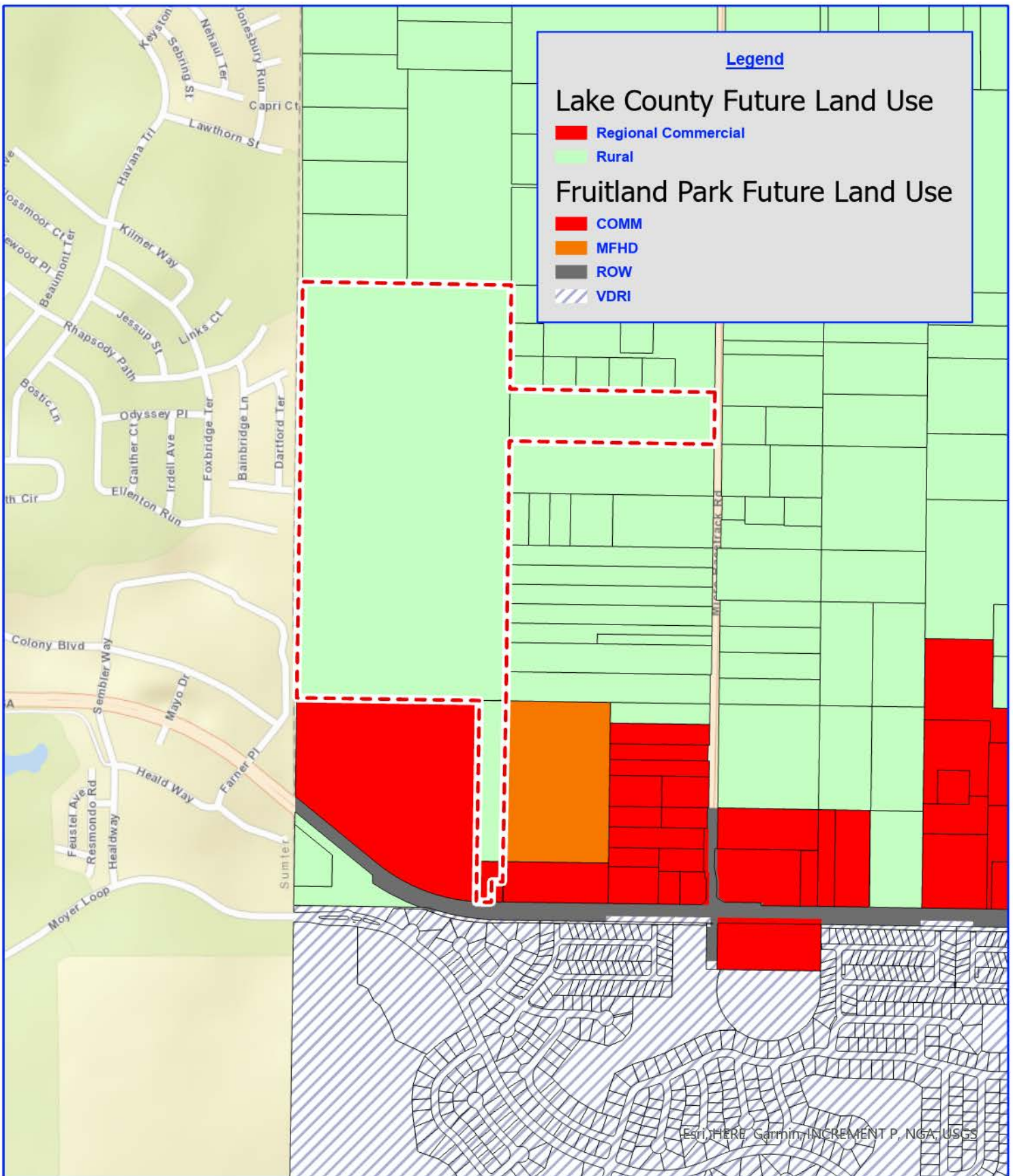
PARCEL 3: **1288339 (Not Applicable for Annexation); Fruitland Park**

THE SOUTH 300 FEET OF THE EAST 165 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LESS AND EXCEPT THAT PORTION CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 556, PAGE 205, AND LESS THE RIGHT OF WAY FOR STATE ROAD 466-A, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 4: **1288053 (Unincorporated Lake County)**

THE NORTH 1 /2 OF THE SOUTH 1 /2 OF THE NORTHEAST 1 /4 OF THE NORTHWEST 1 /4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

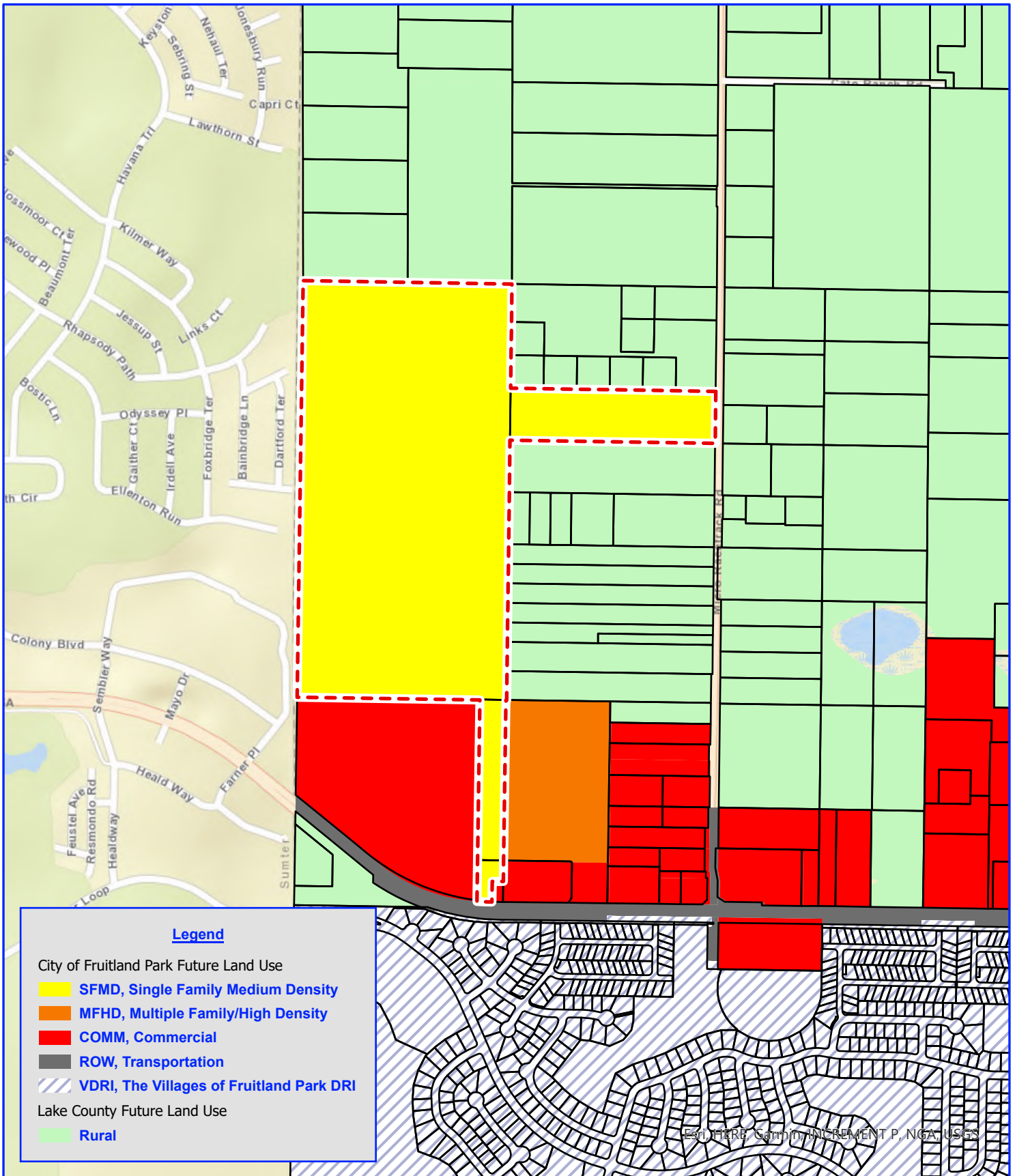
EXHIBIT B



Vita Serena **Fruitland Park, Florida** **Existing Future Land Use Map**

Project: 398/25/04
 File: Existing FLU
 Name: Vita Serena
 PM: S. Lindh
 Date: May 1, 2025
 Created By: T. Kalebaugh





See HERE, COMM, INCREMENT P, NGA, USGS



200 0 200 400 600 800 1,000
Feet

Scale: 1:10,000

Vita Serena

Fruitland Park, Florida
Proposed Future Land Use Map

Project: 398/25/04
File: Proposed FLU
Name: Vita Serena
PM: S. Lindh
Date: March 9, 2026
Created By: T. Ramdass



LAND PLANNING GROUP
— ENTITLEMENT · PLANNING · CONSULTING —
URBAN AND REGIONAL PLANNERS

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

ANNEXATION, LARGE SCALE COMP PLAN AMENDMENT AND REZONING

Owner: Joseph C. Burke, Jr., Trustee

Applicant: Vita Serena Development, LLC – Richard Wohlfarth, P.E.

General Location: North side of CR 466A & West of Micro Racetrack Road

Number of Acres: 95.35 ± acres

Existing Zoning: Lake County Agriculture and City C-2

Existing Land Use: Lake County Rural (1 unit/5 acres) and City Commercial

Proposed Land Use: Single Family Medium Density (4 units/acre)

Proposed Zoning: Planned Unit Development (PUD)

Date: March 10, 2026

Description of Project

The revised development consists of 344 units, which appear to be 196 SF units on 40' lots (4,800 square feet), 104 SF units on 50' x 120 lots (6,000 square feet), and 44 SF units on 50' x 115' lots (5,750 square feet). The requested building heights for the single-family units are 2-story (35'). The minimum living area proposed for the single-family is 1,200 SF. The proposed gross density is 3.61 units/acre. The project at build out is anticipated to have a population of 805 residents (2.34 pph x 344 units).

	Surrounding Zoning	Surrounding Land Use
North	Lake County Agriculture (Ag)	Lake County Rural (1 unit/5 net acres)
South	Commercial PUD & PUD	Commercial & Villages of Fruitland Park DRI
East	Lake County Ag and R-7, City MUPUD & C-2	Lake County Rural (1 unit/5 net acres), Commercial and MFHD
West	Sumter County RPUD	Sumter County Mixed Use – The Villages of Sumter

Assessment

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.

Staff conducted an analysis as outlined below under Comprehensive Plan.

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 which the applicant has submitted. Please see additional comments regarding the preliminary plan outlined below in the staff report.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

Annexation requires an assignment of a city zoning district. In order to accommodate the proposed mixed use house types a rezoning to Planned Unit Development (PUD) is required.

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

A PUD zoning allows for specific development criteria allowing for a mix of lot or housing types which cannot be achieved by a straight zoning category. The proposed development requires a PUD zoning which the applicant has applied for.

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. The applicant submitted a statement indicating that the current land use is County Rural and City Commercial. The proposed Single Family Medium Density (4 units/acre) is compatible to the adjacent land uses of Sumter County Mixed Use, Multi-Family High Density and provides a transition of density with the proposed density of 3.60 units/acre per the PUD zoning

Annexation

The subject site consisting of 3 parcels is contiguous and compact to the city limits along the southern property boundary of the main 80.76 acre parcel, eastern and western boundaries of two of the parcels, and therefore is eligible for voluntary annexation.

Preliminary Plan

The proposed revised development consists of 344 units, consisting of 196 single family (SF) units on 40' x 120' lots (4,800 SF), 44 SF units on 50' x 115 (5,750 SF), and 104 units on 50' x 120' lots (6,000 SF). The applicant is requesting a waiver from Chapter 154 which indicates that the residential districts maximum

building coverage is 30% to allow a maximum building coverage of 55%. It is proposed to develop the site in three (3) phases. Setbacks requested are as follows:

Front: 20'

Front Garage: 25'

Rear – 15'

Side – 5'

Side Street – 15'

Accessory Structure, including pool enclosure – 5'

An exception to the above setbacks is for the 50' lots 23 – 35 with a rear setback of 14' unless adjacent to parking of 13'.

The revised plan indicates that guest parking is provided (104) spaces; however, it is unclear where the guest parking is located. The draft Developers Agreement indicates that guest parking is achieved by providing a greater garage setback for 25% of the lots to 30' (86 lots) and 25% of the lots to 35' (86 lots). The proposed driveways appear to be 20' wide. Is it the applicant's intent that each unit will have a 2-car garage? The Developer's Agreement indicates that guest parking as follows: The Owner shall provide additional guest parking beyond the driveway parking. There shall be a minimum of 45 spaces provided throughout the community. The DA also indicates that on street parking will be permitted on 1 side of the street only, where practically the parking shall only be on the north and east side of roads.

The site data table indicates a density of 4.30 units/acre (note 9); however, note 10 indicates 3.61 units/acre. Please revise note 9.

The lot size noted within the site data does not match the lot sizes within the Development Summary table. Please revise accordingly.

The survey indicates an existing 170' wide utility easement granted to Florida Power near the western boundary. The revised plans indicate open space within the easement. There are no lots west of the easement.

Chapter 154, Section 154.030(H) identify open space requirements of 25% of the total project area (23.86 acres) shall be established for common open space. Further, common open space set aside for recreational use shall be suitable improved. Based on the size of the development, it is highly recommended that at least 4 amenities be provided. Amenities include an amenity building with pool, one (1) dog park, and two (2) pickleball courts. The plans indicate 36.08 acres of open space; however, approximately 18.123 acres of open space includes buffers, recreation, dog park and open areas with the remaining 17.957 acres being dry retention ponds. Please be advised if dry retention ponds are being utilized for open space they will need to be designed as an amenity (i.e. trails, dog park, etc.). The developer's agreement indicates two (2) dog parks, a small and large park; however, it is unclear where the large dog park is proposed on the revised plan. Please label the proposed large dog park on the master plan.

Chapter 164, Section 164.030(b) indicates that the buffers within a PUD are to be reviewed individually with each application. The plan does indicate that they are providing a 25' perimeter buffer with notes indicating that they will meet the LDR requirement. Please be advised that Chapter 164, Section 164.030(b) identifies that a 25' buffer is a Type "C" consisting of 5 canopy trees, 4 understory trees, and

30 shrubs per 100'. The Developer's Agreement indicates in Section 5 that a Type C buffer is required; however, Section 15 indicates that the buffers will consist of 2 canopy trees, 1 understory tree and a continuous hedge shall be planted 3' within the buffer. Please also be advised that stormwater ponds are not allowed within the buffers (Chapter 164, Section 164.030(c)). The notes on the master plan and DA are in conflict. Please revise notes on plan and DA accordingly.

Chapter 157 and Chapter 164, Section 164.090(c) require the submittal of a tree survey and mitigation plan, if trees are proposed to be removed.

The approved development abutting the project to the south formerly known as The Commons, a commercial development. The applicant should consider cross access to the site such as a golf cart path or multi-modal trail.

It is recommended that the applicant submit proposed elevations of the units.

Environmental

An environmental assessment was conducted by Modica & Associates and results of the assessment indicates the presence of gopher tortoises. There are no wetlands, waterbodies or 100-year flood zones. Prior to development the appropriate regulatory permits will be secured.

Concurrency

Schools – It is staff's understanding that school mitigation is required and the applicant is currently working with Lake County Schools on an agreement.

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 amendment 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 estimated population based on US Census data (estimated 2023) of 2.34 persons per household is 805. The estimated water usage is .14 mgpd.

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 1.389 MGD (CUP 2482-7). The City has a current available capacity of .284 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 0.144 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 0.188 mgd for concurrency purposes (includes Invco amendment). The LOS for sanitary sewer is 122 gallons per resident per day pursuant to Public Facilities Policy 4-2.1. The estimated population based on US Census data (estimated 2023) of 2.34 person per household is 850. The estimated sanitary sewer usage is 0.104 (mgd). The analysis concludes that the

proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.084 (mgd).

Comprehensive Plan Amendment

Residential Needs Analysis – The housing element data and analysis indicates that the city requires a minimum of 5,460 additional dwelling units to meet the projected need through 2035. The FLU map when adopted indicated that within the existing corporate limits the future land use map provided for the ability of an additional 8,371 units. To date the city has approved approximately 4,405 units of which 1,608 units were designated as multi-family. Based on the above, there is a minimum need of an additional 1,055 units to meet the projected need within the existing corporate limits. The proposed project would add an additional 344 units.

Comprehensive Plan Compliance

The subject amendment is consistent with the following Comprehensive Plan policies, among others. The amendment will further the City's goals in meeting projected housing demands through 2035.

FLU Policy 1-1.1: Adequate Residential Land Area. The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, and which enables efficient provision of public facilities and services. ***The City shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.***

FLU Policy 1-1.2: Density and Intensity Standards and Table 1-1 – Single Family Medium Density, 4 units/acre.

FLU Policy 1-2.1: Promote Orderly, Compact Growth. Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service.

Policy 1-1.4: **Single-Family Medium Density.** Development within this category shall be limited to single-family detached dwelling units and the density shall not exceed 4 dwelling units/acre. Small scale commercial uses may be permitted adjacent to major highways provided they are intended to provide for the daily needs of residents within the development and the adjoining residential area. Such businesses will generally not exceed 15,000 sq. ft. in size and will require Planned Unit Development (PUD) zoning.

Policy 1-3.1: **Planned Unit Development.** Planned unit development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites.

Policy 2-1.7: **On-Site Transportation Improvements.** The following standards shall apply to new development in order to ensure safe and convenient on-site traffic flow that provides for the circulation

and parking needs of both motorized and non-motorized transportation: requiring developments to comply with applicable State and County access management requirements; requiring development to provide adequate vehicle parking and loading areas, if applicable, based on the type of land use approved; requiring the provision of bicycle storage facilities for commercial, industrial, institutional/public facility land uses; and requiring on-site trafficways to be built to widths adequate to accommodate the amount and type of traffic to be generated by the type of land use approved.

Policy 3-1.2: Promote a Diversity of Housing Types. The City's Future Land Use Map shall designate acreage to allow a wide range of housing types to accommodate a diversity of housing need. These may include single family attached, zero lot lines, cluster development, multi-family homes and apartments, mobile homes, and the construction of smaller homes.

Urban Sprawl Analysis

Section 163.3177, Florida Statutes (FS), requires any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Specifically, Section 163.3177(6)(a)9a, identifies 13 primary urban sprawl indicators and states that "the evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

An evaluation of each primary indicator is provided below.

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single use development or uses.

The proposed amendment does not contain low-density or low-intensity development. The applicant's request and related development propose a mixed housing type development with associated amenities. The request supports the City's objective of allocating sufficient land area to meet their projected long-term residential needs and provide a diversity of housing types.

- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

While the property is currently designated Rural by Lake County, the proposed development is located in an urbanizing area and adjacent to a developing CR 466A corridor. The property is adjacent to existing Commercial land use designations within the City and within Sumter County associated with The Villages development which is located adjacent to the subject site.

- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed amendment is not isolated or in an area of strip development. The subject property is along the developing CR 466A corridor, and as development has progressed, has created a pattern of infill development in the area.

- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge

areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

There are no wetlands, flood zone, or environmentally sensitive areas on the site.

- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The proposed amendment will not have an adverse impact on agricultural activities within the County or City. Further, 25' landscape buffers are proposed around the perimeter.

- VI. Fails to maximize use of existing public facilities and services.

The proposed amendment and associated uses will utilize existing facilities available in the area without degrading adopted LOS.

- VII. Fails to maximize use of future public facilities and services.

The proposed amendment will utilize current and future improvements to the City's public facilities and services, as may be required; the surrounding area is currently served by existing public facilities and services. Other than extensions of individual services into the site, no significant extension or capital projects are required (anticipated) to serve the property.

- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed use of the site will not disproportionately increase the cost of public services in the area, as facilities are currently in place or already approved to service the area.

Conclusions

Please revise the preliminary master plan as noted above.

The proposed comp plan amendment is consistent with the City's comprehensive plan and is not considered urban sprawl. The proposed rezoning to PUD and waiver requests meet the minimum technical requirements of the LDRs.

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 # **01305968**
in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

APRIL 30, 2026

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

AS
(Signature Of Affiant)

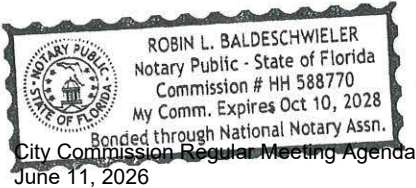
Sworn to and subscribed before me this 4
day May 2026.

Robin L. Baldeschwieler
Robin L Baldeschwieler, Notary

Personally Known _____ or

Production Identification _____

Type of Identification Produced _____



NOTICE OF PUBLIC HEARING

ORDINANCE 2025-025

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 93.74 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; 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 SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

ORDINANCE 2025-026

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TO CITY OF FRUITLAND PARK SINGLE FAMILY MEDIUM DENSITY ON 95.44 +/- ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; 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 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2025-027

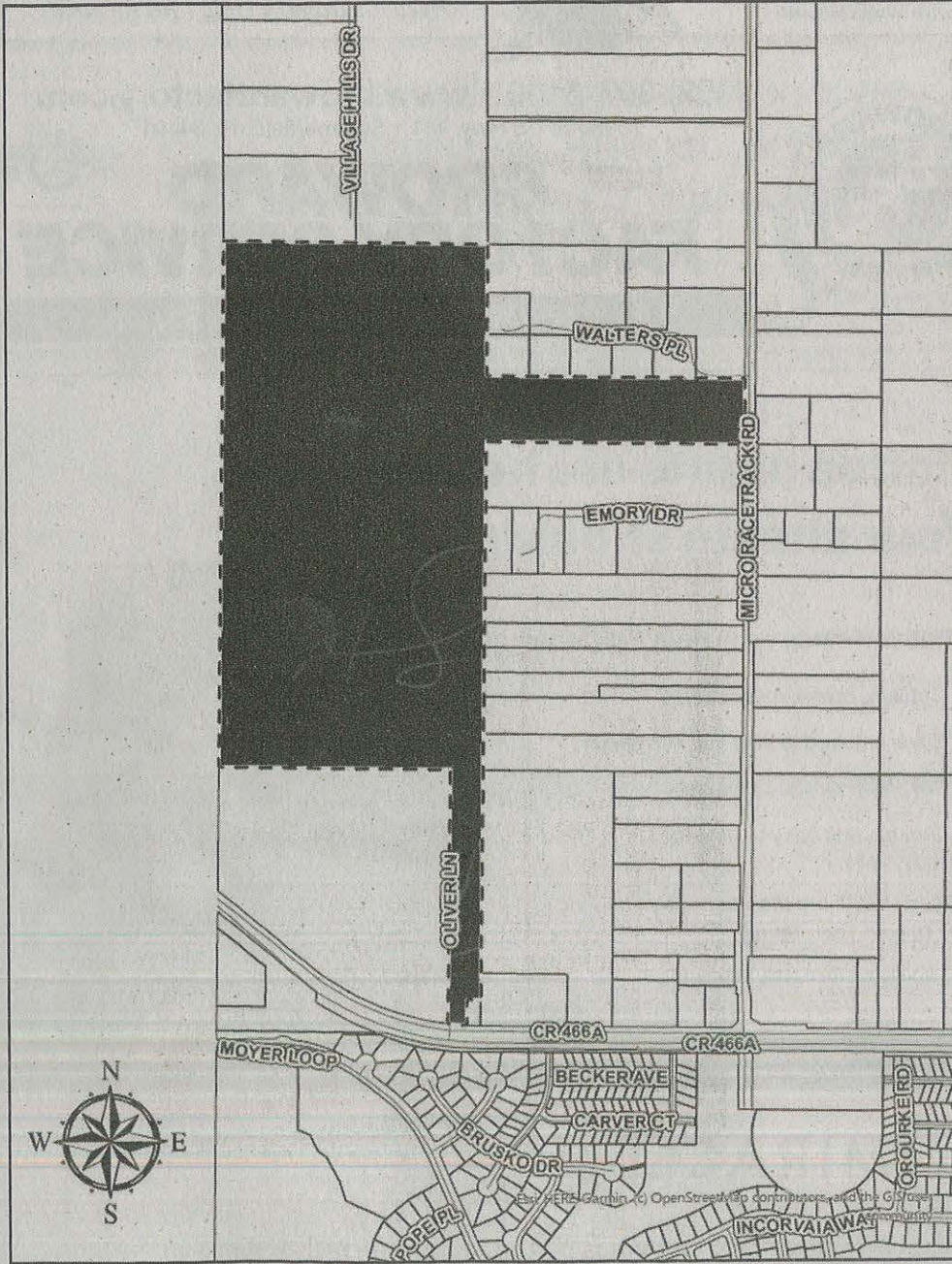
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 95.44 + ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE AND CITY OF FRUITLAND PARK GENERAL COMMERCIAL (C-2) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

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

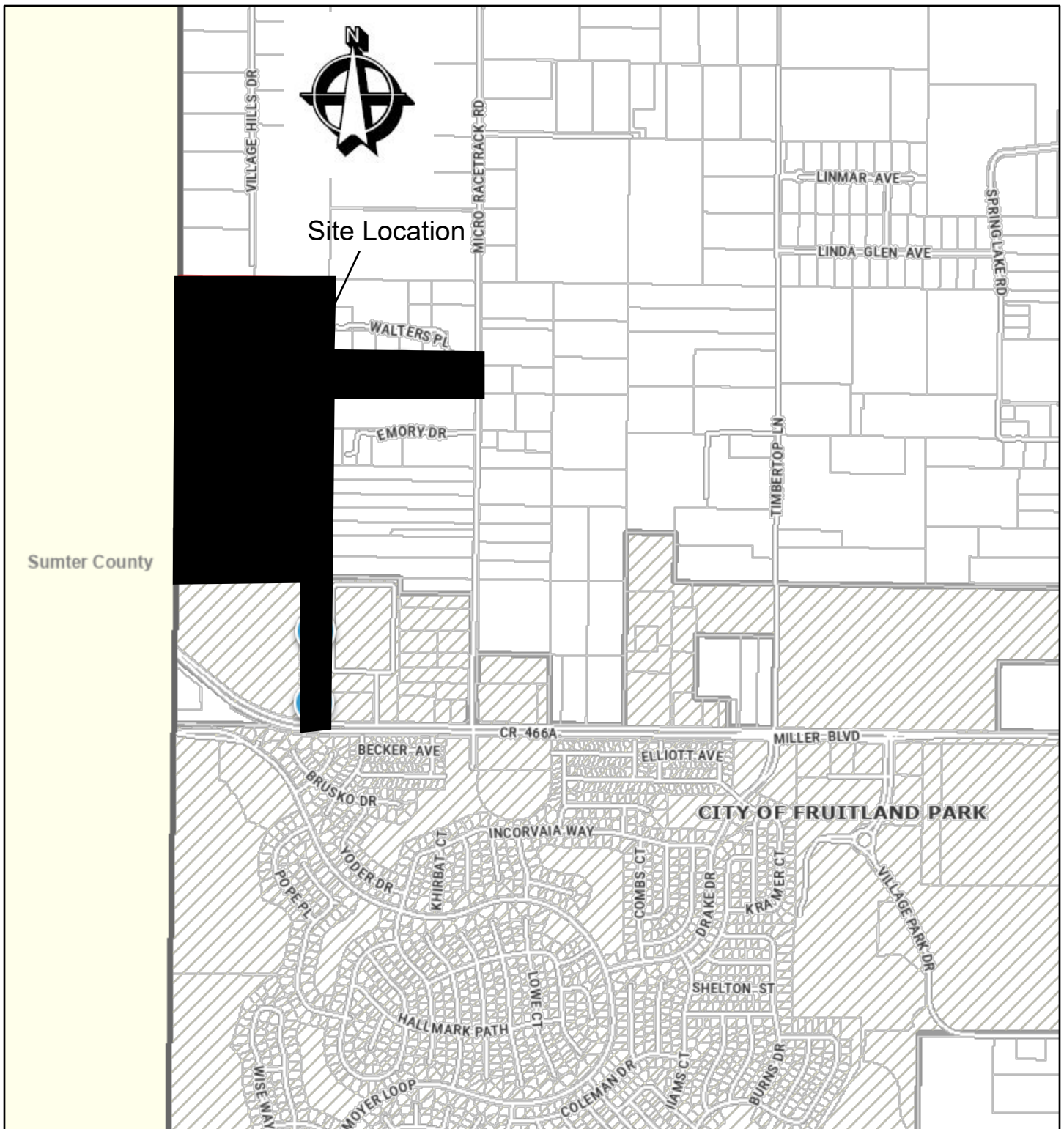
- Planning & Zoning Board Thursday, May 21, 2026 @ 6:00 p.m.
- Land Planning Agency Meeting, May 21, 2026 @ 6:10 p.m.
- City Commission Reading Thursday, June 11, 2026 @ 6:00 p.m.

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 Ordinances 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 Ordinances.

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.



Map Location (VS)



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

ITEM TITLE: 1st Reading Ordinance 2025-027 Vita Serena - Rezone to Planned Unit Development; approx. 95.35 +/- acres general location N. of CR 466A and W. of Micro Racetrack Road, Petitioner: Richard Wohlfarth on behalf of the owner, Joseph C. Burke Jr. Life Estate

MEETING DATE: June 11, 2026

DATE SUBMITTED: May 28, 2026

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

BRIEF NARRATIVE: Applicant is seeking rezoning to a Planned Unit Development (PUD) and seeking to receive city services and develop a proposed 344 lot subdivision. The proposed subdivision consists of 196 SF units on 40' lots (4,800 square feet), 104 SF units on 50' x 120 lots (6,000 square feet), and 44 SF units on 50' x 115' lots (5,750 square feet). The existing zoning is Lake County Agricultural and City C-2. The proposed zoning is Planned Unit Development and the minimum living area is 1,200 SF with a proposed gross density of 3.61 units/acre.

The original submission of this development previously consisted of 410 units. After feedback from P&Z, comments from surrounding property owners along with comments from the City Commission, the applicant elected to amend and forward new plans for review and approval consideration. The new plan reflects the following changes: (1) all 35' duplex lots were eliminated, (2) the applicant modified the proposed land use from multi-family low density (8 du/acre) to single family (4 du/acre) - maximum number of units proposed are

344, (3) all units west of the power lines were removed, (4) the distance from the western property line to the closest building was increased from 40 feet to 370 feet and (5) all boundary units are now 50' wide lots. Additionally setbacks were modified and 104 parking spaces were spread throughout the project; the goal of which was to reduce on-street parking. Also note that the MDA does have a special clause noting in essence that the approval/entitlement does not guarantee concurrency/capacity and the availability of public utilities.

FUNDS REQUIRED:

None

ATTACHMENTS:

Ordinance 2025-027 with attachments, existing and proposed zoning maps, proposed new plan.

RECOMMENDATION:

Consider approval or denial of Ordinance 2025-027

ACTION:

Approve or deny Ordinance 2025-027

ORDINANCE 2025 - 027

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 95.35 ± ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE AND CITY OF FRUITLAND PARK GENERAL COMMERCIAL (C-2) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Richard Wohlfarth, as Applicant, on behalf of Joseph C. Burke, Jr., Owner, requesting that approximately 95.35 acres of real property generally located north of CR 466-A and west of Micro Racetrack Road (the "Property") be rezoned from Lake County Agriculture and City of Fruitland Park C-2 to the City of Fruitland Park Planned Unit Development (PUD) 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 rezoning 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 the City of Fruitland Park, Florida, as follows:

Section 1. The following described property consisting of approximately 95.44 ± acres of land generally located north of CR 466-A and west of Micro Racetrack Road shall hereafter be designated as PUD, Planned Unit Development, as defined in the Fruitland Park Land Development Regulations. The property is more particularly described and depicted as set forth on **Exhibit "A"**. The Property shall hereafter be developed according to the Development Agreement attached hereto as **Exhibit "B"**, which includes, but is not limited to, the concept plans attached to the Development Agreement.

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.

V 9-23-25

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 _____, 2025.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Keough-Johns, CMC, 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 Raysin	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
VACANT	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

(SEAL)

Passed First Reading _____
Passed Second Reading _____

V 9-23-25

EXHIBIT “A”
LEGAL DESCRIPTION AND MAP

V 9-23-25

EXHIBIT “B”
MASTER DEVELOPMENT AGREEMENT

EXHIBIT A

DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: 1288347 (Unincorporated Lake County)

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 2: 3884327 (Unincorporated Lake County)

THE EAST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING NORTH OF CR 466A, LESS AND EXCEPT THE SOUTH 300 FEET THEREOF, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 3: 1288339 (Not Applicable for Annexation); Fruitland Park

THE SOUTH 300 FEET OF THE EAST 165 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LESS AND EXCEPT THAT PORTION CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 556, PAGE 205, AND LESS THE RIGHT OF WAY FOR STATE ROAD 466-A, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 4: 1288053 (Unincorporated Lake County)

THE NORTH 1 /2 OF THE SOUTH 1 /2 OF THE NORTHEAST 1 /4 OF THE NORTHWEST 1 /4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

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Record and Return to:
City of Fruitland Park
Attn: City Clerk
506 W. Berckman Street
Fruitland Park, Florida 34731

MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into and made as of the ____th day of _____, 2026, between the **CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation**, (hereinafter referred to as the "City"), and **JOSEPH C. BURKE, JR., TRUSTEE** (hereinafter referred to as the "Owner").

RECITALS

1. The Owner desires to rezone approximately 95.35 ± acres of property within the City of Fruitland Park, described and depicted as set forth on **Exhibit "A"** attached to and incorporated in this Agreement (hereafter referred to as the "Property").
2. The Property is currently located within the City of Fruitland Park and is currently zoned Lake County Agriculture and City General Commercial (C-2) with a future land use designation on the City of Fruitland Park Future Land Use Map of "Commercial High Intensity" and "Single-Family Medium Density."
3. Owner has filed applications for rezoning for the Property as a Residential Planned Unit Development.
4. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
5. The City of Fruitland Park has determined that the rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.
6. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.
7. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto

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agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application for rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement and adopts an ordinance rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "PUD Conceptual Plan" prepared by Wohlfarth Consulting Group, LLC, dated _____ 2026, and attached as **Composite Exhibit "B"** (which may be referred to as the "Plan" or the "PUD Master Plan" or "Development Plan"). The project shall be developed in accordance with the Permitted Uses set forth below. All development shall be consistent with City's "PUD" (Planned Unit Development) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 4. Permitted Uses. Permitted Uses shall include:

- Single family not to exceed 344 units.
- Recreation amenities.
- No residential units are permitted west of the power lines.

Section 5. Development Standards. Development Standards shall be as follows:

- Minimum Open Space 25%, which may include all buffers, recreation and other pervious area not located within platted road right of way. Stormwater ponds may not be utilized for open space.
- Maximum Building Height of thirty-five feet (35'), measured to the mean height of hip or gabled roofs.
- Minimum Setback requirements, as measured from the PUD perimeter property lines shall be:
 - North: Twenty-five feet (25')
 - South: Fifty feet (50') from the right of way of CR 466-A
 - East: Twenty-five feet (25')
 - West: Twenty-five feet (25')
- Density may not exceed 3.61 du/ac.
- Regardless of lot width and price range of the residential unit, every unit's garage must be no less in size than the standard two vehicle garage, and upgraded/enhanced garage doors must be provided for visual appeal.

Single Family Detached:

- Minimum Building Setbacks
 - Front: 20 feet
 - Front-Garage: 25 feet

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- c. Side: 5 feet (between building pads)
 - d. Side: 15 feet (building to street), except if adjacent to parking, 13 feet is allowed; 5-feet for accessory structures
 - e. Rear: 15 feet, except 5' for patio, pool and screen structures, and except Lots 23-35 (50' minimum lot width) minimum rear setback of 14 feet is allowed
- ii. Lot Development Standards
- a. 40' x 120' : maximum of 196 lots
 - b. 50' x 115' : maximum of 44 lots
 - c. 50' x 120' : minimum of 104 lots
 - d. All perimeter lots must be a minimum of 50' in width.
 - e. Maximum Building Coverage is 55%
 - f. Maximum Impervious Surface Ratio is 75%
 - g. A minimum of 2 parking spaces, excluding garage parking, must be on each lot for a total of 688.
- f. Open space shall not be less than twenty-five (25) percent of the total property area. Stormwater ponds may not be included as open space.
- g. Parking: The Owner will be required to meet the parking requirements of the Fruitland Park Land Development Regulations. A minimum of 104 guest parking spaces is required.
- h. Type "C" Landscape buffers of twenty-five feet (25') shall be provided along the PUD perimeter property boundaries, excluding on the western boundary of Oliver Lane.
- i. Recreational amenities. At a minimum the following must be provided:
- i. Amenity building and pool.
 - ii. Small dog park.
 - iii. Pickleball courts.
 - iv. Large dog park.

Section 6. Residential Design Standards. Design Standards shall be as follows:

- a. Single-family development shall meet the R-4 SFMD zoning development standards, except where in conflict with this Master Development Agreement.
- b. Architectural features - All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the single-family units. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc. Designs may vary throughout the development.
 - 1) Dormers
 - 2) Gables
 - 3) Recessed or raised entries
 - 4) Covered porch entries
 - 5) Cupolas

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- 6) Pillars or decorative posts
 - 7) Bay window (minimum 12 inch projections)
 - 8) Eaves (minimum 6-inch projections)
 - 9) Front windows with arched glass tops and minimum 4-inch trim
 - 10) Metal roofs
 - 11) Decorative Corbels and Brackets
- c. Building Materials - Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:
- i. The exterior wall area may be any type of lap siding and/or stucco, including a "cementitious" lap siding. (A "cementitious" lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.) The exterior may include full width or cast brick or stone.
 - ii. All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.
- d. Details, such as, brackets, corbels, decorative panels, may be made from alternative materials, such foam with a hard shell finish.
- e. Roof lines must change throughout to change the exterior façade.
- f. Recreational Buildings shall have landscape areas planted with trees, shrubs or groundcovers, other than sod, around the building as follows:
- i. Building Perimeter landscaping. A minimum three (3) foot wide landscape area, with an average of five (5) feet or more, around a minimum of forty (40) percent of the total building perimeter and within twenty-five (25) feet of the building walls.
 - ii. *Minimum planting requirement.* One (1) canopy tree or three (3) understory trees, and twenty-eight (28) shrubs shall be required for every three hundred and fifty (350) feet of planting area in e. 1) above. Trees installed for any other requirement of this subsection e. may be credited towards this requirement if in the required location.

Section 7. Development Phasing. The proposed project must be constructed in no less than three phases in accordance with the Planned Unit Development Master Plan (attached as part of these conditions) which is also provided in the Phasing Table below. Changes to the Planned Unit Development Master Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process. If such changes are consistent with this Master Development Agreement, the amendment to the Planned Unit Development Master Plan will be processed as a Minor Development under LDC section 160.040.

[Vita Serena
Phasing Table](#)

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	<u>40' x 120'</u>	<u>50' x 115'/50' x 120'</u>	<u>Total</u>
<u>Phase 1</u>	<u>84</u>	<u>81</u>	<u>165</u>
<u>Phase 2</u>	<u>112</u>	<u>23</u>	<u>135</u>
<u>Phase 3</u>	<u>0</u>	<u>44</u>	<u>44</u>
<u>Total</u>	<u>196</u>	<u>148</u>	<u>344</u>

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Section 8. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by a minimum of two access points; one access on CR 466-A and one access on Micro Racetrack Road. The access points shall be reviewed during the development review process.

- The Owner shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park.
- All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements. Drive aisles within parking areas shall not be required to be constructed to City street standards.
- Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.
- The City of Fruitland Park will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Owner shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements, inclusive of all sidewalks.
- A traffic/transportation study shall be submitted prior to preliminary plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Owner.
- At such time that traffic signals are warranted at the proposed project entrance, the Owner shall pay their pro rata share of the cost of the signal(s) as determined by Lake County or the City.
- Spacing of intersections from local roads is reduced from 330 L.F. as set forth in Sec. 157.080(a)(4), LDRs to 250 L.F.

Section 9. Homeowners Association. The Developer shall establish a homeowner's association, which shall be responsible for ownership and maintenance of common areas and infrastructure within the Property, including, but not limited to, parks and recreation areas, stormwater retention, open space areas, internal roads and sidewalks, parking, lighting, and common areas, unless some or all of those responsibilities are undertaken by a Community Development District pursuant to Section 10 below. The Developer agrees to, at Developer's expense, provide landscaping and improvements to the park and recreation areas located within the Property as agreed to by City at site plan approval. Developer shall record declarations satisfactory to City setting forth these requirements and detailing assessments in conjunction with the platting of the Property.

Section 10. Community Development District. Developer must submit an application to establish a Community Development District ("CDD") pursuant to and consistent with Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures as allowed by Section

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190.12, F.S. If approved the CDD must own and maintain all internal roads, sidewalks and rights of way, including street lighting.

Section 11. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way and parking areas.

Section 12. Water, Wastewater, and Reuse Water.

A. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. Except as otherwise provided herein, all such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. If any such utility facilities are oversized at the City's request, the City shall provide impact fee credits or cash to reimburse Developer for the materials directly related to such oversizing. If any utility facilities serve to provide any other property with connection ability which would not exist otherwise, the City and Developer will enter into an agreement with the owner or developer of such other property to provide for an appropriate reimbursement payment by such other property owner or developer upon connection to the utility facilities, to the City or Developer.

Commented [AGC1]: Does the City want to include this language or delete?

B. No final development order shall be granted until there is a finding that all public facilities and services have sufficient capacity at or above their adopted level of service to accommodate the impacts of this development, or that improvements necessary to bring facilities up to their adopted levels of service will be in place concurrent with the impacts of the development as defined in Ch. 153, LDR. At the time of this Agreement wastewater capacity is not available. ~~The earliest wastewater capacity cannot be guaranteed to be available until the City's wastewater plant is fully permitted and operational with an is anticipated to be available is date of 2030-2031.~~

During the construction plans and specifications review process, Owner must request a concurrency determination. Conditional construction plan and specifications approval may be granted by the City if during concurrency review capacity is determined to be available, or if construction of additional potable water and/or wastewater capacity is underway and nearing completion; however, should Owner choose to commence with construction prior to the City issuing unconditional construction plan and specification approval, it will be at Owner's risk. Owner further understands that issuance of a certificate of occupancy cannot occur until both potable water and wastewater capacity is available.

C. A watermain connection must occur at the CR 466-A entrance to the Property. It must connect to the two existing loops from the Enclave at Lake Geneva development.

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- D. A watermain connection must occur at the Micro Racetrack Road entrance to the Property. The Owner, at its cost and expense, must design, engineer, and permit, to City standards an offsite water main connecting from its current terminus along Micro Racetrack Road to the Property's connection point at Micro Racetrack Road.

~~F.~~ E. Owner may utilize corrugated polyethylene pipe (HP) instead of reinforced concrete pipe as required by Sec. 157.080(a)(4)(c), LDRs provided the following conditions are met:

1. Minimum and Maximum cover heights should follow the requirements set forth in the FDOT Drainage Manual, Appendix C, as reiterated in Table 1. Polypropylene pipe can be installed in deeper conditions once supporting calculations and documentation associated with this analysis are approved.
 - a. Polypropylene Pipe is required to be installed with an RCP end section.
 - b. Polypropylene Pipe in Wall Zone installations should follow the requirements set forth in the FDOT Drainage Manual Section 3.11, Appendix D and in the latest version of FDOT Standard Specifications, section 430-4.1.
 - c. FDOT's pipe repair matrix should be used as guidance for any repairs
 - d. Polypropylene Pipe must be produced from a FDOT approved production facility for Class II Polypropylene Pipe
 - e. Class I Polypropylene Pipe is not accepted for use within roadways
 - f. Post inspection services are provided by the pipe manufacturer

Section 13. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate at the time the building permit is issued.

Owner agrees to pay all impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of preliminary plan and City is willing to allocate such capacity to Owner, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

Section 14. Easements. Owner shall provide the City such easements or right of way in form acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of roads, sidewalks, bikeways, street lighting or utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 15. Landscaping/Buffers. Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. All landscaping and tree protection shall comply with Chapter 164 of the City of Fruitland Park Land Development Regulations.

Commented [AGC2]: Should any requirements be added relating to: AdventHealth connection? Screenshot Robb sent in his e-mail of 4/8/2026?

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Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping.

Owner shall design and construct, at its sole expense, the interior landscaped areas and islands within the parking areas of the Property in accordance with all applicable City of Fruitland Park Land Development Regulations. Owner shall maintain such areas.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Fruitland Park Land Development Regulations pertaining to tree removal and replacement.

Landscaping for buffers and internal lots shall be in accordance with the following conditions, as detailed in Exhibit "C". In the event of a conflict between the following conditions and Exhibit "C", Exhibit "C" shall control.

- A. A single canopy tree shall be planted in the front yard of all Single-Family units.
- B. A single understory tree shall be planted in the front yard of all Single-Family units.
- C. No trees shall be required in rear yard that is adjacent to any landscape buffer.
- D. A shade tree must be provided on the garage side of the lot.
- E. Where Lots are back-to-back a canopy tree shall be planted in the rear yard five feet (5') from the property line and be staggered from lot to lot. The intent is that trees shall be spaced equal to the width of the lot.
- F. The landscape buffers shall be a minimum width of twenty-five feet (25') and have a minimum of two (2) canopy trees and one (1) understory tree per every one-hundred feet (100').
- G. Each Lot shall have a minimum of one (1) canopy tree planted five feet (5') within the landscape buffer and centered on such Lot and one (1) understory tree shall be planted ten feet (10') within the landscape buffer along the boundary of each adjacent Lot.
- H. A continuous hedge shall be planted three feet (3') within the landscape buffer.
- I. The planting material shall consist of a minimum of sixty percent (60%) native material. All materials shall be Florida-Friendly Material and noted on the preliminary plans.
- J. The planting material shall consist of the following species:

Commented [AGC3]: What if the lots back to back are the same width, then the trees will not be staggered?

Commented [AGC4]: Are these intended to be planted on the lot or within the landscape buffer?

Canopy Trees

<u>Quercus Virginiana</u>	<u>Live Oak</u>
<u>Magnolia Grandiflora</u>	<u>Southern Magnolia</u>
<u>Cronus Florida</u>	<u>Dogwood</u>
<u>Juniperus Virginiana</u>	<u>Eastern Red Cedar</u>
<u>Pinus Elliottii</u>	<u>Slash Pine</u>
<u>Sabal Palmetto</u>	<u>Sable Palm</u>
<u>Platanus occidentalis</u>	<u>Sycamore</u>
<u>Acer rubrum</u>	<u>Red Maple</u>
<u>Liquidambar stryaciflua</u>	<u>Sweetgum</u>

Understory Trees

<u>Red cedar</u>	<u>(Juniperus virginiana)</u>
<u>Little Gem Magnolia</u>	
<u>Red Maple</u>	

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Crape Myrtle
Wax Myrtle
Japanese Blueberry
Bottlebrush
Weeping Bottlebrush
Ilex Vomitoria
Sweet Viburnum
Eastern Redbuddim

Shrubs

Walter Viburnum
Sweet Viburnum
Wax Myrtle
Ilex Vomitoria

Canopy Trees shall be 2" cal. and 12' Height when planted.

Understory Trees shall be 1 ½" cal. and 8' Height when planted.

Hedges shall be 24" in height when planted, with the maximum spacing for hedges at 30 inches on center.

Section 16. Stormwater Management. Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 17. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other property owners within the City.

Section 18. Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 19. Signage. Owner shall submit a master sign plan as a component of the final site plan (i.e., construction plan) application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations. Alternatively, the Owner, in the Owner's discretion, may apply to amend the PUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.

Section 20. Issuance of Permits. After the approved Conceptual Site Plan and this Master Development Agreement is recorded, and prior to issuance of any permits for construction, excluding clearing and landfill, a preliminary plat and construction plans, shall be prepared and submitted for review and approval in the manner required by the City's Land Development Code, as amended.

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Section 21. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 22. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 23. Due Diligence.
The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 24. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes*.

Section 25 Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 26. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their successors in interest and/or assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 27. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 28. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 29. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

V 6/4/2026

As to City:	City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone Anita Geraci-Carver Law Office of Anita Geraci-Carver, P.A. 1560 Bloxam Avenue Clermont, Florida 34711 352-243-2801 Telephone 352-243-2768 Facsimile
<u>As to Developer:</u>	<u>Richard C. Wolfarth, P.E.</u> <u>Vita Serena Development, LLC</u> <u>1315 S. International Parkway</u> <u>Suite 1101</u> <u>Lake Mary, Florida 32746</u> <u>Copy to:</u> <u>Stephen V. Hoffman</u> <u>Attorney at Law</u> <u>Olive and Judd</u> <u>2426 East Las Olas Boulevard</u> <u>Fort Lauderdale, Florida 33301</u>
As to Owner:	Joseph C. Burke, Jr., Trustee P.O. Box 398 Fruitland Park, FL 34731-0398
Copy to:	Andon Calhoun Vita Serena Development, LLC 2544 Connection Point Oviedo, FL 32765

Section 30. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

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Section 31. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, or the effective date of the annexation of the Property, whichever occurs later, and shall terminate five (5) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing before the City Commission.

Section 32. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 33. Severability. If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not ~~effect~~affect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

IN WITNESS WHEREOF, the Owner and the City have executed this Agreement as of the day and year first above written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

OWNER:

Witness Signature

Joseph C. Burke, Jr., Trustee

Print Name

Witness Signature

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by ☐ physical presence or ☐ online notarization this ____ day of _____, 2026 by Joseph C. Burke, Jr., who is personally known to me or who have produced _____ as identification.

V 6/4/2026

Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

V 6/4/2026

ACCEPTED BY THE CITY OF FRUITLAND PARK

Approved as to form and
Legality for use and reliance
by the City of Fruitland Park

By: _____
Chris Cheshire, Mayor

Date: _____

Anita Geraci-Carver
City Attorney

ATTEST: _____
Gwen Johns
City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by [X] physical present or [] online notarization
this ____ day of _____, 2026 by Chris Cheshire, Mayor of the City of Fruitland Park, a
Florida municipal corporation on behalf of the corporation and Gwen Johns, City Clerk of the City of
Fruitland Park, Florida, on behalf of the corporation, who are [X] personally known to be me or produced
_____ as identification.

Notary Public
Notary Public - State of Florida
Commission No _____

My Commission Expires _____

V 6/4/2026

EXHIBIT "A"
LEGAL DESCRIPTION

DESCRIPTION:

PARCEL 1:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR STATE ROAD NO. 466-A. ALSO LESS: THE EAST 70 FEET OF THE SOUTH 171.95 FEET THEREOF CONVEYED TO ERNEST REED BY DEED, DATED JULY 5, 1974.

PARCEL 3:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

V 6/4/2026

COMPOSITE EXHIBIT “B”

Vita Serena Master Development Plan prepared by Wohlfarth Consulting Group, LLC.,
dated _____, 2026

Commented [AGC5]: Attached plan need to be replaced with final plan.

[SEE ATTACHED]

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

ANNEXATION, LARGE SCALE COMP PLAN AMENDMENT AND REZONING

Owner: Joseph C. Burke, Jr., Trustee

Applicant: Vita Serena Development, LLC – Richard Wohlfarth, P.E.

General Location: North side of CR 466A & West of Micro Racetrack Road

Number of Acres: 95.35 ± acres

Existing Zoning: Lake County Agriculture and City C-2

Existing Land Use: Lake County Rural (1 unit/5 acres) and City Commercial

Proposed Land Use: Single Family Medium Density (4 units/acre)

Proposed Zoning: Planned Unit Development (PUD)

Date: March 10, 2026

Description of Project

The revised development consists of 344 units, which appear to be 196 SF units on 40' lots (4,800 square feet), 104 SF units on 50' x 120 lots (6,000 square feet), and 44 SF units on 50' x 115' lots (5,750 square feet). The requested building heights for the single-family units are 2-story (35'). The minimum living area proposed for the single-family is 1,200 SF. The proposed gross density is 3.61 units/acre. The project at build out is anticipated to have a population of 805 residents (2.34 pph x 344 units).

	Surrounding Zoning	Surrounding Land Use
North	Lake County Agriculture (Ag)	Lake County Rural (1 unit/5 net acres)
South	Commercial PUD & PUD	Commercial & Villages of Fruitland Park DRI
East	Lake County Ag and R-7, City MUPUD & C-2	Lake County Rural (1 unit/5 net acres), Commercial and MFHD
West	Sumter County RPUD	Sumter County Mixed Use – The Villages of Sumter

Assessment

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.

Staff conducted an analysis as outlined below under Comprehensive Plan.

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 which the applicant has submitted. Please see additional comments regarding the preliminary plan outlined below in the staff report.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

Annexation requires an assignment of a city zoning district. In order to accommodate the proposed mixed use house types a rezoning to Planned Unit Development (PUD) is required.

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

A PUD zoning allows for specific development criteria allowing for a mix of lot or housing types which cannot be achieved by a straight zoning category. The proposed development requires a PUD zoning which the applicant has applied for.

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. The applicant submitted a statement indicating that the current land use is County Rural and City Commercial. The proposed Single Family Medium Density (4 units/acre) is compatible to the adjacent land uses of Sumter County Mixed Use, Multi-Family High Density and provides a transition of density with the proposed density of 3.60 units/acre per the PUD zoning

Annexation

The subject site consisting of 3 parcels is contiguous and compact to the city limits along the southern property boundary of the main 80.76 acre parcel, eastern and western boundaries of two of the parcels, and therefore is eligible for voluntary annexation.

Preliminary Plan

The proposed revised development consists of 344 units, consisting of 196 single family (SF) units on 40' x 120' lots (4,800 SF), 44 SF units on 50' x 115 (5,750 SF), and 104 units on 50' x 120' lots (6,000 SF). The applicant is requesting a waiver from Chapter 154 which indicates that the residential districts maximum

building coverage is 30% to allow a maximum building coverage of 55%. It is proposed to develop the site in three (3) phases. Setbacks requested are as follows:

Front: 20'

Front Garage: 25'

Rear – 15'

Side – 5'

Side Street – 15'

Accessory Structure, including pool enclosure – 5'

An exception to the above setbacks is for the 50' lots 23 – 35 with a rear setback of 14' unless adjacent to parking of 13'.

The revised plan indicates that guest parking is provided (104) spaces; however, it is unclear where the guest parking is located. The draft Developers Agreement indicates that guest parking is achieved by providing a greater garage setback for 25% of the lots to 30' (86 lots) and 25% of the lots to 35' (86 lots). The proposed driveways appear to be 20' wide. Is it the applicant's intent that each unit will have a 2-car garage? The Developer's Agreement indicates that guest parking as follows: The Owner shall provide additional guest parking beyond the driveway parking. There shall be a minimum of 45 spaces provided throughout the community. The DA also indicates that on street parking will be permitted on 1 side of the street only, where practically the parking shall only be on the north and east side of roads.

The site data table indicates a density of 4.30 units/acre (note 9); however, note 10 indicates 3.61 units/acre. Please revise note 9.

The lot size noted within the site data does not match the lot sizes within the Development Summary table. Please revise accordingly.

The survey indicates an existing 170' wide utility easement granted to Florida Power near the western boundary. The revised plans indicate open space within the easement. There are no lots west of the easement.

Chapter 154, Section 154.030(H) identify open space requirements of 25% of the total project area (23.86 acres) shall be established for common open space. Further, common open space set aside for recreational use shall be suitable improved. Based on the size of the development, it is highly recommended that at least 4 amenities be provided. Amenities include an amenity building with pool, one (1) dog park, and two (2) pickleball courts. The plans indicate 36.08 acres of open space; however, approximately 18.123 acres of open space includes buffers, recreation, dog park and open areas with the remaining 17.957 acres being dry retention ponds. Please be advised if dry retention ponds are being utilized for open space they will need to be designed as an amenity (i.e. trails, dog park, etc.). The developer's agreement indicates two (2) dog parks, a small and large park; however, it is unclear where the large dog park is proposed on the revised plan. Please label the proposed large dog park on the master plan.

Chapter 164, Section 164.030(b) indicates that the buffers within a PUD are to be reviewed individually with each application. The plan does indicate that they are providing a 25' perimeter buffer with notes indicating that they will meet the LDR requirement. Please be advised that Chapter 164, Section 164.030(b) identifies that a 25' buffer is a Type "C" consisting of 5 canopy trees, 4 understory trees, and

30 shrubs per 100'. The Developer's Agreement indicates in Section 5 that a Type C buffer is required; however, Section 15 indicates that the buffers will consist of 2 canopy trees, 1 understory tree and a continuous hedge shall be planted 3' within the buffer. Please also be advised that stormwater ponds are not allowed within the buffers (Chapter 164, Section 164.030(c)). The notes on the master plan and DA are in conflict. Please revise notes on plan and DA accordingly.

Chapter 157 and Chapter 164, Section 164.090(c) require the submittal of a tree survey and mitigation plan, if trees are proposed to be removed.

The approved development abutting the project to the south formerly known as The Commons, a commercial development. The applicant should consider cross access to the site such as a golf cart path or multi-modal trail.

It is recommended that the applicant submit proposed elevations of the units.

Environmental

An environmental assessment was conducted by Modica & Associates and results of the assessment indicates the presence of gopher tortoises. There are no wetlands, waterbodies or 100-year flood zones. Prior to development the appropriate regulatory permits will be secured.

Concurrency

Schools – It is staff's understanding that school mitigation is required and the applicant is currently working with Lake County Schools on an agreement.

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 amendment 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 estimated population based on US Census data (estimated 2023) of 2.34 persons per household is 805. The estimated water usage is .14 mgpd.

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 1.389 MGD (CUP 2482-7). The City has a current available capacity of .284 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 0.144 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 0.188 mgd for concurrency purposes (includes Invco amendment). The LOS for sanitary sewer is 122 gallons per resident per day pursuant to Public Facilities Policy 4-2.1. The estimated population based on US Census data (estimated 2023) of 2.34 person per household is 850. The estimated sanitary sewer usage is 0.104 (mgd). The analysis concludes that the

proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.084 (mgd).

Comprehensive Plan Amendment

Residential Needs Analysis – The housing element data and analysis indicates that the city requires a minimum of 5,460 additional dwelling units to meet the projected need through 2035. The FLU map when adopted indicated that within the existing corporate limits the future land use map provided for the ability of an additional 8,371 units. To date the city has approved approximately 4,405 units of which 1,608 units were designated as multi-family. Based on the above, there is a minimum need of an additional 1,055 units to meet the projected need within the existing corporate limits. The proposed project would add an additional 344 units.

Comprehensive Plan Compliance

The subject amendment is consistent with the following Comprehensive Plan policies, among others. The amendment will further the City's goals in meeting projected housing demands through 2035.

FLU Policy 1-1.1: Adequate Residential Land Area. The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, and which enables efficient provision of public facilities and services. ***The City shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.***

FLU Policy 1-1.2: Density and Intensity Standards and Table 1-1 – Single Family Medium Density, 4 units/acre.

FLU Policy 1-2.1: Promote Orderly, Compact Growth. Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service.

Policy 1-1.4: **Single-Family Medium Density.** Development within this category shall be limited to single-family detached dwelling units and the density shall not exceed 4 dwelling units/acre. Small scale commercial uses may be permitted adjacent to major highways provided they are intended to provide for the daily needs of residents within the development and the adjoining residential area. Such businesses will generally not exceed 15,000 sq. ft. in size and will require Planned Unit Development (PUD) zoning.

Policy 1-3.1: **Planned Unit Development.** Planned unit development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites.

Policy 2-1.7: **On-Site Transportation Improvements.** The following standards shall apply to new development in order to ensure safe and convenient on-site traffic flow that provides for the circulation

and parking needs of both motorized and non-motorized transportation: requiring developments to comply with applicable State and County access management requirements; requiring development to provide adequate vehicle parking and loading areas, if applicable, based on the type of land use approved; requiring the provision of bicycle storage facilities for commercial, industrial, institutional/public facility land uses; and requiring on-site trafficways to be built to widths adequate to accommodate the amount and type of traffic to be generated by the type of land use approved.

Policy 3-1.2: Promote a Diversity of Housing Types. The City's Future Land Use Map shall designate acreage to allow a wide range of housing types to accommodate a diversity of housing need. These may include single family attached, zero lot lines, cluster development, multi-family homes and apartments, mobile homes, and the construction of smaller homes.

Urban Sprawl Analysis

Section 163.3177, Florida Statutes (FS), requires any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Specifically, Section 163.3177(6)(a)9a, identifies 13 primary urban sprawl indicators and states that "the evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

An evaluation of each primary indicator is provided below.

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single use development or uses.

The proposed amendment does not contain low-density or low-intensity development. The applicant's request and related development propose a mixed housing type development with associated amenities. The request supports the City's objective of allocating sufficient land area to meet their projected long-term residential needs and provide a diversity of housing types.

- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

While the property is currently designated Rural by Lake County, the proposed development is located in an urbanizing area and adjacent to a developing CR 466A corridor. The property is adjacent to existing Commercial land use designations within the City and within Sumter County associated with The Villages development which is located adjacent to the subject site.

- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed amendment is not isolated or in an area of strip development. The subject property is along the developing CR 466A corridor, and as development has progressed, has created a pattern of infill development in the area.

- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge

areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

There are no wetlands, flood zone, or environmentally sensitive areas on the site.

- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The proposed amendment will not have an adverse impact on agricultural activities within the County or City. Further, 25' landscape buffers are proposed around the perimeter.

- VI. Fails to maximize use of existing public facilities and services.

The proposed amendment and associated uses will utilize existing facilities available in the area without degrading adopted LOS.

- VII. Fails to maximize use of future public facilities and services.

The proposed amendment will utilize current and future improvements to the City's public facilities and services, as may be required; the surrounding area is currently served by existing public facilities and services. Other than extensions of individual services into the site, no significant extension or capital projects are required (anticipated) to serve the property.

- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed use of the site will not disproportionately increase the cost of public services in the area, as facilities are currently in place or already approved to service the area.

Conclusions

Please revise the preliminary master plan as noted above.

The proposed comp plan amendment is consistent with the City's comprehensive plan and is not considered urban sprawl. The proposed rezoning to PUD and waiver requests meet the minimum technical requirements of the LDRs.

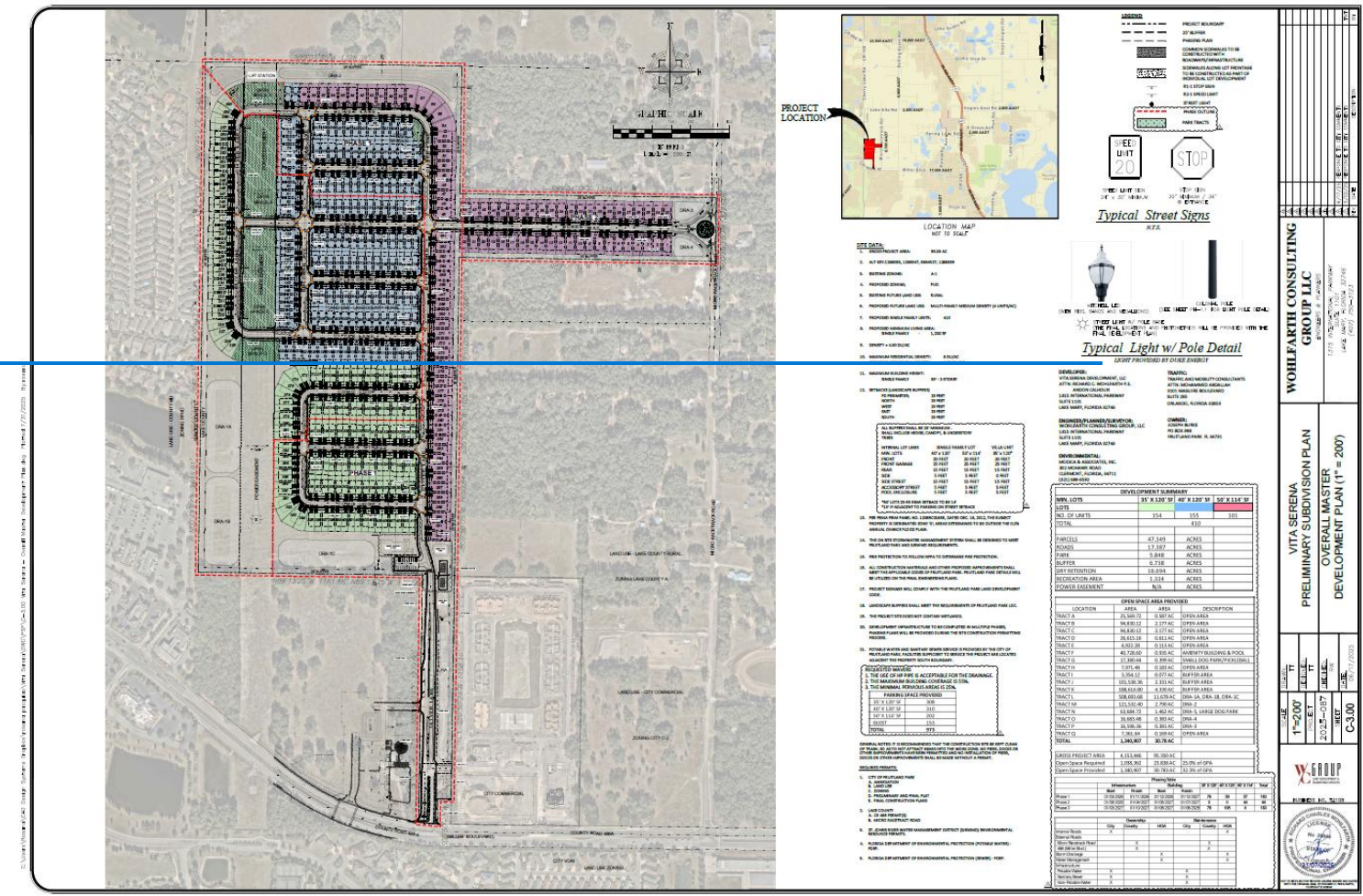
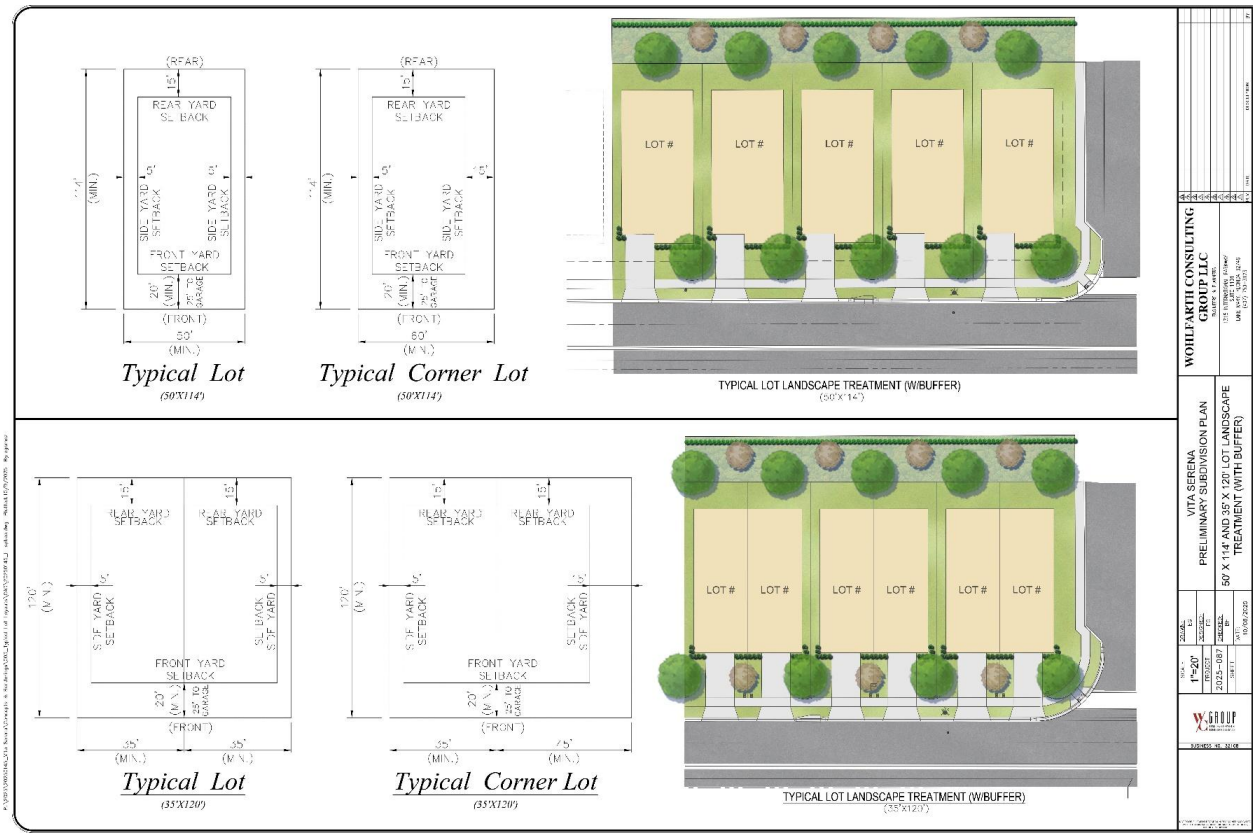


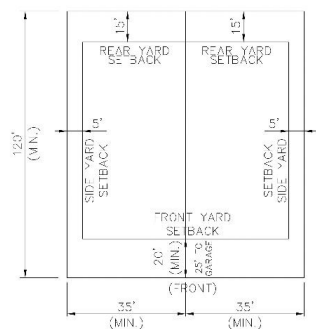
EXHIBIT "C"

Landscaping for Buffers and Internal Lots

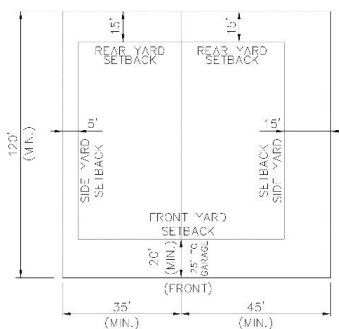
Commented [AGC6]: Needs to be updated to delete 35'



E:\2025\20250145_vila Teresopolis\Concepto de Rendimiento\03_Tipico\ol_ayoyoy\CA\20250145_L-4306.rtf



Typical Lot
(35'X120')



Typical Corner Lot
(35'X120')



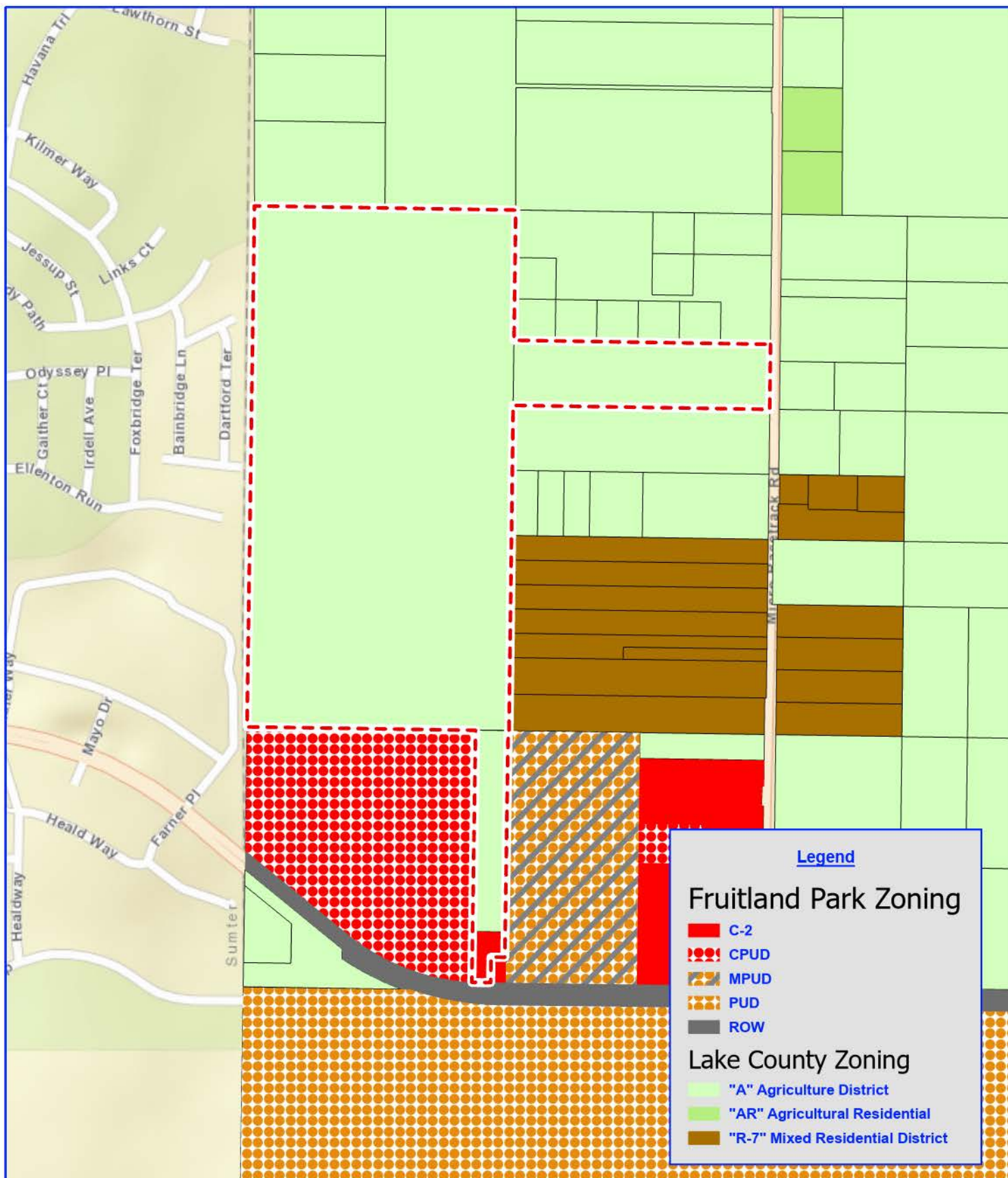
TYPICAL LOT LANDSCAPE TREATMENT
(35'x120')

		WOHL EARTH CONSULTING GROUP LLC	
VITA SERENA PRELIMINARY SUBDIVISION PLAN		36 X 120 LOT LANDSCAPE TREATMENT	
SCALE 1"=20'	DATE 2025-08-11	PROJECT 2025-08-11	DATE 2025-08-11
REVISION NO. 11114			

2025/02/25 14:53 Via Sereza/Soccorso di Belforte 003_Tipical_of_coyus/CAT/2025/02_1-2025.rtf 2025/02/25 09:2025



 WOHLFARTH CONSULTING GROUP LLC 10000 WILLOW CREEK DRIVE, SUITE 100 HOUSTON, TEXAS 77036 281.460.1212 FAX 281.460.1272		VITA SERENA PRELIMINARY SUBDIVISION PLAN 40' X 100' LOT LANDSCAPE TREATMENT		SCALE 1"=20' DATE 12/11/12 PROJECT NO. 2025-0841 DRAWN BY JRM CHECKED BY S.M.	
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT STATE OF TEXAS NO. 11114					



160 0 160 320 480 640 800 Feet

Scale: 1:8,000

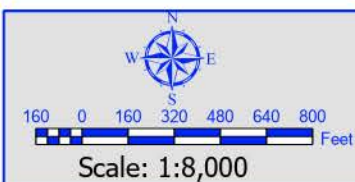
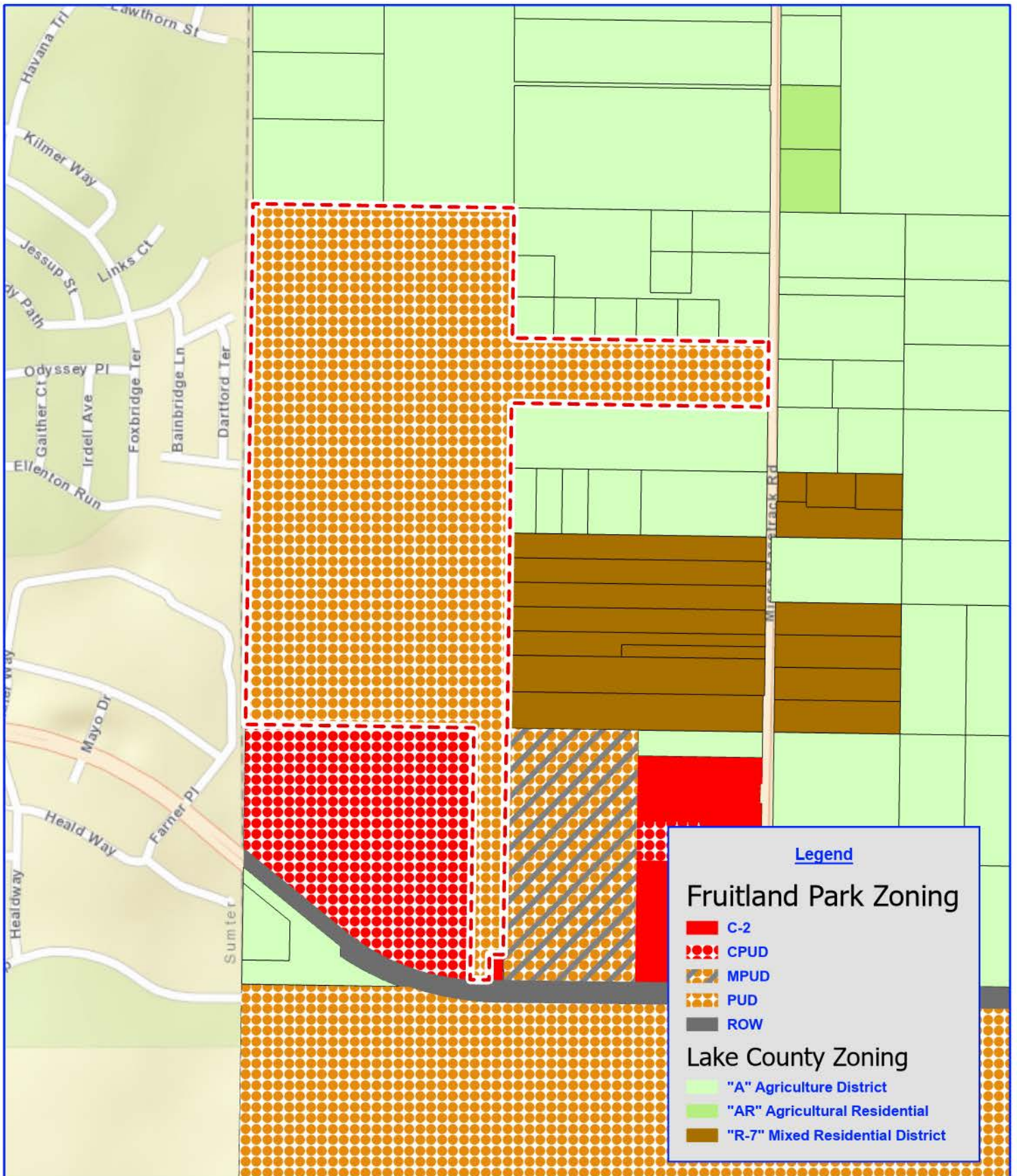
Vita Serena

Fruitland Park, Florida
Existing Zoning Map

Project: 398/25/04
File: Existing Zoning
Name: Vita Serena
PM: S. Lindh
Date: May 1, 2025
Created By: T. Kalebaugh



LAND PLANNING GROUP
— ENVIRONMENTAL PLANNING —
URBAN AND REGIONAL PLANNERS



Vita Serena

Fruitland Park, Florida
Proposed Zoning Map

Project: 398/25/04
File: Proposed Zoning
Name: Vita Serena
PM: S. Lindh
Date: May 1, 2025
Created By: T. Kalebaugh



From: [Anita Geraci](#)
To: [Sharon Williams](#); [Robb Dicus](#); [Karen Manila](#); [Michael Rankin](#); ["Michael"](#)
Cc: [Emily Church](#); [Gwendolyn Keough-Johns](#)
Subject: RE: Vita Serena - Master Development Agreement
Date: Thursday, June 4, 2026 11:21:57 AM
Attachments: [image005.png](#)
[image009.png](#)
[image011.png](#)
[Master Developer Agreement Vita Serena PUD 6-4-26.docx](#)
Importance: High

Good morning,

Attached please find a further revised MDA. I accepted all previously made revisions so the redlines in the attached document reflect changes made today.

Mr. Wohlfarth requested a number of changes in his e-mail dated May 23, 2026 11:08 AM. Of his requests, I only made the following changes:

1. Updated the phasing table to reflect 50'x115' and 50'x120' lots. I also verified the number of lots per phase. I did not include associated dates due to the wastewater capacity concerns.
2. Updated Section 29 Notices to include developer and developer's attorney.

Other changes:

1. I revised language in Section 12 to include a modification of Robb's suggested language concerning wastewater capacity.

Sharon's e-mail dated May 27, 2026 1:21 PM outlines outstanding issues. I copied the issues below and provide my responses in **Green**.

- **Section 5(a):** Delete "Stormwater Ponds May not be utilized for open space" (Anita, can we use Chapter 154.030, Section (11) (H) Open Space Requirements to help us in this regard?) **Yes. Additionally, even without any language in the Code a PUD zoning is negotiated so the Commission can determine. He can request the Commission agree to modify the language.**
- **Section 5(i):** Modify amenities to a minimum of 4 of the following: (2 options were added with 4 minimum—see below) **Commission decision.**
 - i. Pool and Cabana (added) **vice** Amenity Building and pool
 - ii. Pickleball Courts
 - iii. Dog Park
 - iv. Walkway and Paths (added)
- **Section 7:** PHASING TABLE PROVIDED (Anita, Will dates work in light of suggested re-wording? See Section 12) **I revised as mentioned above.**
- **Section 9 & 10:** All Internal Streets shall be owned by the City of Fruitland Park and Maintained by the HOA/CDD. (see also CDD details; can we require ownership within an HOA if there is no CDD or until approval of a CDD application?) **As drafted they must submit an application for a CDD. If approved then ownership shifts from being HOA obligation to CDD obligation. If CDD application is not approved by the Commission then the HOA must own and maintain.**
- **Section 12 (F)(a):** Delete "Polypropylene Pipe is required to install with an RCP section" (Robb, Do we need to get engineer comments on this or can you provide direction in this regard?) **No changes have been made. Robb and/or engineer recommendation/comment is needed but the language is what the Commission previously required when PP is used.**
- Section 12 (B) EING ADDRESSED – **Check with Anita regarding rewording based on Robb's suggestion** **Revised as mentioned above.**
 - **Robb's suggestion:** What about stating that "capacity cannot be guaranteed until the city wastewater plant is up and running with an estimated date of 2030" It would basically be saying capacity may or may not be there but ties guaranteed

availability to the plant becoming operational.

- **Section 29 notices:** change/update contacts **Revised as mentioned above.**

There are a few outstanding questions I previously posed to the City for which a response has not been provided so the comments remain in the attached. They include:

Section 12 A: Do you want the following language to remain or be deleted? Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District.

Section 12. D: relating to water connections - Should any requirements be added relating to: AdventHealth connection? Screenshot Robb sent in his e-mail of 4/8/2026?

Section 15 Landscaping:

Where Lots are back-to-back a canopy tree shall be planted in the rear yard five feet (5') from the property line and be staggered from lot to lot. The intent is that trees shall be spaced equal to the width of the lot. What if the lots back to back are the same width, then the trees will not be staggered?

Each Lot shall have a minimum of one (1) canopy tree planted five feet (5') within the landscape buffer and centered on such Lot and one (1) understory tree shall be planted ten feet (10') within the landscape buffer along the boundary of each adjacent Lot. Are these intended to be planted on the lot or within the landscape buffer?

Exhibits B and C need to be updated as noted in the attached and prior version.

Thank you,

Anita

Board Certified in City, County & Local Government Law



[Anita Geraci-Carver - Orlando Style Magazine - Central Florida's Luxury Lifestyle Magazine](https://www.elitelawyer.com/profile/11622-anita-geraci-carver)
<https://www.elitelawyer.com/profile/11622-anita-geraci-carver>

1560 Bloxam Avenue
Clermont, Florida 34711

(352) 243-2801
(352) 243-2768 facsimile

Please note if your communication with me relates to my position as City Attorney, Town Attorney or College Board Attorney: Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communication may therefore be subject to public disclosure.

This message contains legally privileged and confidential information intended only for the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If this communication was received in error, please notify the sender and promptly delete this message from your computer. Thank you.

****ATTENTION ALL REAL ESTATE CLOSING FUNDS MUST BE RECEIVED IN THE FORM OF A WIRE TRANSFER PRIOR TO DATE OF CLOSING****

From: Sharon Williams <swilliams@fruitlandpark.org>
Sent: Wednesday, May 27, 2026 1:21 PM
To: Robb Dicus <rdicus@fruitlandpark.org>; Karen Manila <kmanila@fruitlandpark.org>; Michael Rankin <mrain@fruitlandpark.org>; Anita Geraci <anita@agclaw.net>; 'Michael' <MichaelR@lpgurp.com>
Cc: Emily Church <echurch@fruitlandpark.org>
Subject: RE: Vita Serena - Master Development Agreement
Importance: High

Robb and Anita,

Also, in the MDA it states that the developer **MUST** submit an application for a CDD. When a CDD is established, the MDA states that the CDD should take ownership AND maintenance of the roads. Obviously he is taking exception to this and elects to state "MAY." He is offering to meet before the meeting to iron out details. So far, the additional issues remain outstanding:

- **Section 5(a):** Delete "Stormwater Ponds May not be utilized for open space" (Anita, can we use Chapter 154.030, Section (11) (H) Open Space Requirements to help us in this regard?)
- **Section 5(i):** Modify amenities to a minimum of 4 of the following: (2 options were added with 4 minimum—see below)
 - i. Pool and Cabana (added) **vice** Amenity Building and pool
 - ii. Pickleball Courts
 - iii. Dog Park
 - iv. Walkway and Paths (added)
- **Section 7:** PHASING TABLE PROVIDED (Anita, Will dates work in light of suggested re-wording? See Section 12)
- **Section 9 & 10:** All Internal Streets shall be owned by the City of Fruitland Park and Maintained by the HOA/CDD. (see also CDD details; can we require ownership within an HOA if there is no CDD or until approval of a CDD application?)
- **Section 12 (F)(a):** Delete "Polypropylene Pipe is required to install with an RCP section" (Robb, Do we need to get engineer comments on this or can you provide direction in this regard?)
- **Section 12 (B) EING ADDRESSED – Check with Anita regarding rewording based on Robb's suggestion)**
 - **Robb's suggestion:** What about stating that "capacity cannot be guaranteed until

the city wastewater plant is up and running with an estimated date of 2030” It would basically be saying capacity may or may not be there but ties guaranteed availability to the plant becoming operational.

- **Section 29 notices:** change/update contacts



Sharon Williams

Administrative Manager

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF FRUITLAND PARK

506 W BERCKMAN ST, FRUITLAND PARK, FL 34731 P: (352) 360-6727 | F: (352) 360-6652

swilliams@fruitlandpark.org | www.fruitlandpark.org

NOTE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Robb Dicus <rdicus@fruitlandpark.org>

Sent: Wednesday, May 27, 2026 9:47 AM

To: Karen Manila <kmanila@fruitlandpark.org>; Sharon Williams <swilliams@fruitlandpark.org>; Michael Rankin <mrarkin@fruitlandpark.org>; Anita Geraci <anita@agclaw.net>; 'Michael' <MichaelR@lpgurp.com>

Cc: Emily Church <echurch@fruitlandpark.org>

Subject: RE: Vita Serena - Master Development Agreement

What about stating that “capacity can’t be guaranteed until the city wastewater plant is up and running with and estimated date of 2030”? It would basically be saying capacity may or may not be there but ties guaranteed availability to the plant becoming operational.



Robb Dicus

Public Works Director



Office: 352-360-6795 | 2601 Spring Lake Road

Ph: 352-308-6651 | **Email:** rdicus@fruitlandpark.org

Under Florida law, *Cf. s. 668..6076, F.S.*, e-mail addresses are public records. If you do not want your e-mail address released in response- to a public records request, do not send electronic mail to the City of Fruitland Park. Instead contact the city by telephone or in writing.

From: Karen Manila <kmanila@fruitlandpark.org>

Sent: Wednesday, May 27, 2026 9:37 AM

To: Sharon Williams <swilliams@fruitlandpark.org>; Michael Rankin <mrarkin@fruitlandpark.org>; Anita Geraci <anita@agclaw.net>; Robb Dicus <rdicus@fruitlandpark.org>; 'Michael' <MichaelR@lpgurp.com>

Cc: Emily Church <echurch@fruitlandpark.org>

Subject: RE: Vita Serena - Master Development Agreement

I'm not comfortable removing wording about wastewater capacity, but maybe the wording could be modified. The current schedule has plant completion in October 2029. Could the wording be modified to say something about currently there is capacity but capacity could be limited until the plant comes online in late 2029 or early 2030?

From: Sharon Williams <swilliams@fruitlandpark.org>

Sent: Tuesday, May 26, 2026 3:46 PM

To: Karen Manila <kmanila@fruitlandpark.org>; Michael Rankin <mrarkin@fruitlandpark.org>; Anita Geraci <anita@agclaw.net>; Robb Dicus <rdicus@fruitlandpark.org>; 'Michael' <MichaelR@lpgurp.com>

Cc: Emily Church <echurch@fruitlandpark.org>; Sharon Williams <swilliams@fruitlandpark.org>

Subject: Vita Serena - Master Development Agreement

Importance: High

Good afternoon,

A am re-forwarding the email below for your comments and suggestions for the subject prior to the June 11th City Commission meeting. I hope that we can have everything **finalized by Friday (May 29th)** as this information will be due to the City Clerk for timely submission of the Agenda Bill Packet for the Rezoning/MDA Ordinance. For ease of reference, I have attached the latest draft of the MDA that Anita previously provided.

Thank you,



Sharon Williams

Administrative Manager

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF FRUITLAND PARK

506 W BERCKMAN ST, FRUITLAND PARK, FL 34731 P: (352) 360-6727 | F: (352) 360-6652

swilliams@fruitlandpark.org | www.fruitlandpark.org

NOTE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity.

Instead, contact this office by phone or in writing.

From: Richard Wohlfarth <rwohlfarth@wcgroup.co>

Sent: Saturday, May 23, 2026 11:08 AM

To: Sharon Williams <swilliams@fruitlandpark.org>; Karen Manila <kmanila@fruitlandpark.org>; Michael Rankin <mrarkin@fruitlandpark.org>; Anita Geraci <anita@agclaw.net>; Robb Dicus <rdicus@fruitlandpark.org>

Cc: Stephen V. Hoffman - Olive, & Judd, PA (shoffman@olivejudd.com) <shoffman@olivejudd.com>; Denise Wohlfarth <dwohlfarth@wcgroup.co>

Subject:

Review of the Master Development Agreement from the Planning and Zoning Packet

Sharon

I have reviewed the MDA from the packet and would like to offer the following comments.
Some of the comments are information. Some are positional and a few are major concerns.

Section 5(a)

Delete "Stormwater Ponds May not be utilized for open space"

Section 7

Complete the Phasing and Ownership Table"

Phase	40' X 120'			50' X 115/120'			Total
Phase 1	125	152	28	45	75	31	
	111	124	14	313	344	32	
	257	284	28	239	256	18	
	285	298	14				
			84			81	165
	97	110	14	76	82	7	
Phase 2	83	96	14	167	175	9	
	153	166	14	232	238	7	
	190	217	28				
	176	189	14				
	218	231	14				
	299	312	14				
			112			23	135

Phase 3				1	44	44	44
			196			148	344

344

VITA SERENA							
PHASING TABLE							
	INFRASTRUCTURE		BUILDING		LOT SIZE	LOT SIZE	
PHASE	START	FINISH	START	FINISH	40 X 120	50 X 120(115)	TOTAL
PHASE 1	1/1/2027	9/1/2027	8/1/2027	8/1/2028	84	81	165
PHASE 2	9/1/2027	3/1/2028	2/1/2028	2/1/2029	112	23	135
PHASE 3	3/1/2028	10/1/2028	9/1/2028	9/1/2029	0	44	44
					196	148	344

Section 9

All Internal Streets shall be owned by the City of Fruitland Park and Maintained by the HOA/CDD.

Section 10

Modify to “Developer May submit an application to establish a Community Development District (“CDD”).

Section 12 (F)(a)

Delete “Polypropylene Pipe is required to install with an RCP section”

Section 12(B)

Delete “At this time of this agreement wastewater capacity is not available. The earliest wastewater capacity is anticipated to be available in 2031”

Section 5(i)

Modify amenities to a minimum of 4 of the following:

- i. Pool and Cabana
- ii. Pickleball Courts
- iii. Dog Park
- iv. Walkway and Paths
- v. Benches, Picnic Tables and BBQ.

Change Section 29 Notices:

Developer:

Richard C. Wolfarth, P.E.

Vita Serena Development, LLC

1315 S. International Parkway, Suite 1101

Lake Mary, Florida 32746

Stephen V. Hoffman
Attorney at Law
Olive and Judd
2426 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

Please forward the Word Version of the MDA to Steve and me. I would also like to schedule a meeting to review the above and work out a final agreement for the City Commission meeting in June.

Please copy both Steve and I will all correspondence. Also, if I can be of some assistance with the either the City of Leesburg or Lady Lake discussions please let me know.



1315 South International Parkway
Site 1101
Lake Mary, Florida 32746
407-750-3123
407-350-9090

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Published Daily
State of Florida
County Of Sumter

Affidavit of Publication

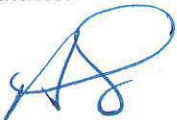
Before the undersigned authority personally
Appeared **Amber Sevison** who on oath says that
he or she is Legal Ad Coordinator of the Villages
DAILY SUN, a daily newspaper published in
Sumter County, Florida with circulation in Lake,
Sumter and Marion Counties; that the attached
copy of advertisement, being a Legal Ad # **01305968**
in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

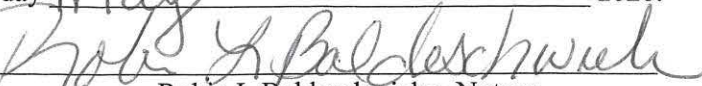
**APRIL 30, 2026
MAY 7, 2026**

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)

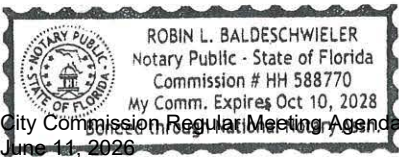
Sworn to and subscribed before me this 7
day May 2026.


Robin L Baldeschwieler, Notary

Personally Known _____ or

Production Identification _____

Type of Identification Produced _____



NOTICE OF PUBLIC HEARING

ORDINANCE 2025-025

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 93.74 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; 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 SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

ORDINANCE 2025-026

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TO CITY OF FRUITLAND PARK SINGLE FAMILY MEDIUM DENSITY ON 95.44 +/- ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; 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 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2025-027

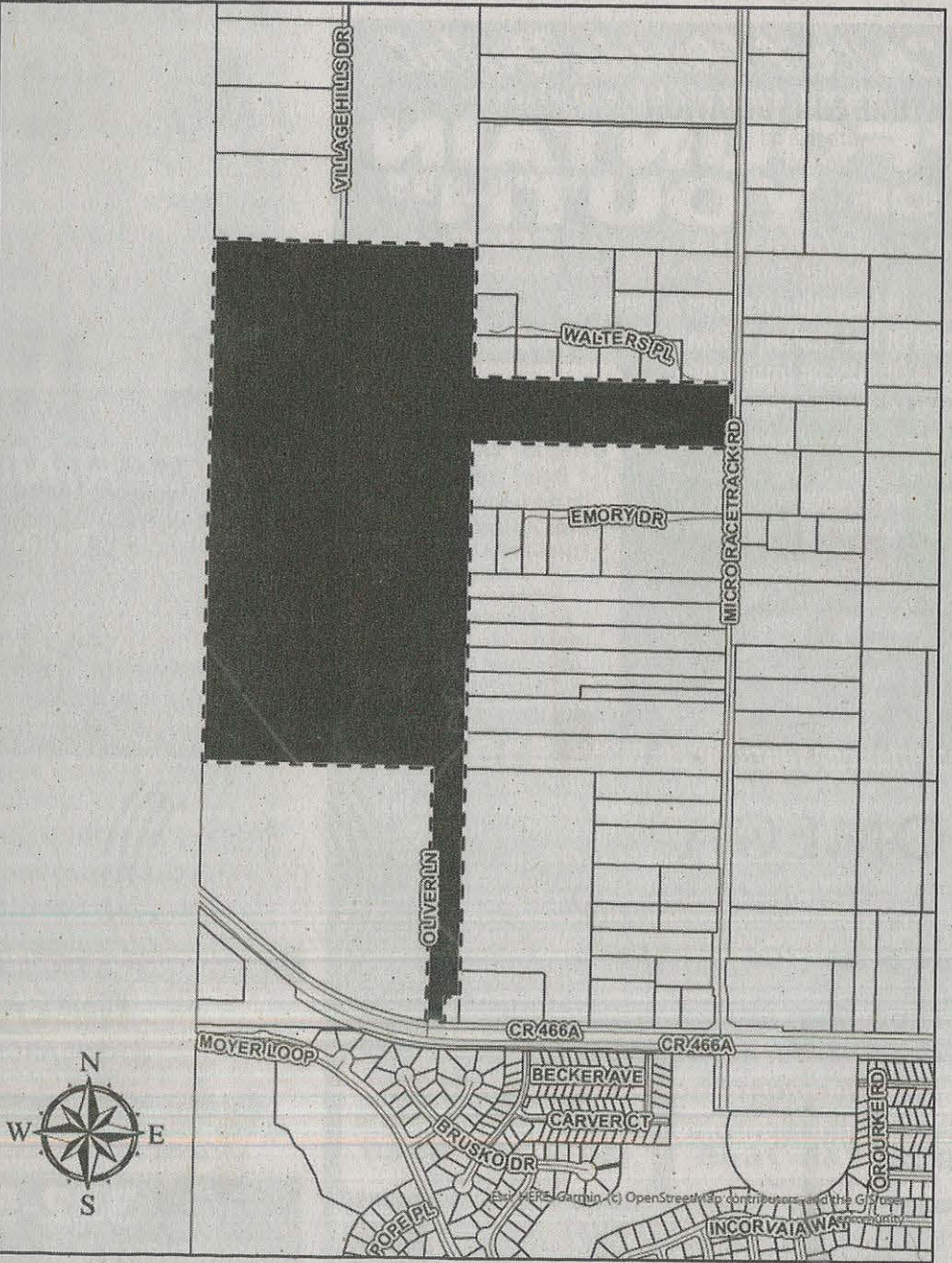
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 95.44 + ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE AND CITY OF FRUITLAND PARK GENERAL COMMERCIAL (C-2) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

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

- Planning & Zoning Board Thursday, May 21, 2026 @ 6:00 p.m.
- Land Planning Agency Meeting, May 21, 2026 @ 6:10 p.m.
- City Commission Reading Thursday, June 11, 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 Ordinances 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 Ordinances.

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.



CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET

Item Number: 6b

ITEM TITLE: CITY ATTORNEY REPORT

MEETING DATE: June 11, 2026

DATE SUBMITTED: June 4, 2026

SUBMITTED BY: City Attorney

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. Attorney Joshua Walker of Walker, Revels, Greninger, PLLC has been appointed to defend the City. Mediation was held on June 3, 2026. The case was resolved at mediation. The City is coordinating through Plaintiff's attorney for placement of the cremains into the niche originally purchased by Plaintiff.

House Joint Resolution HJR 1-F

The Senate and House passed HJR 1-F. If approved by 60% of the voters at the November 2026 General Election a \$250,000 homestead exemption on non-school levies for homeowners will be created and implemented over a 2 year period. It grants a \$250,000 super homestead exemption for non-school levies to homeowners who are Florida residents on or before December 31, 2026. \$150,000 beginning January 1, 2027 and increases to \$250,000 on January 1, 2028. New FL residents will receive homestead exemption of \$50,000 for four years, after which they will be eligible for the \$250,000 super homestead exemption.

The amendment does not apply to ad valorem taxes collected by school boards. The amendment requires cities and counties to use property tax revenue for the following:

- Public safety
- Education and public schools
- Road and bridge construction and maintenance, stormwater control, and other infrastructure projects
- Natural resource projects, including flooding control measures
- Retirement benefits of local government employees
- Bond obligations

- Operations and administration of county officers and commissioners and municipalities and approved expenditures thereof

For non-residential property the assessment increase annually is reduced from 10% to 5% beginning January 1, 2027.

Counties, municipalities and school districts are required to provide ad valorem relief up to full elimination through a uniform procedure. The legislature will establish the uniform procedure. Special districts are authorized to provide up to full elimination by voter approval.

FUNDS BUDGETED: N/A

ATTACHMENT: None

RECOMMENDATION: N/A

ACTION: N/A