

CITY OF FRUITLAND PARK LOCAL PLANNING AGENCY MEETING AGENDA

January 8, 2026, at 6:05 p.m. or as soon as possible thereafter

City Hall Commission Chambers

506 W. Berckman Street

Fruitland Park, Florida 34731

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES – November 13, 2025 Regular LPA Meeting**

PUBLIC HEARING

- 4. 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. (city manager/city attorney/interim community development director)**
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.

- 5. First Reading of Ordinance 2026-029, 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.**
(city manager/city attorney/community development director)

AN ORDINANCE OF THE CITY COMMISSION FO 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 OF 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 AMENMDEN 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 ORDINANCE SIN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

END OF PUBLIC HEARING

6. UNFINISHED BUSINESS

7. 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 Local Planning Agency 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 Local Planning Agency. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the Local Planning Agency addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

8. OTHER BUSINESS

9. ADJOURNMENT

Any person requiring a 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.

**FRUITLAND PARK LOCAL PLANNING AGENCY
MEETING MINUTES
November 13, 2025**

A meeting of the City of Fruitland Park Local Planning Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, November 13, 2025, at approximately 6:05 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, Commissioner Martina Williams, Commissioner Michael Raysin, and Commissioner Joey “Joseph” Cosenza III

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

In Attendance:

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

2. ROLL CALL

Mayor Cheshire requested that Ms. Johns call the roll where a quorum was declared present.

PUBLIC HEARING

3. Public Hearing – Ordinance No. 2025-024, Summit Storage Amendment to the Comprehensive Plan (Site-Specific Text Amendment)

Ms. Geraci-Carver read Ordinance 2025-024, by title only:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK’S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO INCLUDE A SITE-SPECIFIC TEXT AMENDMENT FOR REAL PROPERTY CURRENTLY DESIGNATED AS COMMERCIAL HIGH INTENSITY TO ALLOW DEVELOPMENT OF THE PROPERTY WITH A FLOOR AREA RATIO UP TO 1.02 FOR PROPERTY LOCATED AT 611 N. DIXIE AVENUE, FRUITLAND PARK, LAKE COUNTY, FLORIDA; 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.

ACTION: A motion was made by Commissioner Williams and seconded by Commissioner Cosenza that the LPA find Ordinance No 2025-024 should be moved forward to the City Commission for consideration, as previously cited.

Public Comment – None

Kimberly Lilly Pearson asked what the agenda item was about. Mayor Cheshire responded.

By unanimous consent, Mayor Cheshire closed the public hearing.

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

END OF PUBLIC HEARING

6. UNFINISHED BUSINESSES

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

7. PUBLIC COMMENTS

8. ADJOURNMENT

The meeting adjourned at 6:12 p.m.

Gwen Johns, MMC City Clerk

Chris Cheshire, Mayor

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET

Item Number: 3

ITEM TITLE: **Draft Meeting Minutes November 13, 2025 Regular Meeting**

MEETING DATE: January 8, 2026

DATE SUBMITTED: December 31, 2025

SUBMITTED BY: (See below)

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

(a) Approval of Minutes (city manager/city clerk)
LPA November 13, 2025 Minutes

FUNDS BUDGETED: N/A

ATTACHMENTS: Draft minutes

RECOMMENDATION: Consider approval of the minutes as presented.

ACTION: **Approval**

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

ITEM TITLE: First Reading and Public Hearing – Ordinance 2025-026 Large Scale Comprehensive Plan Amendment – Vita Serena for approximately 95.44 +/- acres generally located North side of CR466A and West of Micro Racetrack Road. Petitioner: Vita Serena Development, LLC - Richard Wohlfarth, on behalf of the owner, Joseph C. Burke, Jr., Trustee.

MEETING DATE: January 8, 2026

DATE SUBMITTED: December 29, 2025

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 346-unit single family subdivision. The property currently has a Future Land Use Map (FLUM) designation of Lake County Rural and City Commercial. [Note: there are 4 parcels; 3 which are located in unincorporated Lake and 1 parcel located within the city's jurisdiction]. The applicant is requesting a Fruitland Park FLUM designation of Single-Family Medium Density at 4 dwelling units/acre (formerly Multi-Family Low Density at 8 units/acre). The proposed density will be 3.63 dwelling units per acres (was formerly 4.30 units/acres per the PUD zoning). See attached email regarding a modified plan.

FUNDS REQUIRED: None

ATTACHMENTS: Ordinance 2025-026, Future Land Use Maps (existing and proposed) and developer email to modify the plan.

RECOMMENDATION: Consider approval of Ordinance 2025-026

ACTION:

ORDINANCE 2025-026

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.

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 "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 94.59 ± 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 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.

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 Department of Economic Opportunity.

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 _____, 2025.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

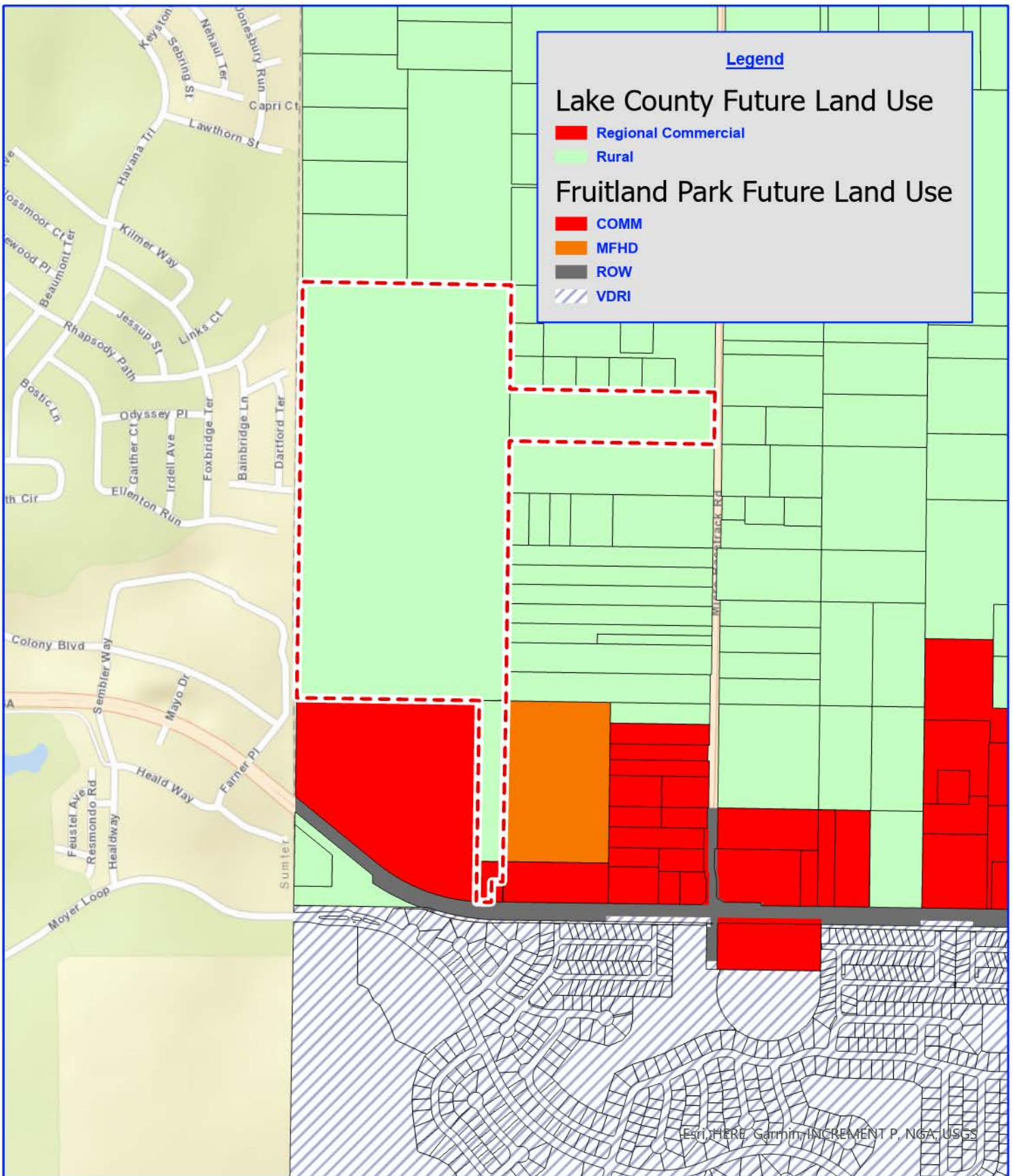
Gwen Keough-Johns, City Clerk

Anita Geraci-Carver, City Attorney

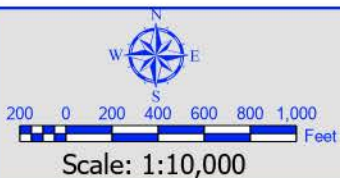
Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice-Mayor DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Williams	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Cosenza	_____ (Yes), _____ (No), _____ (Abstained), _____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

Passed First Reading _____
Passed Second Reading _____
(SEAL)

“EXHIBIT A”



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

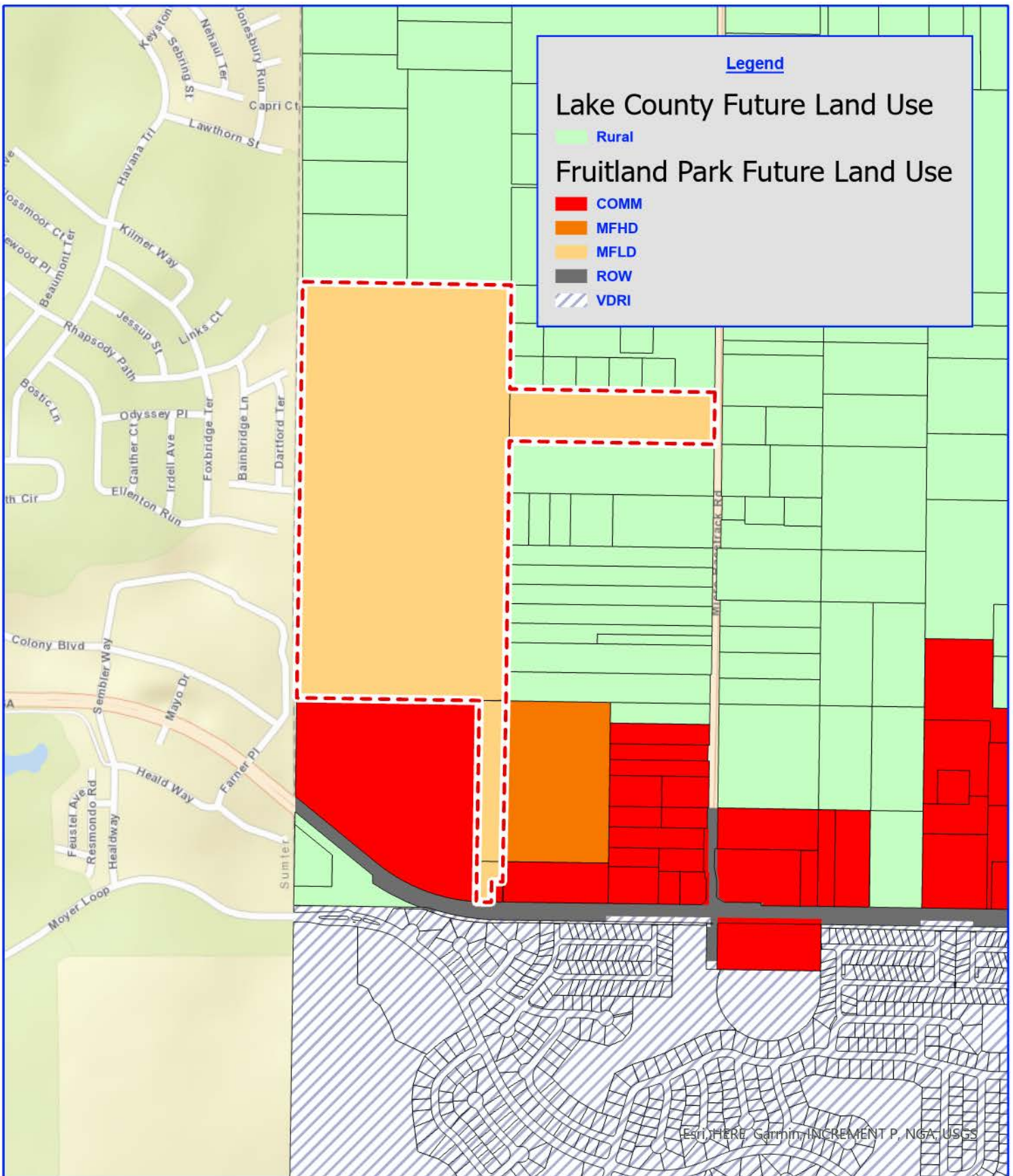


Vita Serena

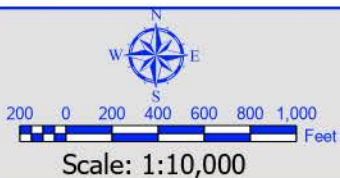
Fruitland Park, Florida
Existing Future Land Use Map

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





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



Vita Serena

Fruitland Park, Florida
Proposed Future Land Use Map

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



From: [Richard Wohlfarth](#)
To: [Sharon Williams](#)
Cc: [Andon Calhoun](#); [Bill Field](#); [Opsahl, Logan](#); [Anita Geraci](#)
Subject: Vita Serena
Date: Sunday, December 28, 2025 9:17:11 AM
Attachments: [image001.png](#)
[Vita Serena - Phase 1 Plat-Dec 22 Rev c-Model.pdf](#)

Sharon

Happy New Year.

After the P and Z meeting we looked at the options for the project and made some strategic changes to address comments from the board and the residents. We also did some research to identify and verify some comments made during the meeting. Below is a list of the changes that we made. My staff are working on an updated Master Development Plan and Logan will be updating the Master Development Agreement. We are attempting to have both out early next week.

Of significance is the change from Multi-Family Low Density that would allow 8 DU/Acre. By reducing the units from 410 to 346, we now have a density of 3.63 DU/Acre or a Land Use of Single-Family-Medium Density (4 DU/Acre). We reduced the units by eliminating ALL 35' X 120' Duplex Units.

We also eliminated all the units west of the power lines and replaced those units with open space (Dry Retention Areas). This moved all the units away from the western development. Originally the distance was 25', it is now 370'

All the units along the project boundary are 50' in width. The smaller lots are internalized.

I have attached the line work for the revised plan. Let's talk on Monday so we can coordinate the package for the City Commission.

Changes Since the Planning and Zoning Board

December 18th, 2025

1. Eliminated the 35' X 120' Lot Sizes
2. Reduced the number of Units from 410 to 346
3. Changed the Proposed Land Use from Multi-Family- Low Density (8 DU/Acre) to Single Family- Medium Density (4 DU/Acre)
 - a. Maximum number of Units from 763 Units to 346 Units
4. Removed Units west of the Power Lines
5. All Boundary Units are 50 feet wide
6. Moved the closest Unit on the west from 25 Feet to 370 Feet



1315 South International Parkway

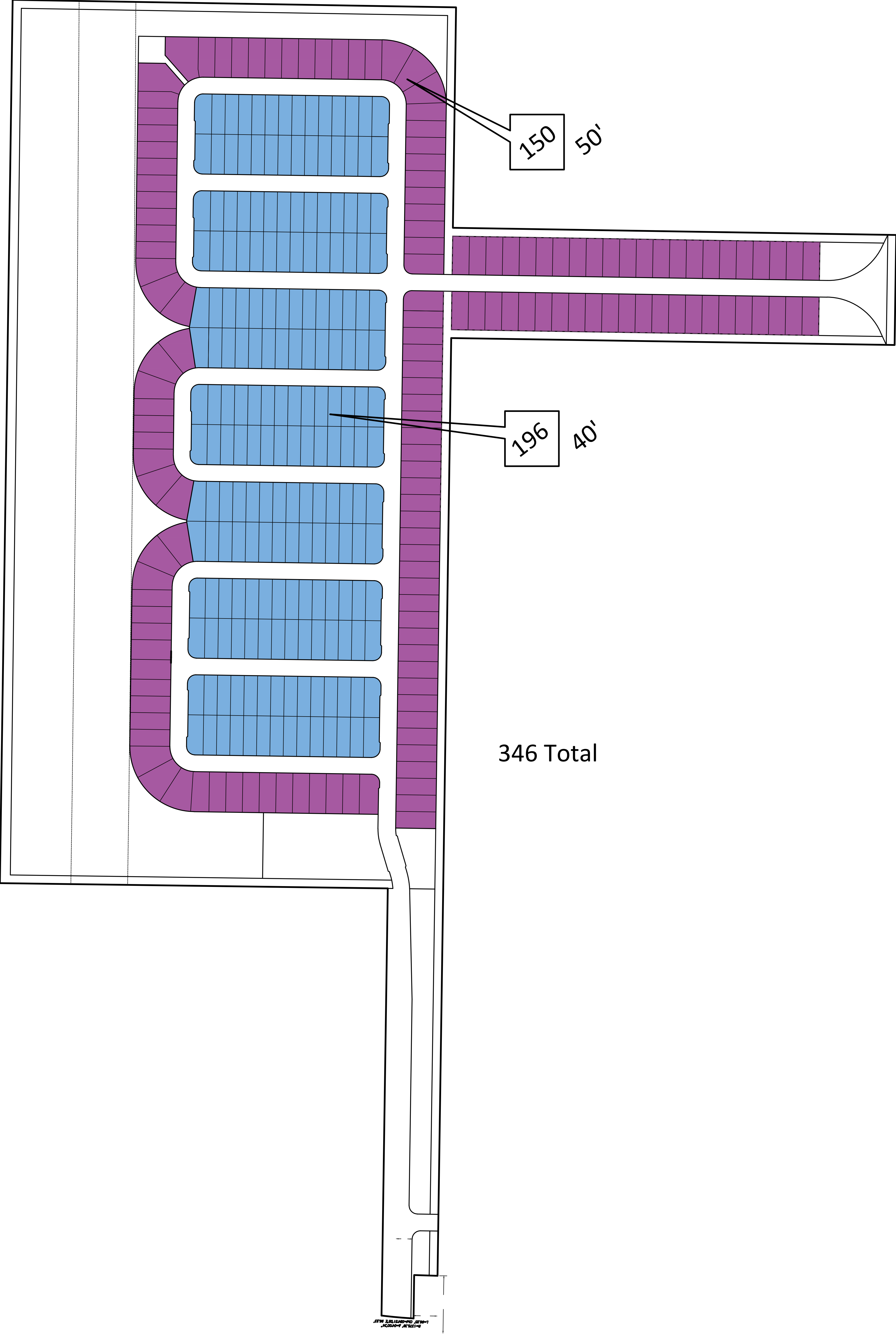
Site 1101

Lake Mary, Florida 32746

407-750-3123

407-350-9090

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

ITEM TITLE: First Reading and Public Hearing – 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.

MEETING DATE: January 8, 2026

DATE SUBMITTED: December 22, 2025

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

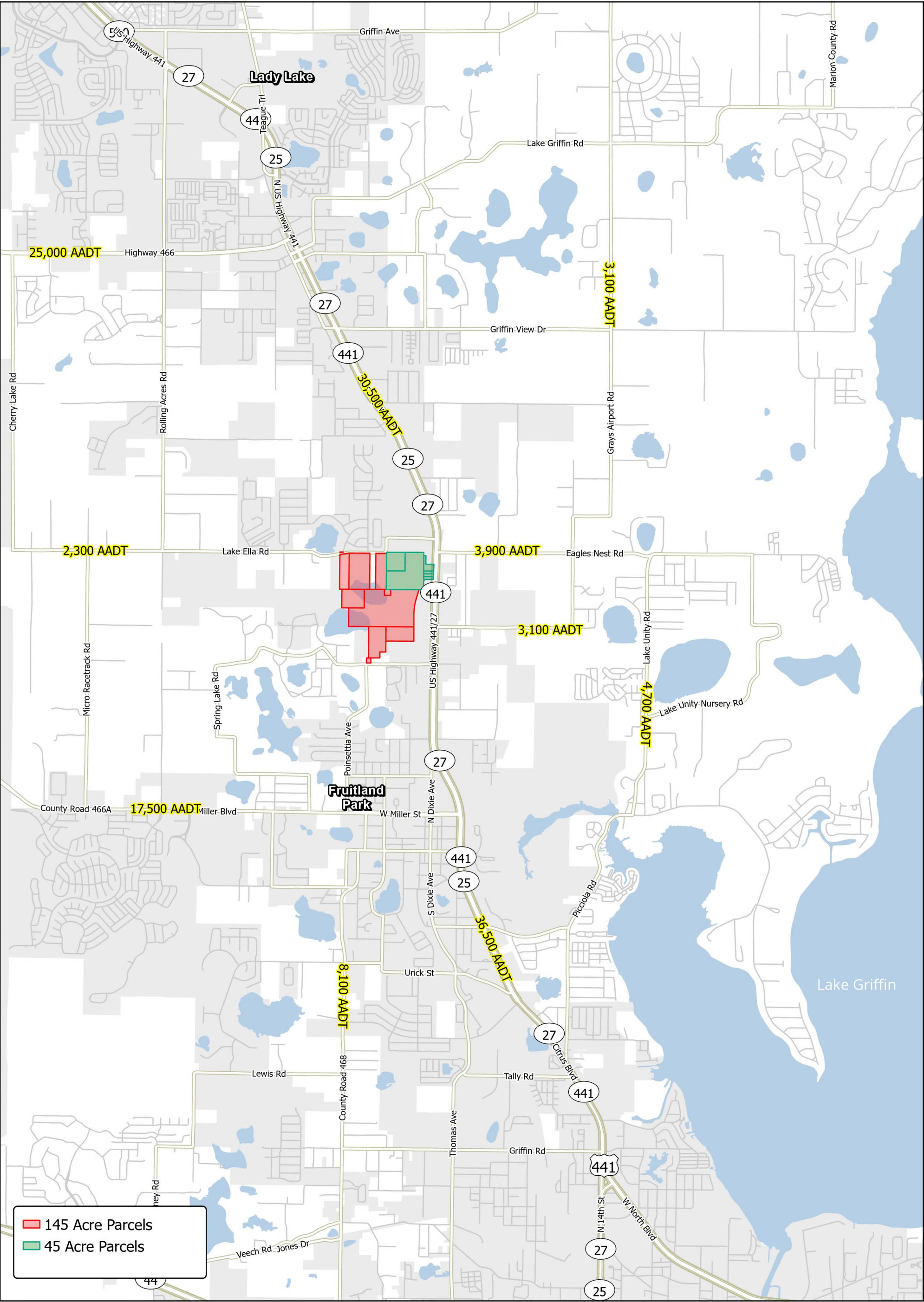
BRIEF NARRATIVE: The applicant is requesting a rezoning from C2 and PUD to PUD. The site includes approximately 4.89 acres of C-2 zoning with Mixed Commercial and Commercial Future Land Use (FLU), and 40.42 acres of PUD zoning with a Mixed Community FLU. The applicant is requesting a Mixed Community FLU designation for 0.611 acres. P&Z Board draft minutes have been included for information.

FUNDS REQUIRED: None

ATTACHMENTS: Ordinance 2025-029, Future Land Use Map (proposed and existing), location map, advertising affidavit

RECOMMENDATION: Consider approval of Ordinance 2025-029

ACTION:



Enclave at Lake Geneva

Location and Traffic Map

0 0.5 Miles



ORDINANCE 2025-029

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 OF 0.611 +/- ACRES OF PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27/441 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.

WHEREAS, a petition has been received from the Owner, Fruitland Lake Ella, LLC, requesting that approximately 0.611 ± real property within the city limits of the City of Fruitland Park be assigned a land use designation of Mixed Community 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.

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 0.611 ± acres as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Mixed Community 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. 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: Conflicts. 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 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 Johns, City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____

Passed Second Reading _____

(SEAL)

“EXHIBIT A”

LEGAL DESCRIPTION

EXHIBIT “B”

MAP



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:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE SOUTH 89°51'28" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,327.16 FEET; THENCE SOUTH 00°16'00" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 50.00 FEET, THE FOLLOWING FOUR (4) COURSES BEING ALONG THE WEST AND SOUTH BOUNDARIES OF THAT CERTAIN LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5924, PAGE 323, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°16'00" WEST, A DISTANCE OF 68.84 FEET; THENCE SOUTH 89°45'01" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00°16'00" WEST, A DISTANCE OF 305.00 FEET; THENCE SOUTH 89°51'34" EAST, A DISTANCE OF 285.97 FEET, THE FOLLOWING TWO (2) DESCRIBED COURSES BEING ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27/441 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP F.P. NO. 238395-4, SECTION 11040; THENCE SOUTH 02°14'34" WEST, A DISTANCE OF 239.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°14'34" WEST, A DISTANCE OF 100.07 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 89°50'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 279.66 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD (AN ABANDONED RAILWAY); THENCE NORTH 16°59'50" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 89°50'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF 253.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.611 ACRES (26,635 SQUARE FEET), 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

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:

WILSON E. WAY, P.S.M.

PROFESSIONAL SURVEYOR and MAPPER #2885 STATE OF FLORIDA

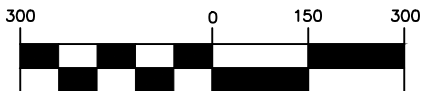
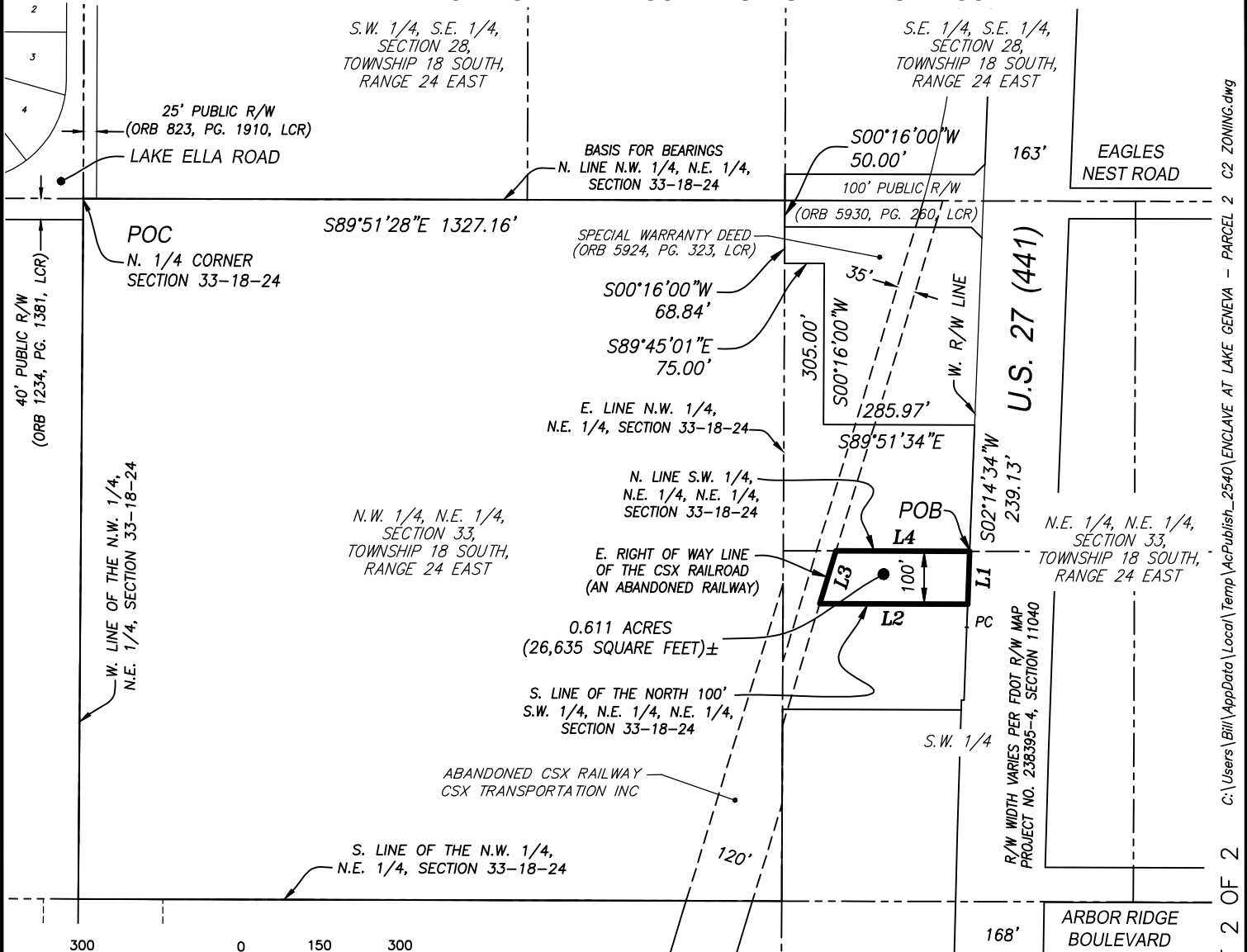
REVISIONS	DATE	BY	DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
			10/20/25	BF	WW	N/A

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



GRAPHIC SCALE (IN FEET)
1 inch = 300 ft.

LEGEND

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION

LCR = LAKE COUNTY RECORDS

ORB = OFFICIAL RECORDS BOOK

P.B. = PLAT BOOK

PC = POINT OF CURVATURE

PG. = PAGE

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

R/W = RIGHT-OF-WAY

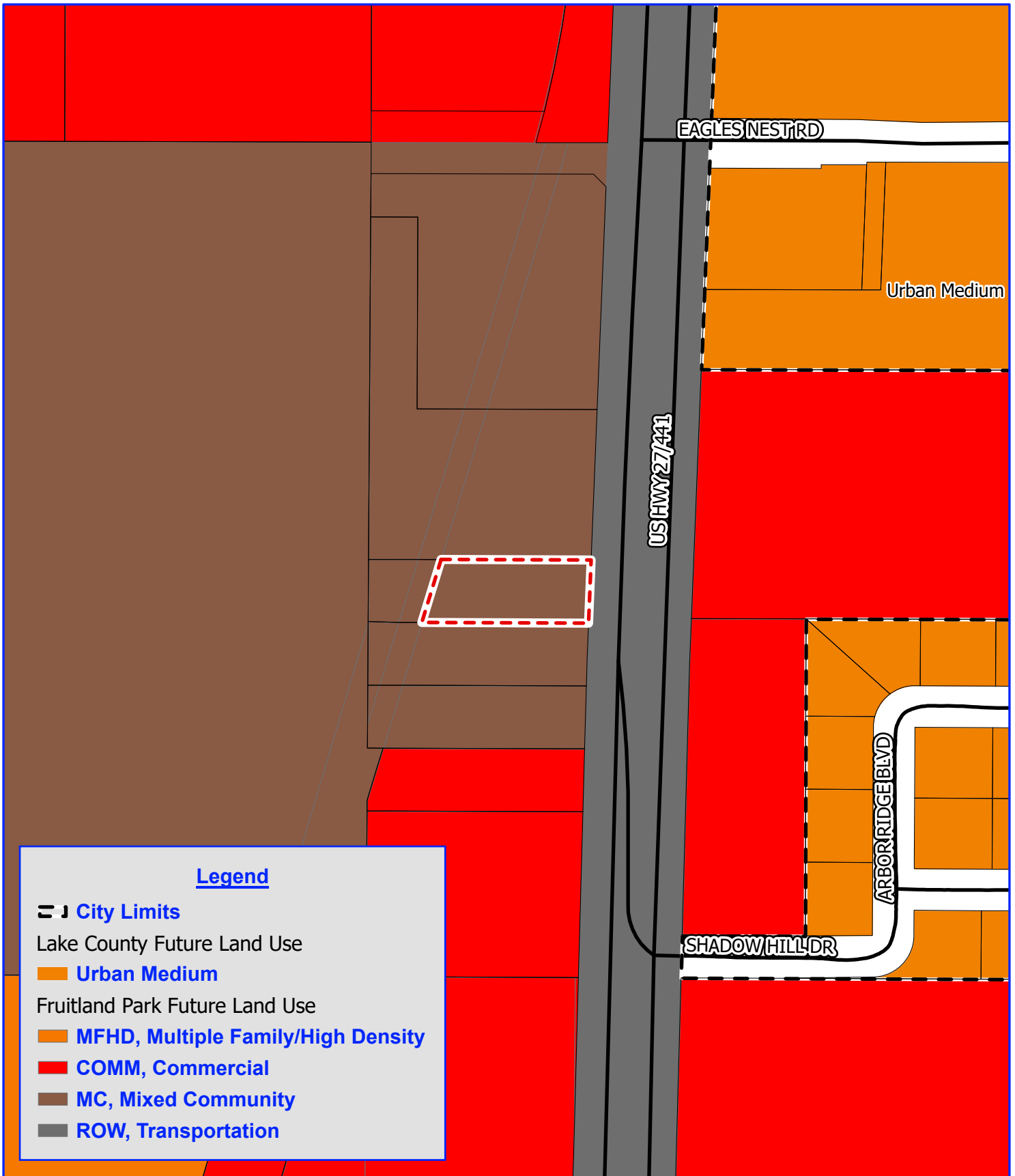
33-18-24 = SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST.

Line Table		
Line #	Direction	Length
L1	S02°14'34"W	100.07'
L2	N89°50'42"W	279.66'
L3	N16°59'50"E	104.48'
L4	S89°50'42"E	253.03'

SHEET 2 OF 2 C:\Users\Bill\AppData\Local\Temp\AcPublish_2540\ENCLAVE AT LAKE GENEVA - PARCEL 2 C2 ZONING.dwg

PROJECT NO. A33

REVISIONS		DATE	BY					DATE:	DRAWN	CHECKED	FIELD
				10/20/25	BY BF	BY WW	BOOK N/A				



50 0 50 100 150 200 250 Feet
Scale: 1:2,500

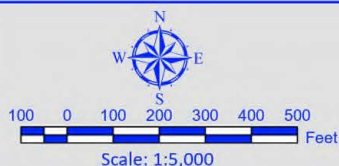
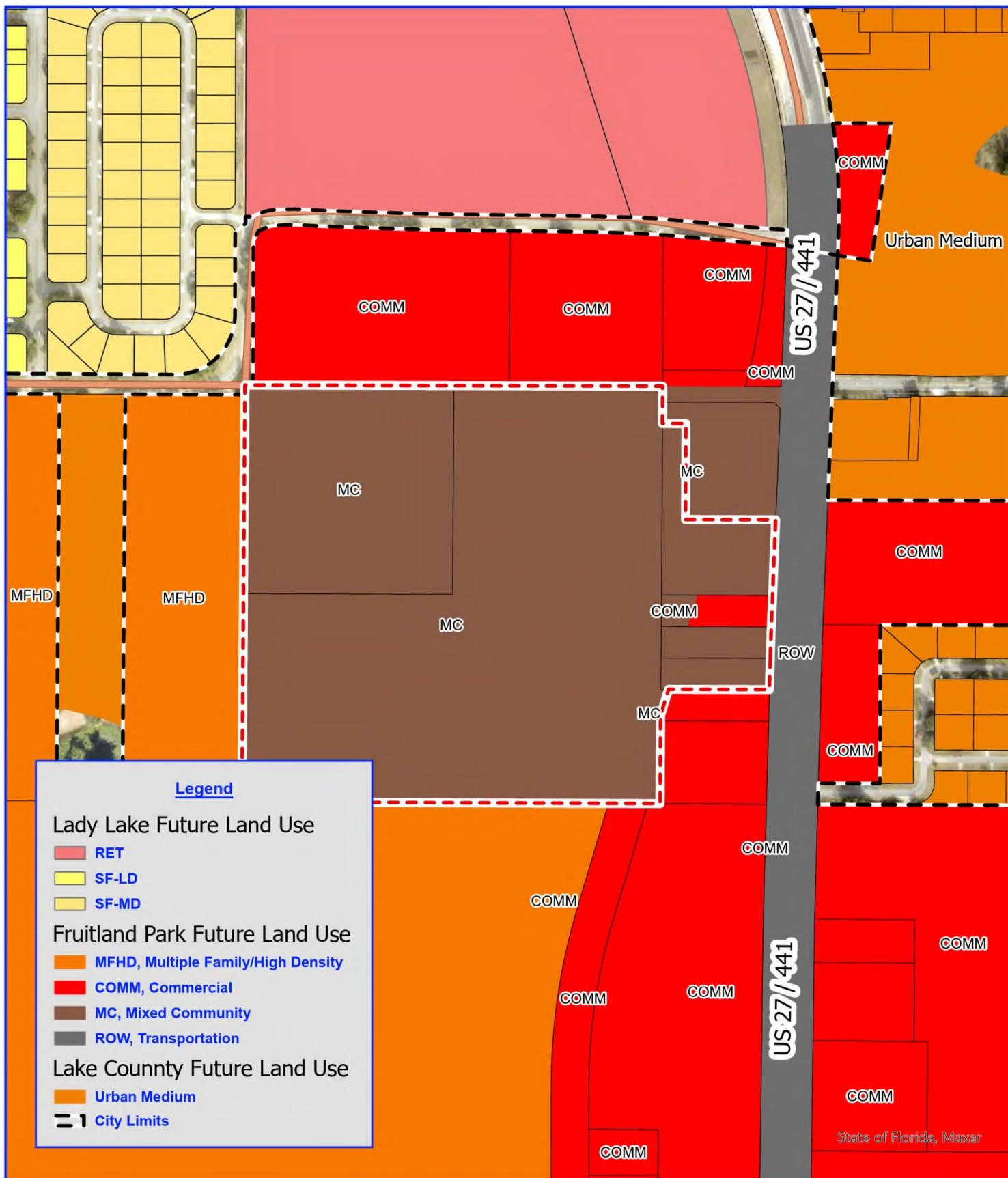
Enclave at Lake Geneva

Fruitland Park, Florida
Proposed Future Land Use Map

Project: 398/24/06
File: Enclave at Lake Geneva
Name: Proposed FLU
PM: S. Lindh
Date: December 10, 2025
Created By: T. Ramdass



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



Enclave at Lake Geneva

Fruitland Park, Florida
Existing Future Land Use Map

Project: 398/24/06
File: Enclave at Lake Geneva
Name: FLU
PM: S. Lindh
Date: August 25, 2025
Created By: T. Kalebaugh



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 # **01282973** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

DECEMBER 12, 2025

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

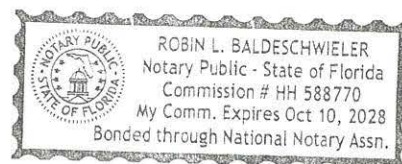
AS
(Signature Of Affiant)

Sworn to and subscribed before me this 15

day December 2025.

Robin L. Baldeschwieler
Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



NOTICE OF PUBLIC HEARING

ORDINANCE 2025-029

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 OF 0.611 +/- ACRES OF PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27/441 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.

ORDINANCE 2025-030

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 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.

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

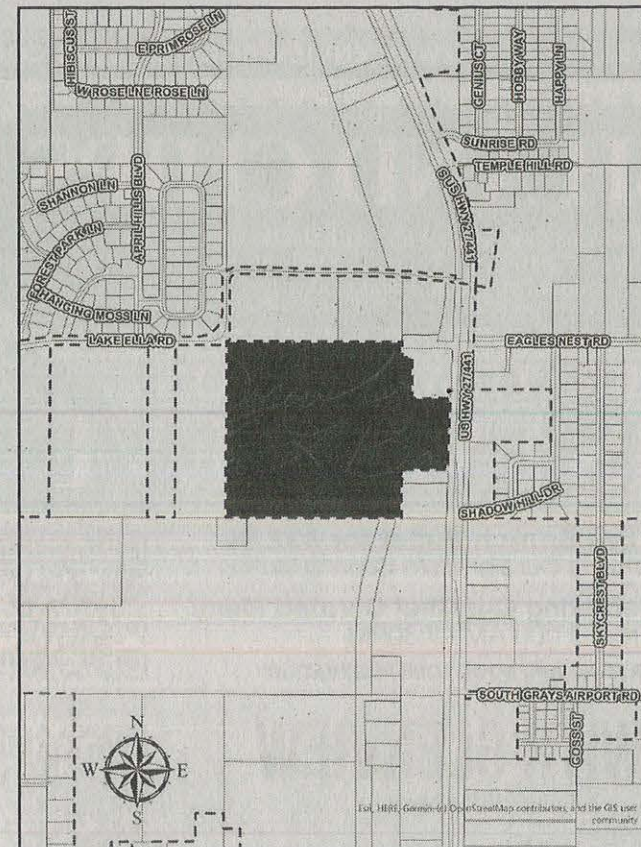
Planning & Zoning Board Thursday, December 18, 2025 @ 6:00 p.m.

City Commission 1st Reading Thursday, January 8, 2026 @ 6:00 p.m.

Land Planning Agency Meeting Thursday, January 8, 2026 @ 6:15 p.m.

City Commission 2nd Reading Thursday, January 22, 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.



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch	Others: Sherie Lindh, LPG Anita Geraci-Carver, City Attorney Kelli Fielder, Permit Tech II
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MINUTES
PLANNING & ZONING (P&Z) BOARD
December 18, 2025
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Led by Chairman Goldberg.
- II. **ROLL CALL:** All present, Ms. Grunewald and Mr. Burriel have recently resigned from the board.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from November 20, 2025 included for review/comment. No corrections or deletions and were approved unanimously.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. AdventHealth Sign Variance – Alt Key 1288088

The applicant has submitted a variance request to the sign regulations to allow an increase in total sign square footage from 150 square feet to 746.2 square feet, increase in height of monument sign from 10' to 12' for the sign located adjacent to CR 466A, additional monument sign location and additional wall signage. The revised request includes an ER Beacon Sign on the west elevation of the freestanding emergency room facility. The sign consists of illuminated channel letters reading ER, face-lit in high visibility red with a total sign area of 44.3 square feet and letter height of 4'-8 ³/₄ ". As a 24-hour health facility, the applicant would like to ensure visibility from all approach directions north, east, south and west to assist with wayfinding in a safe and timely manner. The applicant is also seeking approval to internally illuminate the south-facing ER portion of the spire (architectural feature). Within the Resolution (see attached excerpt) is a statement about that the ER lettering on the beacon sign may only be illuminated facing westward however, applicant is requesting that the ER lettering be illuminated facing south.

Sherie Lindh, LPG, introduced the project. Abby Mentry, 13266 Byrd Dr. Odessa, was present to represent the applicant. Ms. Mentry explained the request and the reasons behind the need for a Variance, stating that an ER must be immediately recognizable and navigable. She presented a photometric plan drawing of the ER sign. She explained the configuration of the project and the need

for additional signage. She also assured the board that they had worked with staff to ensure that the ER beacon sign would be at a wattage and lighting level that would not disturb surrounding residential areas. She said light projection brightness is less than that from a 60 watt bulb.

Mr. Burch asked that the southern exposure from the signs be subdued so the neighbors would not be disturbed. Ms. Mentry confirmed that it would be.

The motion to approve was made by Vice Chair Dicus and seconded by Mr. Burch. It was unanimously approved.

B. Blue Penguin – Development Order Extension

The Development Order for Blue Penguin Car Wash was issued 13th August 2024 with an expiration date twelve (12) months from the date of approval if construction had not commenced. A letter request for issuance of an extension was dated August 21, 2025. Clarification on the amount of time requested has led to the applicant seeking an 18-month extension. The applicant states that the reason for the extension request is due to economics with the biggest factor being the cost of equipment (due to imposed tariffs).

Sherie Lindh, LPG, introduced the project. There was no one present representing Blue Penguin. Mr. Dicus asked if the developer had intent to begin the project within the next 12 months. Ms. Lindh stated to the best of her knowledge, the developer has been actively seeking financial support to begin construction. She noted that construction costs have delayed the project. She noted that the code also allows them to apply for another extension.

Mr. Burch asked if there was a limit on the number of extensions that could be requested. Ms. Geraci-Carver said the Land Development Regulations are being modified and if any changes affect the project, there would be a valid reason to deny any further extensions.

The motion to approve was made by Mr. Burch and seconded by Vice Chair Dicus. It was approved by a vote of 2 to 1.

C. Ordinance 2025-023 Administrative Approval of Final Plat

Effective July, 1, 2025 Florida Law/State Statue, Chapter 205-164, requires that all municipal final plats be approved administratively vice by city commission. Fruitland Park's administrative code (Land Development Regulations) will require update designating administrative authority to the Community Development Director and in his/her absence, the community development administrative manager. The final plat must be approved by the administrative designee with authority to approve final plats/replats and recorded in the public records of the county prior to the sell of any lot or parcel.

Ms. Geraci-Carver stated there were changes in the most recent legislative sessions that provides for final plats to be approved administratively. A resolution was presented to designate the authority to sign off on approvals of final plats, and this ordinance is in follow-up to that resolution and provides for the plats to be approved. This process has been designated to the Community Development Department with the community Development Director having the authority to approve plats and secondary approval would be by the Community Development Manager.

The motion to approve was made by Vice Chair Dicus and seconded by Mr. Burch. It was unanimously approved.

D. Vita Serena – Annexation, Large Scale Comprehensive Plan Amendment & Rezone/PUD for Alt Keys 1288339, 1288347, 3884327 & 1288053

a. Annexation; Ordinance 2025-025

The applicant is seeking to develop a 410-unit subdivision comprised of 155 single family units on 40' lots, 101 single family units on 50' lots and 154 villa/duplex units on 35' lots. The property is located on the north side of County Road 466A, west of Micro Racetrack Road. The requested building height for the single-family units are 2-story. NOTE: There are a total of 4 parcels; however, one parcel, alternate key 1288339, is already within Fruitland Park's jurisdiction. The other 3 are within "unincorporated" Lake County and are requested to be annexed.

- Letter of Objection for Annexation (Lake County) - no other objections received to date

b. Large Scale Comp Plan Amendment; Ordinance 2025-026

The proposed development is comprised of 4 parcels, a total acreage of 95.35 +/-, with a proposed land use of multi-family low density and a maximum density of 8 units/acre. However, the proposed gross density is 4.30 units/acre. Development in this land use category is limited to **single-family detached**, single-family attached, **two-family (duplex)**, multi-family homes, and mobile homes.

c. Rezone/ PUD; Ordinance 2025-027

The applicant is seeking to rezone approximately 95.35 +/- acreage for property currently zoned as Lake County Agriculture and City General Commercial (C-2) to City of Fruitland Park's Planned Unit Development (PUD). The future land use map designation is requested as Commercial High Intensity and Multi-Family Medium Density. The latter is compatible to surrounding land uses. There is currently an approved proportionate share mitigation agreement with Lake County Schools. It is proposed to develop the site in three (3) phases.

Sherie Lindh, LPG, introduced the project. Ms. Geraci-Carver noted that a letter of objection had been received from Lake County, dated December 8, 2025, from Commissioner Morris. The county objects to the annexation and ultimate development of this property to protect rural lifestyles and agricultural uses. They stated that approval of the annexation and proposed development plan would negatively impact existing infrastructure and public services, potentially leading to a decrease in the quality of life for current residents. Ms. Geraci-Carver stated that two additional letters of opposition had been received. Copies of the letters have been shared with the applicants.

Logan Opsahl, 215 N Eola Dr. Orlando, Lowndes Law, was present to represent the applicant. He provided a presentation of the Vita Serena project, noting that representatives from the project team were also available to address any questions. He provided an overview of the area to provide a wholistic view of the proposed project. He noted that the PUD Ordinance does have an accompanying development agreement that will go with the zoning designation.

Mr. Opsahl noted that some improvements to Micro Racetrack Road would include signalization and a roundabout to assist with traffic calming. He noted that this project was unique in that it was targeting a multi-generational community. He noted that although a preliminary plan would be presented, it is not part of the request being presented today.

Bart Ritota, 2619 Dartford Terrace, discussed the environmental impacts of the project on surrounding property owners. He also did not think that property taxes would be sufficient to support residents that would be moving into the area. Expressed concerns of the powerlines and recommend fencing.

Catherine Stafford 35824 Micro Racetrack Road, spoke in opposition to the project. She expressed

concern about the density, noting that most of the residents along Micro Racetrack Road have been long-term residents. She said they would be highly impacted by the increased density. She also opposed the roundabout which would be directly in front of her home.

Jeffrey Ahern, 278 Almeria Street, Banbridge Villas, discussed his concerns with the impact on residents in the Bainbridge Villas. He thought the quality of life for residents would be greatly impacted. Expressed liability issues and questioned the safety of the public with the closeness of the powerlines within the proposed development.

Lonnie Wade, 35699 Micro Racetrack Road, discussed the traffic on Micro Racetrack Road.

Sally Wade, 2450 Back Water Way and owner of property at 35699 Micro Racetrack Road, talked about the impact this development would have on long-time residents along Micro Racetrack Road who are accustomed to a rural lifestyle. She also talked about the traffic impacts that would result from this development.

Mr. Opsahl addressed comments made by public participants. He acknowledged that the developer would need to work with the School Board and Lake County to address concerns from the surrounding residents. He also stated that there will be no mobile homes within this proposed development as the staff report stated mobile homes are only allowed in mobile home parks and it was marked in error somewhere on the application. He expressed that it is well known that Micro Racetrack Road has some challenges, and the developer has been in ongoing communications with Lake County.

Mr. Dicus further stated that Micro Racetrack Road is not adequate to accommodate the proposed growth. He also expressed concern that Lake County is not likely to do anything about the road. He asked if Micro Racetrack is under Lake County Jurisdiction. Ms. Lindh confirmed the jurisdiction of Micro Racetrack Road and 446A is Lake County and confirmed that a traffic impact analysis had to be applied for and reviewed by Lake County. Mr. Dicus asked if the developer would be willing to fund additional improvements to from the proposed roundabout on Micro Racetrack Road all the way to 446A. Mr. Opsahl said Micro Racetrack Road does have insufficient right of way. He said ultimately, the road would be improved as a result of impact fees.

Mr. Dicus inquired about schools and Mr. Opsahl stated that they had gotten a mitigation agreement from the Lake County School Board. He explained how school concurrency works to fund schools in an area based on growth.

Mr. Dicus wondered if the lot sizes could be increased for the proposed development. Ms. Geraci-Carver said the Planned Unit Development application reflected what the developer had applied for but there would be opportunity for negotiations between the developer and the City.

Mr. Burch was concerned about the congestion in the area. Mr. Opsahl said the clustering is part of the reason why a Planned Unit Development is necessary, to accommodate a mix of houses and where they are placed to allow features like amenities and the open area with a trail. Mr. Burch also noted that the density outside of Fruitland Park corporate limits is not reflective of the desires of Fruitland Park.

There was a brief discussion about how the project would be broken down into three phases. Richard Wohlfarth, as applicant, on behalf of Joseph C. Burke Jr., owner, noted that the timing would be directly related to sales. Mr. Burch asked about the duplex units and their ownership. Mr. Wohlfarth

stated that the entire project will be fee-simple.

Mr. Dicus said there are road issues that are not going to be fixed by the developer, Lake County, or Fruitland Park. He asked if there was any flexibility for not having the roundabout, leaving Micro Racetrack Road alone, and using Oliver Lane for all ingress and egress from the development. Ms. Lindh responded, citing code specific information which requires two access points for ingress and egress.

Mr. Wolfarth said that anything over 100 units would require two entrances. He also pointed out that the road impact fees for this project are over a million dollars. He committed to working with Lake County to try to ensure that the dollars collected are used to improve Micro Racetrack Road.

Mr. Burch questioned with the South entrance is going to be combined with Advent. Mr. Opsahl stated that there will be a light installed. Andrew Calhoun, Pontre Vetra Florida, Developer, further explained a Tri-Party Agreement between Lake County, AdventHealth and the Developer to address some of the concerns expressed for ingress and egress.

Ms. Geraci-Carver reviewed the Lake County objection letter giving the most important points. Density, impact on infrastructure, access points, permitting, dedicated turn lanes, and roundabout requirements.

Annexation; Ordinance 2025-025; Alt keys 1288347, 3884327 & 1288053

The motion to approve was made by Vice Chair Dicus and seconded by Mr. Burch. It was unanimously approved.

Large Scale Comp Plan Amendment; Ordinance 2025-026

The motion to deny was made by Mr. Burch and seconded by Vice Chair Dicus with the recommendation that the lot sizing being enlarged. It was approved by a vote of 2 to 1.

Rezone/PUD; Ordinance 2025-027

The motion to deny was made by Mr. Burch and seconded by Vice Chair Dicus. It was approved by a vote of 2 to 1.

E. The Enclave at Lake Geneva (G&H) – Small Scale Comprehensive Plan Amendment & Rezone for Alt Keys 1284384, 2748770, 1809444, 1809436, 1284422, 1284392

a. Small Scale Comp Plan Amendment, Ordinance 2025-029

Approximately 0.611 +/- acres (26,635 square feet applicable to a portion of alternate key 1284422), more or less of the right of way line of CSX Railroad (an abandoned railway - see applicant's sketch of description) requiring change to the City of Fruitland Park's Future Land Use Map from "Commercial" to "Mixed Community".

b. Rezoning to Mixed Planned Unit Development (MPUD), Ordinance 2025-030

The properties are being developed as part of a larger project known as The Enclave at Lake Geneva consisting of parcels contained within A-F. Overall the applicant is seeking to add additional single family homes not to exceed an additional 121 units. Permitted uses through the addition of parcels contained within G & H would also allow for some portions specified under the C-1 zoning designation to have commercial uses; as well as uses specified under C-2.

Sherie Lindh, LPG, introduced the project. Mr. Opsahl provided a presentation on the project. Logan Opsahl, 215 N Eola Dr. Orlando, Lowndes Law, was present to represent the applicant. He provided a presentation of the G & H portion of The Enclave at Lake Geneva project, noting that representatives from the project team were also available to address any questions. He provided an overview of the area to provide a wholistic view of the proposed project.

Mr. Dicus questioned the possible extension of Lake Ella Road straight out to US Hwy 441/27. Mr. Opsahl stated that there is an agreement in process.

Small Scale Comp Plan Amendment, Ordinance 2025-029

The motion to approve was made by Vice Chair Dicus and seconded by Mr. Burch. It was unanimously approved.

Rezoning to Mixed Planned Unit Development (MPUD), Ordinance 2025-030

The motion to approve was made by Mr. Burch and seconded by Vice Chair Dicus. It was unanimously approved.

BOARD MEMBERS' COMMENTS:

Mr. Dicus inquired about what it would take to address allowable lot sizes in the Land Development Regulations. Ms. Geraci-Carver responded that a request would have to be made to the City Commission. Ms. Lindh further stated that she and Mr. Ranking had been working together to create a list of LDR amendment. She discussed some of the proposed changes and stated that right now the City is not allowed to adopt any stricter regulations. She noted that proposed changes are being reviewed.

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: 8:11 p.m.