



**506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731**

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

TRC COFP Members:

City Manager Karen Manila, Chairman
Police Chief, Vice Chair
City Attorney
Building Official
Community Development Director
Code Enforcement Officer
Engineer – Halff
Fire Chief
Fire Inspector
Land Planner LPG
Public Works Director

TRC Members:

City of Leesburg Utilities
Lake County School Board
Lake County Public Works Department
Lake County Economic Development

**AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
April 7, 2026
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from January 6, 2025 included for review/comment.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**

A. Vita Serena Rezoning, PUD – Alt Keys 3884327, 1288339, 1288053 & 1288347

This development was previously considered by TRC on May 6, 2025; however, due to revisions made during the City Commission Meeting. The potential project is being reviewed a 2nd time with the suggested modifications, to ensure adherence to city code and regulations.

The revised development consists 95.35 acres +/- and is proposed to be developed in three (3) phases. The total number of units has been revised from 410 to 344 units with the following breakdown: 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 minimum living area proposed is 1,200 SF. The project at build out is anticipated to have a population of 805 residents (2.34 persons per household x 344 units) vice the 959 residents initially proposed. The proposed gross density is 3.61 units/acre

A maximum building coverage of 55% (vice 30%) is also requested. The Future Land Use modification now reflects Single Family Medium Density allowing 4 units/acre maximum (from Multi-Family Low Density at 8 units/acre max).

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

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. 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 Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT:



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FRUITLAND PARK, FL 34731**

**PHONE: 352 360-6727
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TRC COFP Members:

City Manager Karen Manila, Chairman
Police Chief, Vice Chair
City Attorney
Building Official
Community Development Director
Code Enforcement Officer
Engineer – Halff
Fire Chief
Fire Inspector
Land Planner LPG
Public Works Director

TRC Members:

City of Leesburg Utilities
Lake County School Board
Lake County Public Works Department
Lake County Economic Development

**MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
January 6, 2026
10:00AM**

- I. MEETING START TIME:** 10:04 AM
- II. MEMBERS PRESENT:** Michael Rankin (LPG), Brett Tobias (Halff), Anita Geraci-Carver (Attorney), Robb Dicus (Public Works Director), Karen Manila (City Manager), Danny Bass (Building Official), Sharon Williams (Administrative Manager), & Emily Church (Administrative Assistant)
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting Minutes from December 2, 2025 included for review/comment. No corrections or deletions.
- IV. OLD BUSINESS:** NONE
- V. NEW BUSINESS:**
- A. CR 468 Subdivision Preliminary Plan; Alt Keys 1740509 and 2933232**
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. The property is zoned PUD per Ordinance 2025-013 containing the development's Master Development Agreement.

Michael Rankin introduced the project and noted that the applicant Luke Classon was present.

Brett Tobias requested clarification on whether the proposed right-of-way and internal roadways would be dedicated to the City or remain private, noting this decision should be resolved prior to final plat approval to avoid future maintenance and ownership issues.

Robb Dicus confirmed that the proposed lift station would be publicly owned and operated.

Brett Tobias noted that the proposed handicapped parking space did not meet ADA or Land Development Code dimensional requirements and requested revisions or documentation demonstrating compliance with the applicable standard.

Brett Tobias raised concerns about pedestrian safety due to the proximity of turn lanes to sidewalks. Limitations related to right-of-way, adjacent private property, and county jurisdiction were noted, and potential mitigation options were discussed, including reduced turn-lane width, partial sidewalk installation, and coordination with county agencies. The possibility of future funding or escrow for sidewalk completion will be reviewed by the City Attorney, subject to right-of-way availability.

Robb Dicus asked whether amenities were required to be shown at this stage. Brett Tobias explained that while the PUD establishes amenity requirements, detailed layouts are addressed at the construction plan stage. Mr. Classon confirmed required amenities would be shown on construction plans, and staff requested that walking trail materials and slopes be clearly identified, with a preference for a 5% slope over 10%.

Additional discussion addressed county comments requesting potential future roadway connectivity to adjacent parcels. Staff expressed concerns regarding the county's authority to require internal city street connections and noted that the City does not currently have a parallel access or connectivity requirement in its code. It was noted that compelling off-site connections may not be feasible or warranted given site constraints, traffic volumes, and the scale of the development.

Mr. Classon explained that tree surveys used representative sampling for development areas and evaluated buffers for preservation. Michael Rankin recommended clearly presenting preservation efforts and limitations to the Planning and Zoning Board and City Commission.

City Attorney advised that utility capacity is allocated based on payment and agency sign-off timing, and early payment of impact fees may be necessary to secure capacity. Traffic impact analysis and school coordination were noted as underway or previously completed.

City Staff noted that there were outstanding comments provided by Leesburg Electric that were unable to attend the meeting.

BOARD MEMBERS' COMMENTS: None

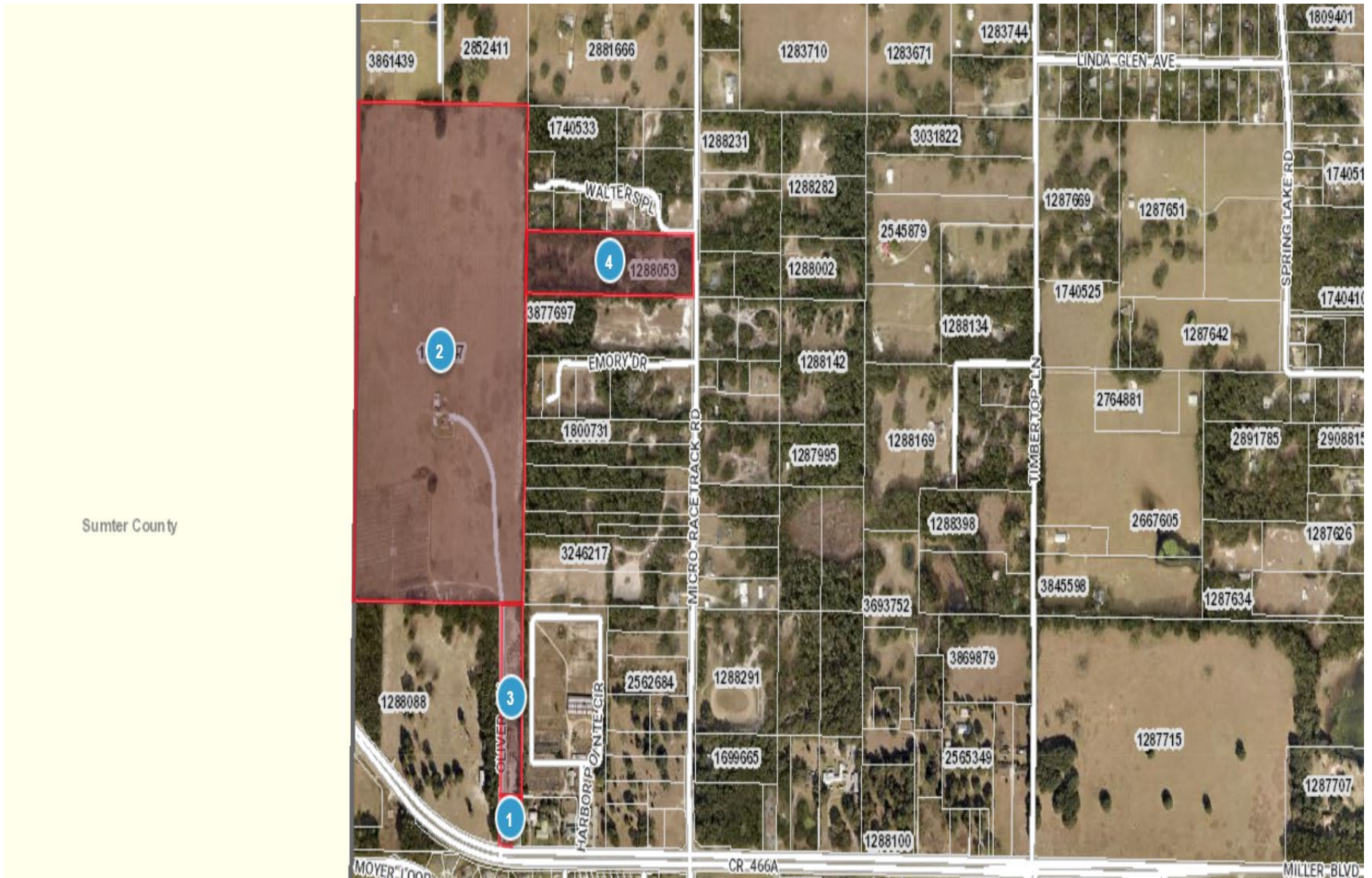
PUBLIC COMMENTS: None

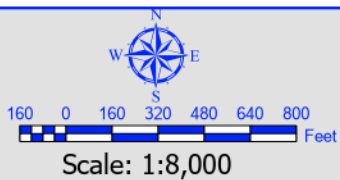
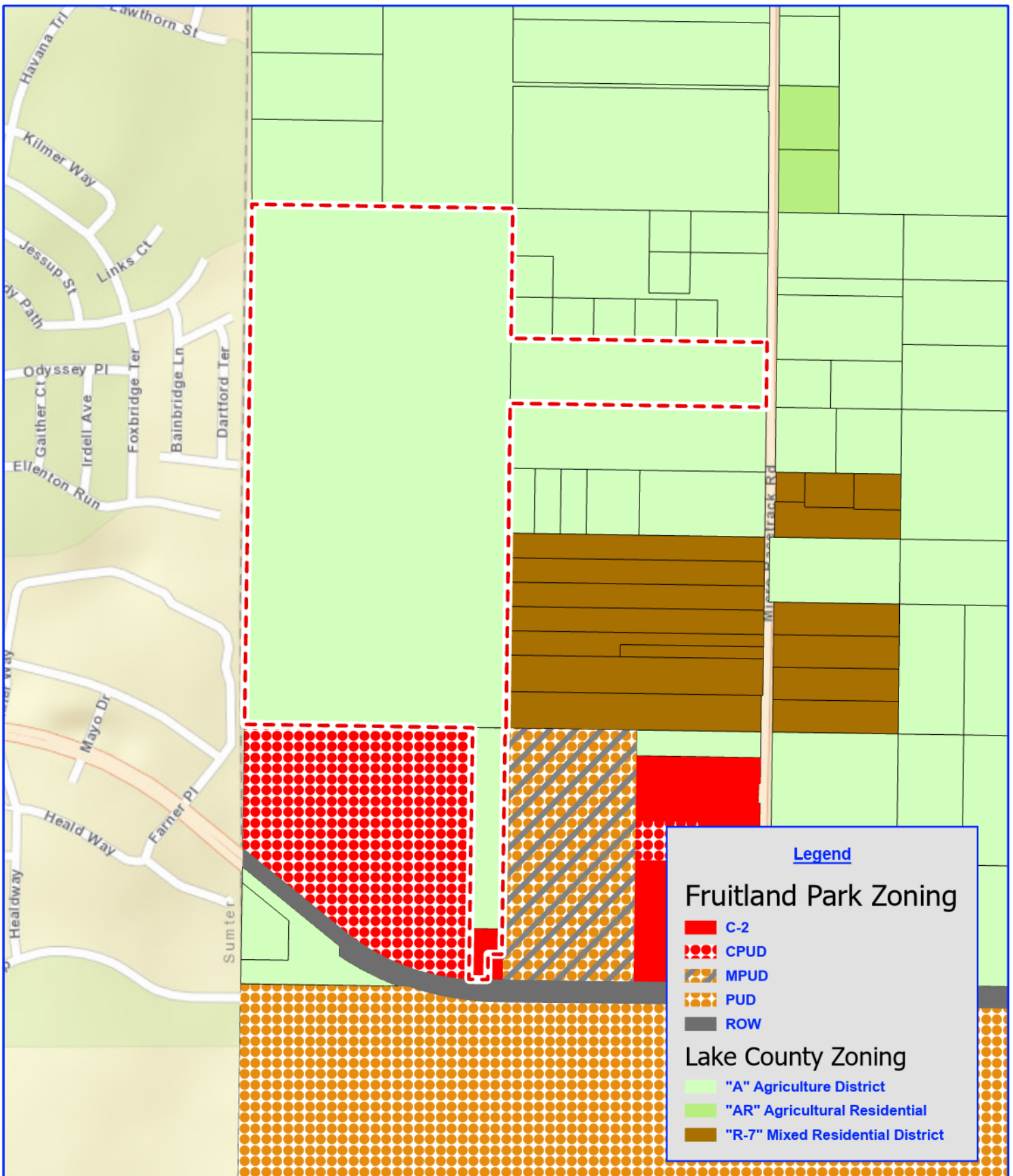
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praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT: 10:39 AM

(1) 1288339, (2) 1288347, (3) 3884327 and (4) 1288053—VITA SERENA



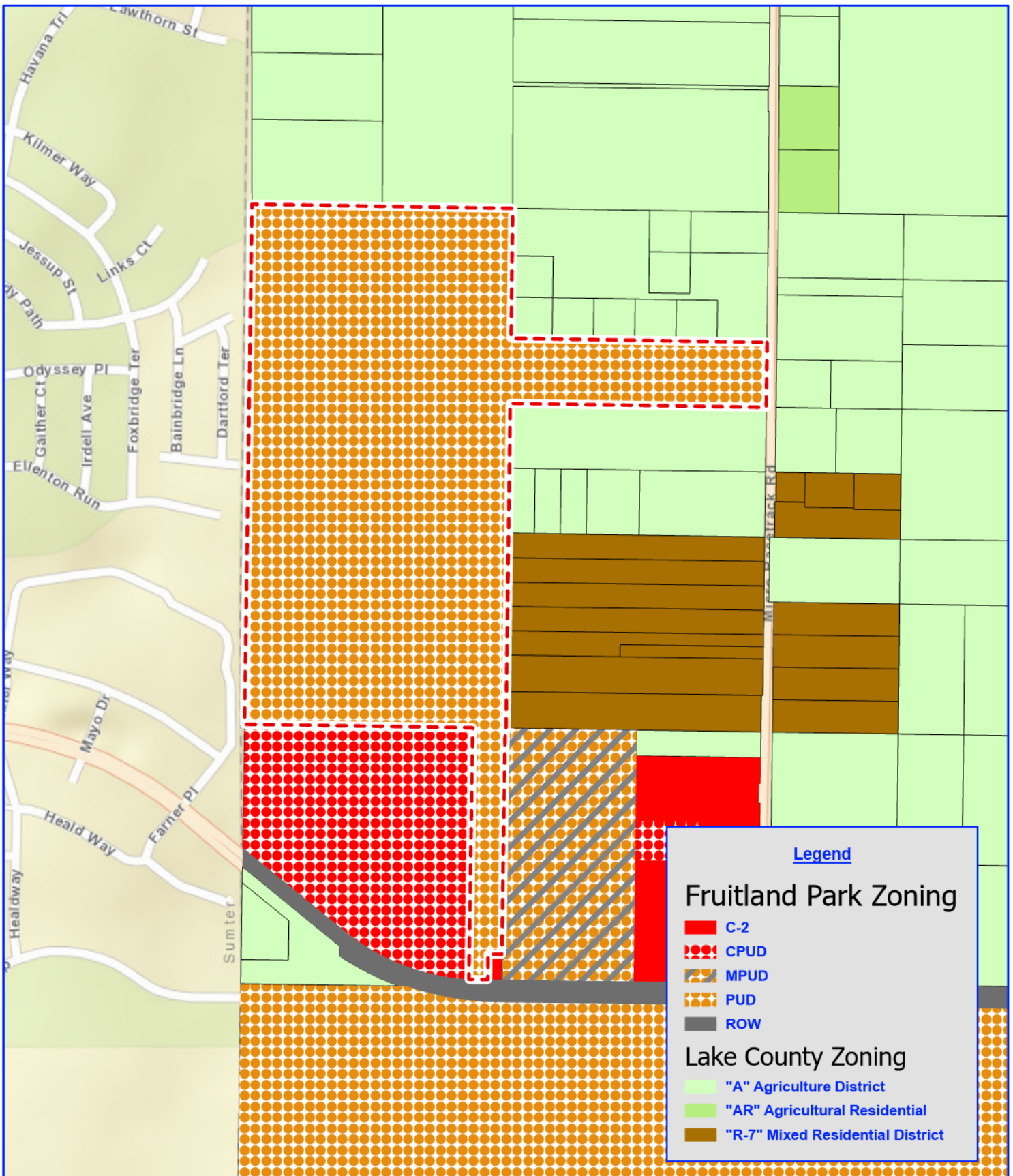


Vita Serena

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





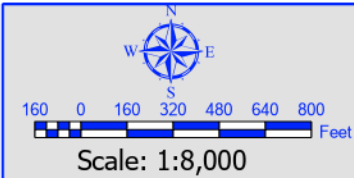
Legend

Fruitland Park Zoning

- C-2
- CPUD
- MPUD
- PUD
- ROW

Lake County Zoning

- "A" Agriculture District
- "AR" Agricultural Residential
- "R-7" Mixed Residential District



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



ORDINANCE 2025 - XX

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 Cosenza	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Raysin	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Williams	_____	(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

DESCRIPTION:

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

PARCEL 1:

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:

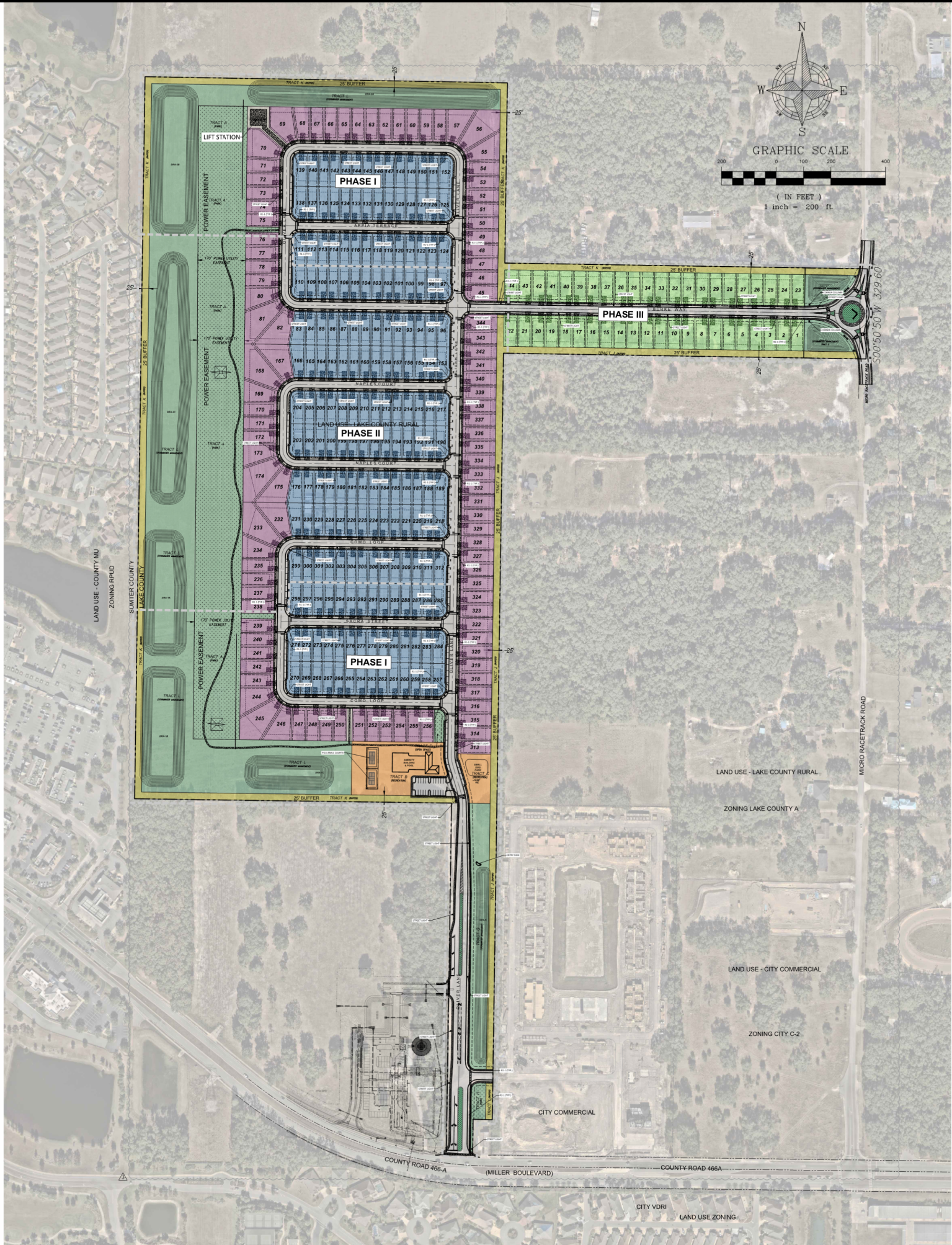
THE EAST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING NORTH OF CR 466A, LESS AND EXCEPT THE SOUTH 300 FEET THEREOF, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 3:

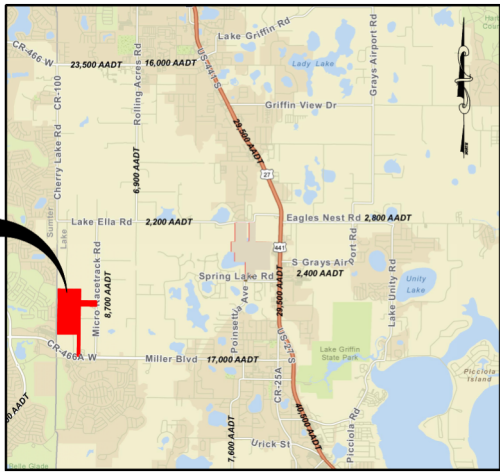
THE SOUTH 300 FEET OF THE EAST 165 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LESS AND EXCEPT THAT PORTION CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 556, PAGE 205, AND LESS THE RIGHT OF WAY FOR STATE ROAD 466-A, ALL LYING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

PARCEL 4:

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.



PROJECT LOCATION



LOCATION MAP
NOT TO SCALE

- SITE DATA:**
- GROSS PROJECT AREA: 95.35 AC
 - ALT KEY: 1288053, 1288347, 3884327, 1288339
 - EXISTING ZONING: A-1
 - PROPOSED ZONING: PUD
 - EXISTING FUTURE LAND USE: RURAL
 - PROPOSED FUTURE LAND USE: SINGLE-FAMILY MEDIUM DENSITY (4 DU/AC)
 - PROPOSED SINGLE FAMILY UNITS: 344
 - PROPOSED MINIMUM LIVING AREA: SINGLE FAMILY 1,200 SF
 - DENSITY = 4.30 DU/AC
 - MAXIMUM RESIDENTIAL DENSITY: 4 DU/AC
 - PROPOSED RESIDENTIAL DENSITY: 3.61 DU/AC
 - MAXIMUM BUILDING HEIGHT: SINGLE FAMILY 35' - 2-STORY
 - SETBACKS (LANDSCAPE BUFFERS)
PD PERIMETER: 25 FEET
NORTH: 25 FEET
WEST: 25 FEET
EAST: 25 FEET
SOUTH: 25 FEET

ALL BUFFERS SHALL BE 25' MINIMUM.
SHALL INCLUDE HEDGE, CANOPY, & UNDERSTORY TREES

INTERNAL LOT LINES	SINGLE FAMILY LOT
MIN. LOTS	40' x 120' 50' x 114'
FRONT	20 FEET 20 FEET
FRONT GARAGE	25 FEET 25 FEET
REAR	15 FEET 15 FEET
SIDE	5 FEET 5 FEET
SIDE STREET	15 FEET** 15 FEET**
ACCESSORY STREET	5 FEET 5 FEET
POOL ENCLOSURE	5 FEET 5 FEET

*50' LOTS 23-35 REAR SETBACK TO BE 14'
**13' IF ADJACENT TO PARKING ON STREET SETBACK

- PER FEMA FIRM PANEL NO. 12069C0165E, DATED DEC. 18, 2012, THE SUBJECT PROPERTY IS DESIGNATED ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- THE ON SITE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET FRUITLAND PARK AND SJRWMD REQUIREMENTS.
- FIRE PROTECTION TO FOLLOW NFPA TO DETERMINE FIRE PROTECTION.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF FRUITLAND PARK. FRUITLAND PARK DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
- PROJECT SIGNAGE WILL COMPLY WITH THE FRUITLAND PARK LAND DEVELOPMENT CODE.
- LANDSCAPE BUFFERS SHALL MEET THE REQUIREMENTS OF FRUITLAND PARK LDC.
- THE PROJECT SITE DOES NOT CONTAIN WETLANDS.
- DEVELOPMENT INFRASTRUCTURE TO BE COMPLETED IN MULTIPLE PHASES. PHASING PLANS WILL BE PROVIDED DURING THE SITE CONSTRUCTION PERMITTING PROCESS.
- POTABLE WATER AND SANITARY SEWER SERVICE IS PROVIDED BY THE CITY OF FRUITLAND PARK. FACILITIES SUFFICIENT TO SERVICE THE PROJECT ARE LOCATED ADJACENT THE PROPERTY SOUTH BOUNDARY.

REQUESTED WAIVERS

- THE USE OF HP PIPE IS ACCEPTABLE FOR THE DRAINAGE.
- THE MAXIMUM BUILDING COVERAGE IS 55%.
- THE MINIMAL PERVIOUS AREAS IS 25%.

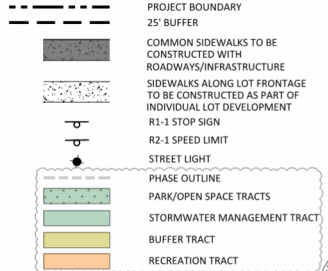
PARKING SPACE PROVIDED	
40'x115'	392
50'x115'	296
GUEST	104
TOTAL	792

GENERAL NOTES: IT IS REQUIRED THAT THE CONSTRUCTION SITE BE KEPT CLEAN OF TRASH, SO AS TO NOT ATTRACT BEARS INTO THE WORK ZONE. NO PIERKS, DOCKS OR OTHER IMPROVEMENTS HAVE BEEN PERMITTED AND NO INSTALLATION OF PIERKS, DOCKS OR OTHER IMPROVEMENTS SHALL BE MADE WITHOUT A PERMIT.

REQUIRED PERMITS:

- CITY OF FRUITLAND PARK
A. ANNEXATION
B. LAND USE
C. ZONING
D. PRELIMINARY AND FINAL PLAT
E. FINAL CONSTRUCTION PLANS
- LAKE COUNTY
A. CR 466 PERMIT(S)
B. MICRO RACETRACK ROAD
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) ENVIRONMENTAL RESOURCE PERMITS.
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (POTABLE WATER) - FDP.
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (SEWER) - FDP.

LEGEND



SPEED LIMIT SIGN
24" x 30" MINIMUM



STOP SIGN
30" MINIMUM 36" @ ENTRANCE

Typical Street Signs

N.T.S.



MITCHELL LED
(WITH RIBS, BANDS AND MEDALLIONS)



COLONIAL POLE
(SEE SHEET PH-1.1 FOR LIGHT POLE DETAIL)



STREET LIGHT W/ POLE BASE
(THE FINAL LOCATIONS AND PHOTOMETRICS WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN)

Typical Light w/ Pole Detail

LIGHT PROVIDED BY DUKE ENERGY

DEVELOPER:
VITA SERENA DEVELOPMENT, LLC
ATTN: RICHARD C. WOHLFARTH P.E.
ANDON CALHOUN
1315 INTERNATIONAL PARKWAY
SUITE 1101
LAKE MARY, FLORIDA 32746

TRAFFIC:
TRAFFIC AND MOBILITY CONSULTANTS
ATTN: MOHAMMED ABDALLAH
3101 MAGUIRE BOULEVARD
SUITE 265
ORLANDO, FLORIDA 32803

ENGINEER/PLANNER/SURVEYOR:
WOHLFARTH CONSULTING GROUP, LLC
1315 INTERNATIONAL PARKWAY
SUITE 1101
LAKE MARY, FLORIDA 32746

ENVIRONMENTAL:
MODICA & ASSOCIATES, INC.
302 MOHAWK ROAD
CLERMONT, FLORIDA, 34711
(321) 689-6592

OWNER:
JOSEPH BURKE
PO BOX 398
FRUITLAND PARK FL 34731

DEVELOPMENT SUMMARY			
MIN. LOTS	40' X 120' SF	50' X 120' SF	50' X 115' SF
LOTS			
NO. OF UNITS	196	104	44
TOTAL	344		

PARCELS	44.699	Acres	
ROADS	14.566	Acres	

OPEN SPACE AREA PROVIDED		
LOCATION	AREA	DESCRIPTION
TRACT G	63.685	1.462 AC STORMWATER MANAGEMENT
TRACT L	669.299	15.365 AC STORMWATER MANAGEMENT
TRACT F	16.596	0.381 AC STORMWATER MANAGEMENT
TRACT E	16.683	0.383 AC STORMWATER MANAGEMENT
TRACT C	17.380	0.399 AC RECREATION
TRACT B	68.694	1.577 AC RECREATION
TRACT D	4.269	0.098 AC OPEN SPACE
TRACT A	406.938	9.342 AC PARK
TRACT H	7.971	0.183 AC PARK
TRACT M	8.886	0.204 AC LIFT STATION
TRACT I	3.354	0.077 AC BUFFER
TRACT J	101.538	2.331 AC BUFFER
TRACT K	179.293	4.116 AC BUFFER
TRACT N	2.396	0.055 AC DRAINAGE EASEMENT
TRACT O	2.396	0.055 AC DRAINAGE EASEMENT
TRACT P	2.396	0.055 AC DRAINAGE EASEMENT
TOTAL	1,571,775	36.083 AC

GROSS PROJECT AREA	4,153,402	95.349 AC	
Open Space Required	1,038,351	23.837 AC	25.0% of GPA
Open Space Provided	1,571,775	36.083 AC	37.8% of GPA

VITA SERENA PHASING TABLE					
INFRASTRUCTURE			BUILDING		
PHASE	START	FINISH	START	FINISH	TOTAL
PHASE 1	1/1/2027	9/1/2027	8/1/2027	8/1/2028	163
PHASE 2	9/1/2027	3/1/2028	2/1/2028	2/1/2029	112
PHASE 3	3/1/2028	10/1/2028	9/1/2028	9/1/2029	44
					344

	Ownership			Maintenance		
	City	County	HOA	City	County	HOA
Internal Roads	X					X
External Roads						
Micro Racetrack Road		X				X
466 (Miller Blvd.)		X				X
Storm Drainage			X			
Water Management			X			X
Infrastructure						
Potable Water	X			X		
Sanitary Sewer	X			X		
Non-Potable Water	X			X		

WOHLFARTH CONSULTING

GROUP LLC

ENGINEERS & PLANNERS

VITA SERENA

PRELIMINARY SUBDIVISION PLAN

OVERALL MASTER

DEVELOPMENT PLAN (1" = 200')

DRAWN:

TT

SCALE

1"=200'

PROJECT

TT

CHECKED:

RW

DATE:

06/17/2025

SHEET

2025-087

BY

DATE

DESCRIPTION

REV

DATE

DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION



BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF REGISTERED PROFESSIONAL ENGINEER

FLORIDA P.E. 52064

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 (SFMD) 4 DU/AC.”
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

V10-3-4

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 ____, 2025, 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:

- a. Single family not to exceed 344 units.
- b. Recreation amenities.

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

- a. 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.
- b. Maximum Building Height of thirty-five feet (35'), measured to the mean height of hip or gabled roofs.
- c. Minimum Setback requirements, as measured from the PUD perimeter property lines shall be:
 - i. North: Twenty-five feet (25')
 - ii. South: Fifty feet (50') from the right of way of CR 466-A
 - iii. East: Twenty-five feet (25')
 - iv. West: Twenty-five feet (25')
- d. Density may not exceed 3.61 du/ac.

Single Family Detached:

- i. Minimum Building Setbacks
 - a. Front: 20 feet
 - b. Front-Garage: 25 feet (See f below)
 - c. Side: 5 feet (between building pads)
 - d. Side: 15 feet (building to street), except if adjacent to parking, 13 feet is allowed

- e. Rear: 15 feet, except 5' for patio, pool and screen structures, and except Lots 23-35 (50' minimum lot width) minimum rear 14 feet setback is allowed
 - f. To provide additional parking for the residential units and improve the streetscape of the development the minimum Front-Garage setback shall be 50% - 25', 25% - 30' and 25% - 35'. The variable setbacks shall be interspersed throughout the community to minimize the number of equal front setbacks.
 - ii. Minimum Living Area: 1,200 SF
 - iii. Minimum Lot Width: 40 feet
 - iv. Minimum Lot Area: 4,800 SF
 - v. Maximum Impervious Surface Ratio (Lots): 75%
 - vi. Maximum Building Coverage: No more than 55% of Lot Area
- e. 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.
- f. Parking: The Owner will be required to meet the parking requirements of the Fruitland Park Land Development Regulations.
- g. To provide additional parking for the residential units and improve the streetscape of the development the minimum Front-Garage setback shall be 50% 25', 25% 30' and 25% 25'. The variable setbacks shall be interspersed throughout the community to minimize the number of equal front setbacks.
- h. Guest Parking: The owner shall provide additional guest park beyond the driveway parking. There shall be a minimum of 45 spaces provided dispersed throughout the community and as shown on the PUD Master Development Plan C3.0.
- i. Off-Street Parking:
- i. It will be limited to ONLY 6:00 am to 11:00 PM
 - ii. No commercial vehicles or trailers except for service vehicles and limited from 7:00am to 7:00pm, Monday through Saturday and not on City Holidays.
 - iii. Parking permitted only on 1 side of the street, where practically the parking shall only be on the north and east side of roads.
 - iv. No Car repairs within the roads
 - v. All cars shall be maintained, NO OIL LEAKS. ANY LEAKS FOUND SHALL BE CLEANED UP IN 24 HOUR.

- j. Type “C” Landscape buffers of twenty-five feet (25’) shall be provided along the PUD perimeter property boundaries.
- k. Recreational amenities. At a minimum the following must be provided:
 - i. Pool and Cabana.
 - 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
 - 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. 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							
	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 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.

- a. The Owner shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park.
- b. 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.
- 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. 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.

- e. 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.
- f. 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.
- g. Internal streets shall be a minimum of 250 feet as measured from centerline to centerline.

Section 9. Homeowners Association. The Developer 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, parks and recreation areas, stormwater retention, open space areas, and common areas, unless some or all of those responsibilities are undertaken by a Community Development District pursuant to Section 8 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 may 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 190.12, F.S.

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. 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.

V10-3-4

Owner shall own and maintain all onsite water and wastewater improvements including any lift station(s) up to the point of connection at the property line for the wastewater improvements and up to the point of connection to the City water meter for the water utility improvements. Owner shall, at its expense, install fire hydrant(s) and extend utility line(s) as required by the City of Fruitland Park.

If water and wastewater capacity is reserved, then Owner shall pay to the City user fees for the number of residential units equal to the difference between the number of residential units for which capacity is reserved and the actual number of residential units which have received certificates of occupancy by December 31, 2030. Said user fees shall be paid by Owner on a monthly basis pursuant to the City's monthly utility billing cycle, and shall continue until all of the residential units for which capacity was reserved have received certificates of occupancy.

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.

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.

V10-3-4

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 Detached units.
- B. A single canopy tree and a single understory tree shall be planted in the front yard of all Duplex buildings.
- C. No trees shall be required in rear yard that is adjacent to any landscape buffer.
- D. 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.
- E. 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').
- F. 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.
- G. A continuous hedge shall be planted three feet (3') within the landscape buffer.
- H. 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.
- I. The planting material shall consist of the following species:

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>	
<u>Crape Myrtle</u>	
<u>Wax Myrtle</u>	
<u>Japanese Blueberry</u>	
<u>Bottlebrush</u>	
<u>Weeping Bottlebrush</u>	
<u>Ilex Vomitoria</u>	
<u>Sweet Viburnum</u>	
<u>Eastern Redbuddim</u>	

Shrubs

<u>Walter Viburnum</u>
<u>Sweet Viburnum</u>

V10-3-4

____ 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.

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.

V10-3-4

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:

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:	Joseph C. Burke, Jr., Trustee P.O. Box 398 Fruitland Park, FL 34731-0398
Copy to:	Richard C. Wohlfarth, P.E. Vita Serena Development, LLC 1315 S. International Parkway Lake Mary, Florida 32746

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.

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 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

V10-3-4

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 _____ by Joseph C. Burke, Jr., 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 [X] 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 [X] 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

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.

COMPOSITE EXHIBIT "B"

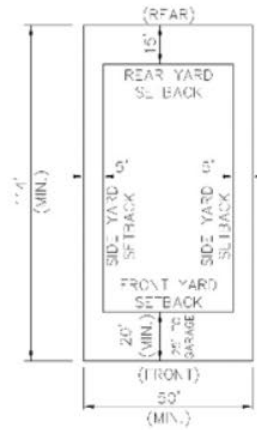
Vita Serena Master Development Plan prepared by Wohlfarth Consulting Group, LLC.,
dated June 2025

[SEE ATTACHED]

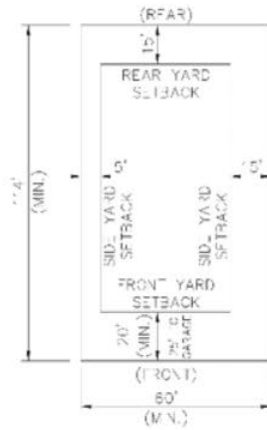


EXHIBIT “C”

Landscaping for Buffers and Internal Lots



Typical Lot
(50' X 114')

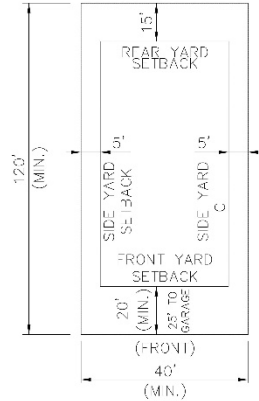


Typical Corner Lot
(50' X 114')

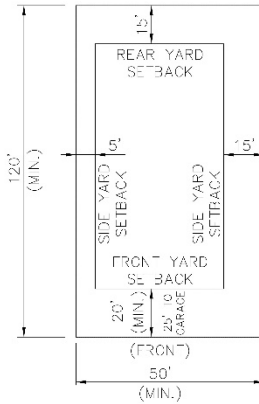


TYPICAL LOT LANDSCAPE TREATMENT (W/BUFFER)
(50' X 114')

WOHLFARTH CONSULTING GROUP LLC PLANNING & DESIGN 11111 RIVERVIEW PARKWAY OMAHA, NE 68148 (402) 733-2025		VITA SERENA PRELIMINARY SUBDIVISION PLAN 50' X 114' AND 35' X 120' LOT LANDSCAPE TREATMENT (WITH BUFFER)	
SCALE 1"=20' DATE 10/20/2023 PROJECT 2023-087 BY WHL	DATE 10/20/2023	SCALE 1"=20' DATE 10/20/2023	PROJECT 2023-087



Typical Lot
(40'X120')



Typical Corner Lot
(40'X120')



TYPICAL LOT LANDSCAPE TREATMENT
(40'X120')

WOHLFARTH CONSULTING GROUP LLC SHARLES S. HARRIS 1115 N. HARRIS DR., WICHITA, KS 67202 (316) 262-1111 (316) 262-1112		VITA SERENA PRELIMINARY SUBDIVISION PLAN 40' X 120' LOT LANDSCAPE TREATMENT		SCALE: 1"=20' PREPARED: 2025-10-17 CHECKED: 2025-10-17 DATE: 10/17/2025	BUSINESS NO. 22108 PROJECT NO. 22108
--	--	--	--	--	---

Date: **3/13/2026**

Project No.: **21373 – Task 11**

To: **Fruitland Park**

From: **Mike Hoffman, PE & Walt Nickel, PE, Wright-Pierce**

Subject: **Vita Serena PUD**

Wright-Pierce has reviewed the resubmittal of Vita Serena and has the following comments presented below. More detailed review will occur during the land development permit approval process for items including but not limited to: grading, utilities, detailed design items, stormwater management, etc.

Documents Reviewed by Wright-Pierce

- C-3.00 Vita Serana – Overall Master Development Plan, dated 6/17/2025
- Master Development Agreement V10-3-4

Comments

1. Overall Master Development Plan - Revision block of 3 is used while revision table does not contain data, description, or by information.
2. Overall Master Development Plan - Date of plan appears incorrect.
3. Overall Master Development Plan - Requested waiver section is missing request for intersection spacing being less than 330 feet (157.080, 3).
4. Overall Master Development Plan - Proposed density is stated to be 4.30 DU/AC in one area versus 3.61 DU/AC in another.
5. Overall Master Development Plan - We recommend that for each phase, the supporting stormwater system shall be fully constructed before starting the next phase.
6. Developer's Agreement - Exhibit C, the typical corner lot states 50' min x 120' min while the Overall Master Development plan states 50' min x 114' min.

Sincerely,
WRIGHT-PIERCE



Michael K. Hoffman
Wright-Pierce
Lead Project Engineer
michael.hoffman@wright-pierce.com

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.