



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 Walter Birriel	Others: Michael Rankin, LPG Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Administrative Assistant
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AGENDA
PLANNING & ZONING (P&Z) BOARD
January 15, 2026
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from the December 18, 2025 included for review/comment.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. 1550 Miller Blvd Annexation, Small Scale Comprehensive Plan & Rezoning; Alternate Keys 1740509 and 2933232

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop it under the C-2 permitted use zoning category pursuant to Chapter 154. The minimum C-2 lot size is 20,000 SF with a minimum lot width of 150'. The subject site has approximately 260' of frontage on CR 466A and is 174,240 SF which exceeds the C-2 requirements. At the time that the site plan is submitted, the applicant will be required to adhere to the city's land development regulations (LDRs). The current land use is County Urban Medium and the proposed future land use is City Commercial High Intensity with a 70% ISR and .50 Floor Area Ratio (FAR). The zoning designation and FLUM is consistent within the CR466A corridor and supports commercial uses.

B. Griffin Preserve Preliminary Plat; Alternate Keys 1287201 and 1287146

The applicant is requesting a preliminary plat/plan approval to develop a 67-unit single family subdivision located off of Register Road for approximately 16.67 +/- acres. The approved Master Development Agreement allows for a minimum lot size of 50' x 115' (5,750 SF), minimum living area of 1200 SF. Ordinance 2025-019 was approved to allow for a PUD amendment to provide for maximum building coverage and maximum impervious surface ratio per lot as per attached.

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:



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 August 21, 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 ¾". 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, 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 of Lowndes Law, 215 N Eola Dr. Orlando, 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. Rankin had been working together to create a list of LDR amendments. 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.



Esri, HERE, Garmin, IPC, State of Florida, Microsoft, Vantor



70 0 70 140 210 280 350 Feet

Scale: 1:3,500

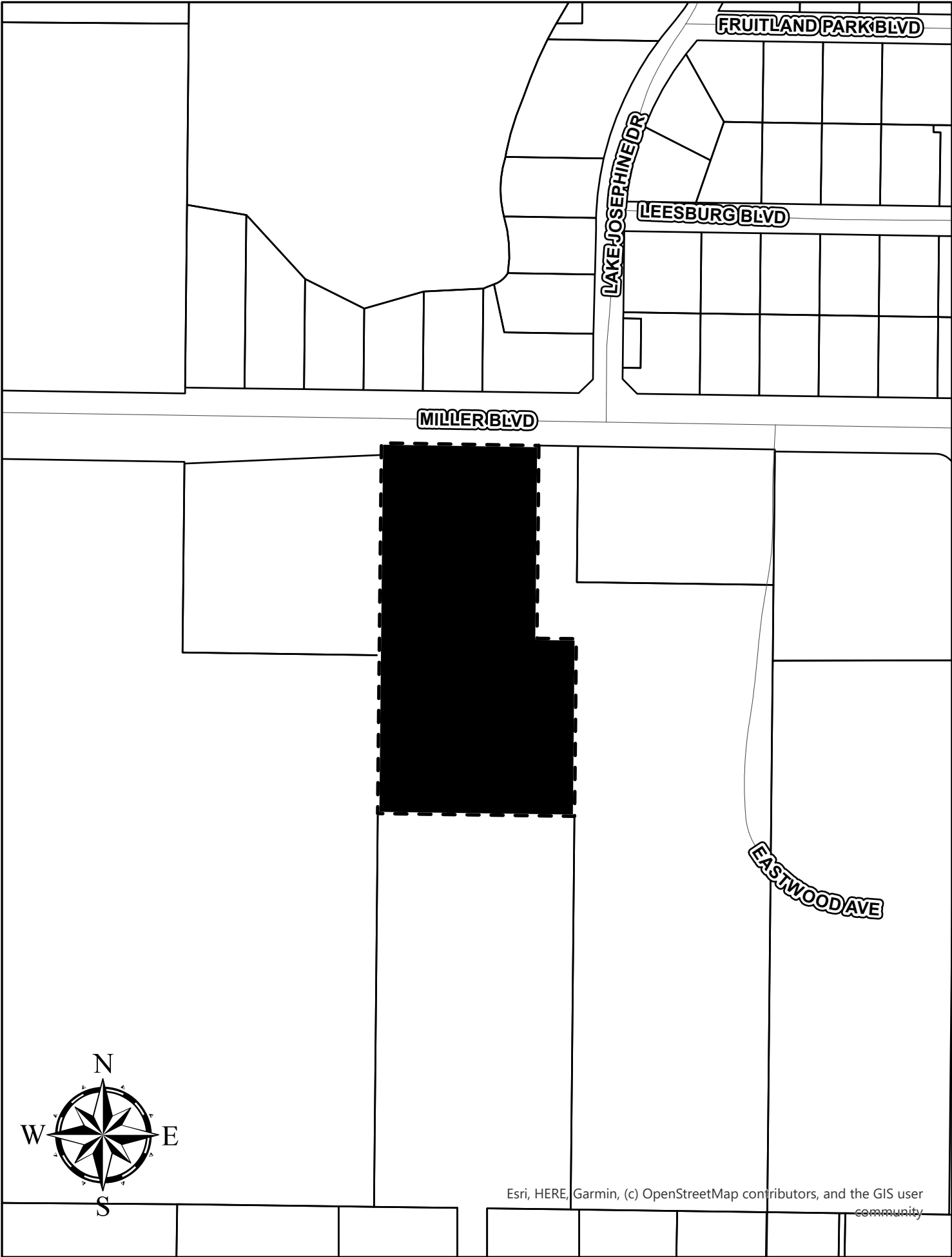
Villages Ranch, LLC.

Fruitland Park, Florida
Aerial Map

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



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



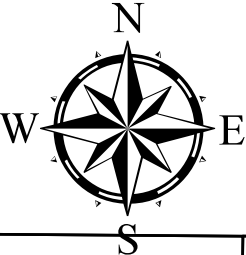
FRUITLAND PARK BLVD

LAKE JOSEPHINE DR

LEESBURG BLVD

MILLER BLVD

EASTWOOD AVE



ORDINANCE 2026-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 4.0 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Kimley Horn and Associates, Inc., as Applicant on behalf of Villages Ranch LLC as Owner, requesting that approximately 4.00 ± acres of real property generally located south of CR 466A and west of Lake Josephine Drive (the "Property") be annexed to and made a part of the City of Fruitland Park; and

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

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

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

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

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

Section 1.

The following described property consisting of approximately 4.00 acres of land generally located south of CR 466A and west of Lake Josephine Drive., contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION: See Exhibit "A"

Parcel Alternate Key No. 1740509 and 2933232

Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Department of State of Florida within seven (7) days after its passage on second and final reading. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

Section 3. 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 4. 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. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the property annexed in the City Comprehensive Plan.

Section 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, BS, MMC, City Clerk

Anita Geraci-Carver, City Attorney

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)
Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____
Passed Second Reading _____

(SEAL)

EXHIBIT 'A'

PARCEL 1:

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

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

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

ALSO LESS AND EXCEPTING:

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

PARCEL 2:

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

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

line of the East 1/2 of the West 1/2 of the SW1/4 of the SE 1/4, a distance of 324.00 feet more or less to the said Southerly right-of-way of C-466A; thence Easterly along the Southerly right-of-way of C-466A to the POB.

ORDINANCE 2026-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY COMMERCIAL HIGH INTENSITY OF 4.00 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE.; 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 Kimley Horn and Associates, Inc., as applicant, on behalf of Villages Ranch, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Commercial High Intensity" 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 4.00 ± acres generally located south of CR 466A and west of Lake Josephine Drive as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Commercial High Intensity 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, BS, MMC, 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)

Passed First Reading _____
Passed Second Reading _____
(SEAL)

“EXHIBIT A”

PARCEL 1:

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

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

ALSO LESS AND EXCEPTING those lands conveyed in Official Records Book 1153, Page 1216: The South 1/2 of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 24 East, Lake C0unty, Florida.

ALSO LESS AND EXCEPTING:

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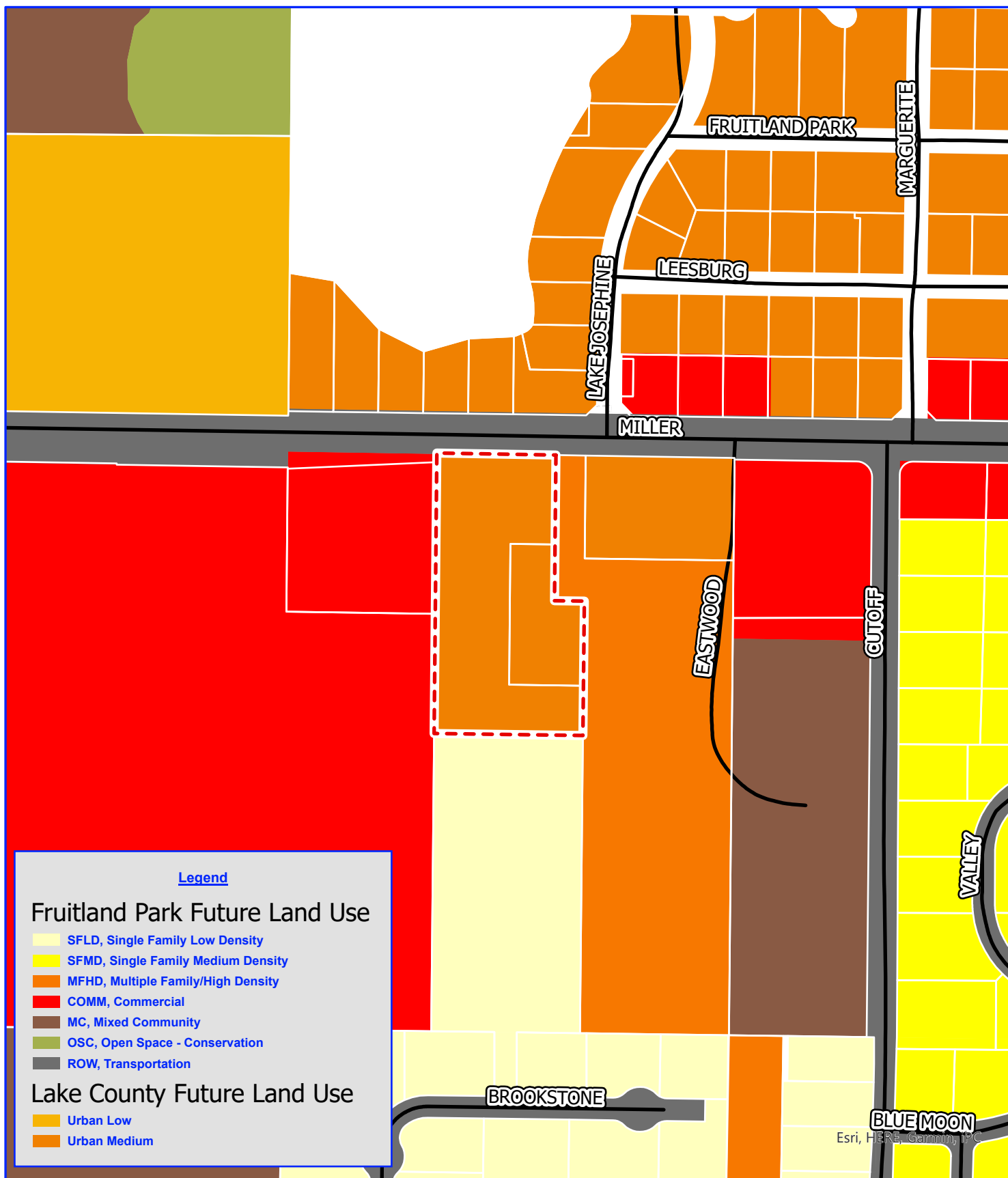
PARCEL 2:

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

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“EXHIBIT B”



70 0 70 140 210 280 350 Feet

Scale: 1:3,500

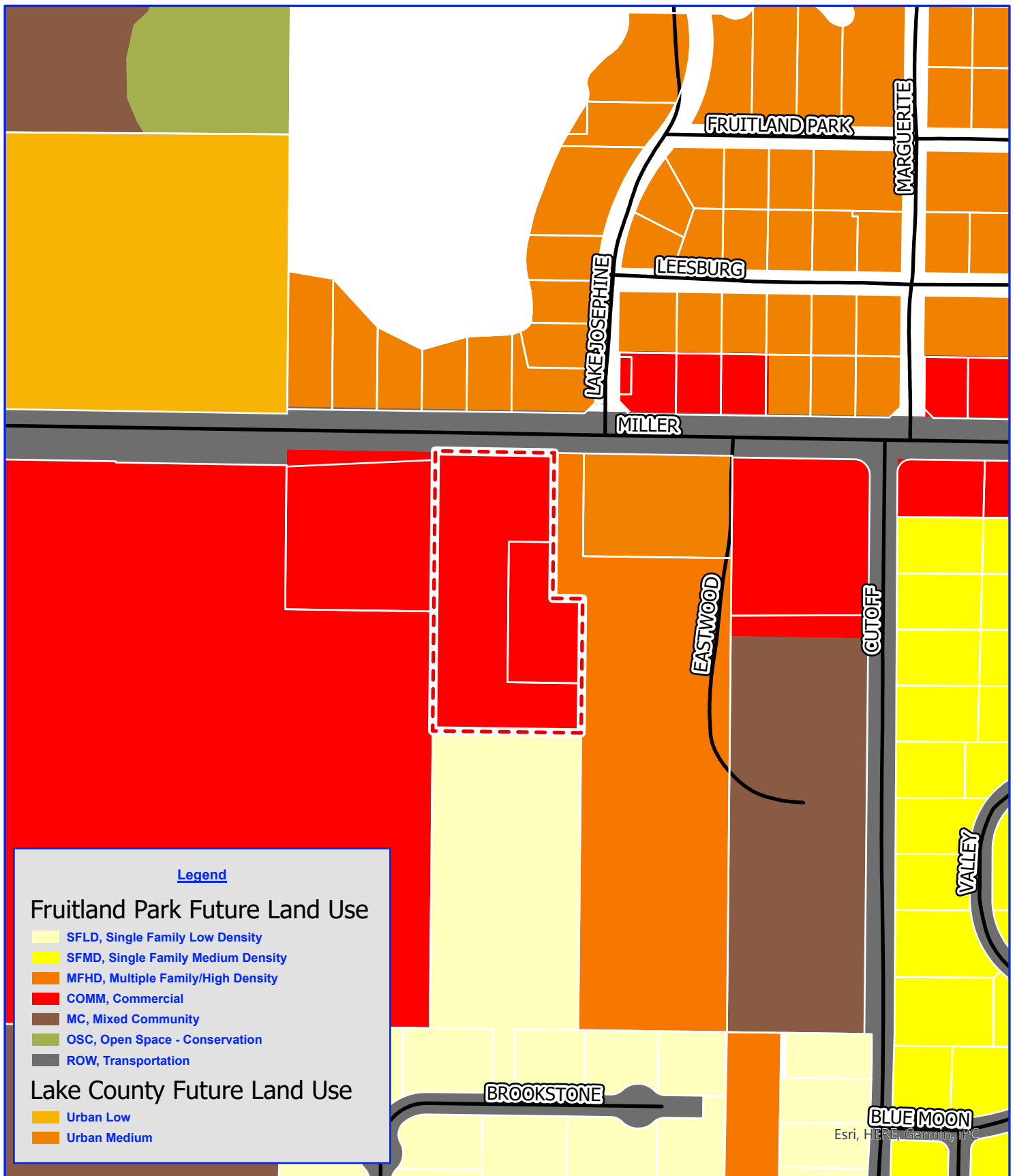
Villages Ranch, LLC.

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

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



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



Villages Ranch, LLC.

**Fruitland Park, Florida
Proposed Future Land Use Map**

Project: 398/25/06
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Date: November 24, 2025
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ORDINANCE 2026-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 4.0 +/- ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND AGRICULTURE (A) TO CITY OF FRUITLAND PARK GENERAL COMMERCIAL (C-2) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Kimley Horn and Associates, Inc. as applicant, on behalf of Villages Ranch, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be rezoned from Lake County Rural Residential (R-1) and Agriculture (A) to City General Commercial (C-2) within the City limits of Fruitland Park; and

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

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

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

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

Section 1: The following described property consisting of approximately 4.00 ± acres generally located south of CR 466A and west of Lake Josephine Drive as described as set forth on **Exhibit "A"** and depicted on the map attached hereto as **Exhibit "B"**. shall hereafter be designated as C-2 "General Commercial" as defined in the Fruitland Park Land Development Regulations.

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

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

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

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

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

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

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Keough-Johns, MS, MMC, City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____
Passed Second Reading _____
(SEAL)

“EXHIBIT A”

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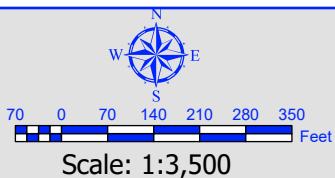
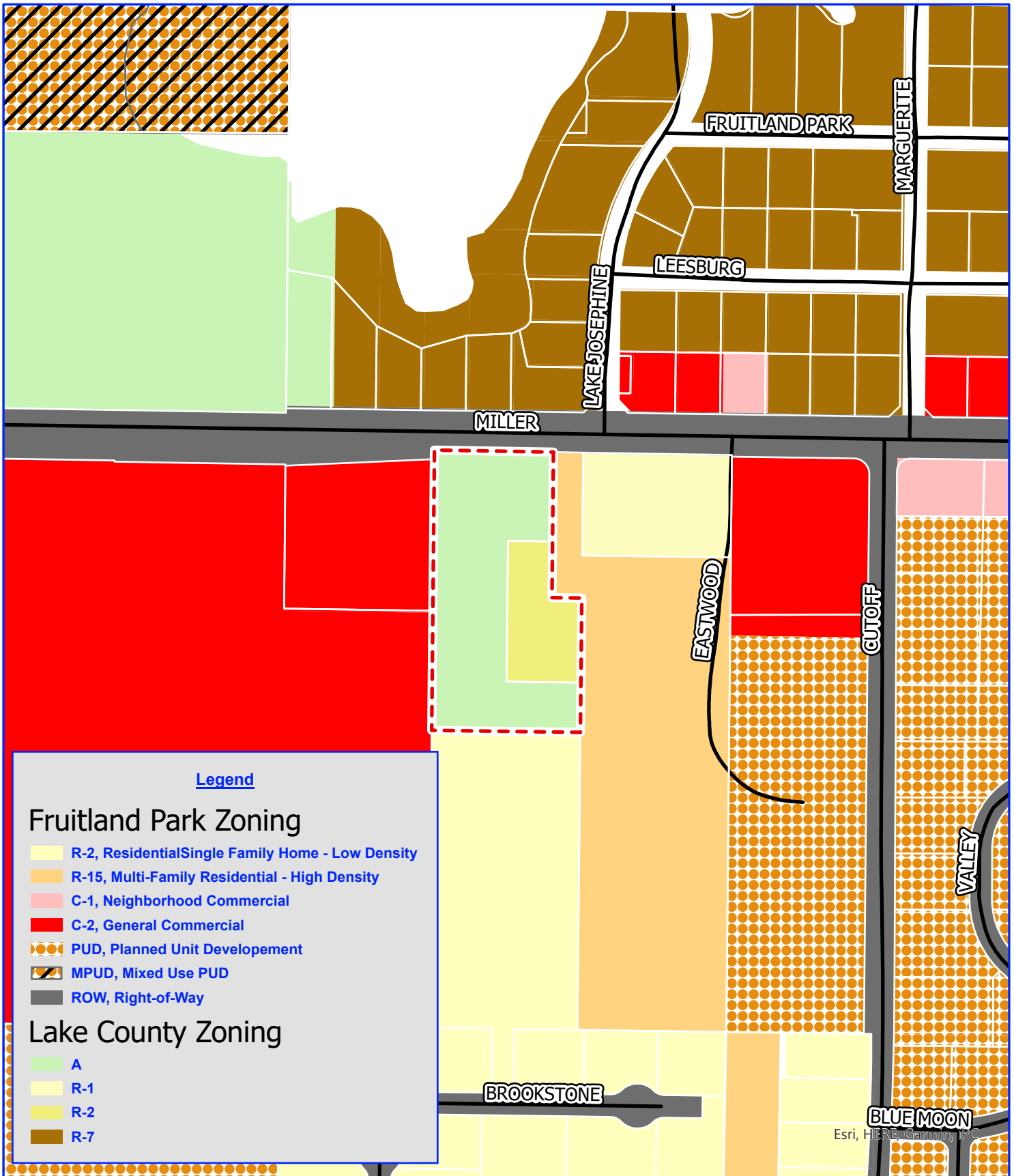
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EXHIBIT “B”

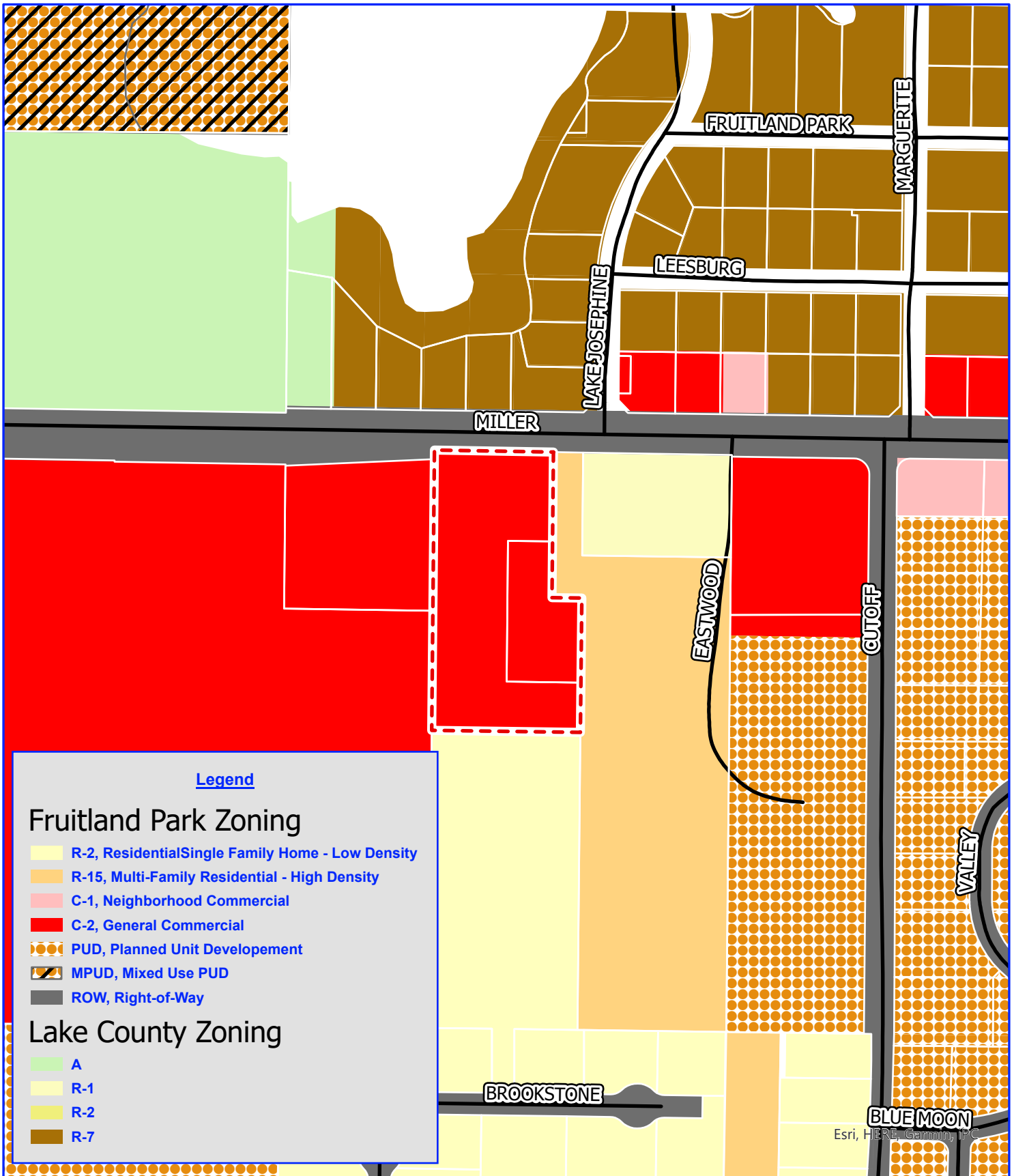


Villages Ranch, LLC.

Fruitland Park, Florida
Existing Zoning Map

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





70 0 70 140 210 280 350 Feet

Scale: 1:3,500

Villages Ranch, LLC.

**Fruitland Park, Florida
Proposed Zoning Map**

Project: 398/25/06
File: Proposed Zoning
Name: Villages Ranch LLC
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LAND PLANNING GROUP
— ENTITLEMENT · PLANNING · CONSULTING —
URBAN AND REGIONAL PLANNERS

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

ANNEXATION, SSCPA, AND REZONING

Owner: Villages Ranch, LLC

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

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

Number of Acres: 4.0 ± acres

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

Proposed Zoning: General Commercial (C-2)

Existing Land Use: Urban Medium Density (7 units/acre)

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

Date: November 25, 2025

Description of Project

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop it under the C-2 permitted use zoning category pursuant to Chapter 154. The minimum C-2 lot size is 20,000 SF with a minimum lot width of 150'. The subject site has approximately 260' of frontage on CR 466A and is 174,240 SF which exceeds the C-2 requirements.

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

Assessment

The C-2 zoning district allows for a variety of commercial uses and the applicant has not specified a specific use. The site abuts single family low density (R-2) to the south and multi-family high density (R-15) to the east which would require a minimum 15' landscaped buffer. No buffers are required along the western property boundary adjacent to C-2 zoning. A 25' buffer would be required adjacent to CR 466A located along the northern boundary.

Application

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

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

The applicant submitted a justification statement; however, it did not address consistency with the comprehensive plan or state which policies the proposed amendment is in compliance with. Staff conducted a review and determined the proposed amendment is in compliance with the comprehensive plan.

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

The applicant has requested a zoning of C-2 and the proposed site exceeds the minimum requirements of the C-2 district as previously outlined above. At time of site plan submittal, the applicant will be required to comply with the land development code.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

Annexation into the city requires a city designated zoning.

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

The applicant has applied for a C-2 zoning category which is consistent with the CR 466A corridor. CR 466A is a designated arterial roadway which supports general commercial type uses.

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 Urban Medium (7 units/net acre) and the proposed amendment is to City Commercial High Intensity (70% ISR/.50 FAR).

Annexation

The subject site is adjacent to the City limits along the southern, eastern and western property boundary and is eligible for voluntary annexation. The subject site is also within the City's Utility Service Area.

Small Scale Comp Plan Amendment

The proposed small scale comprehensive plan amendment consists of 4 ± acres and is located south of CR 466A and west of Lake Joesphine Drive. For comprehensive plan purposes a maximum development scenario was utilized.

The site is designated as Urban Medium Density on the Lake County Future Land Use Map and it is proposed to designate the site as City of Fruitland Park Commercial High Intensity. Under the Lake County Urban Medium Density future land use could have developed at a maximum development scenario of 7 units/net acre pursuant to Lake County FLU Policy 1-1.3.3 which results in 28 units.

Under the proposed Commercial land use (70% ISR/.50 FAR) the property could be developed at a maximum development scenario of 87,120 square feet of nonresidential development pursuant to FLU Policies 1-1.2 and 1-1.12. The amendment results in a reduction of 28 units and an increase of 87,120 square feet of nonresidential development.

The property to the north is designated as Lake County Urban Medium Density (7 units/acre), property to the west within the city limits is designated as Commercial High Intensity, property to the east is designated as city Multi-family High Density (15 units/acre) and city single family low density (2 units/acre) is located adjacent to the southern boundary. The proposed land use is consistent with land uses within the City along the CR 466A corridor and buffers will be required to mitigate residential uses.

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

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

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 in 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. For commercial sites the LOS utilizes 850 gallons per day per commercial acre. The estimated water usage is 0.0034 mgd (3,400 gallons per day) based on acreage.

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

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

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

Rezoning

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

Comprehensive Plan Compliance

The proposed amendment is in compliance with the following policies:

FLU Policy 1-1.2 and Table 1.1: Density and Intensity Standards – The applicant has applied for Commercial High Intensity land use and C-2 zoning which limits the maximum development to 70% ISR and 0.50 FAR which is consistent with this policy.

FLU Policy 1-1.12: Commercial High Intensity – The commercial high intensity land use allows for retail sales and service, professional services, higher intensity commercial uses and wholesale commercial use.

FLU Policy 1-2.1: Promote Orderly, Compact Growth – The subject site is located within the city's utility service area.

FLU Policy 1-4.1: Variety of Commercial Lands – The subject site is located along CR 466A which is a designated commercial corridor. The LDRs ensure that sufficient buffers and screening will be provided to mitigate impacts to the adjacent residential land uses.

FLU Policy 1-4.2: Access to Commercial Lands – Access to the subject site is via CR 466A and access management will comply with Lake County Standards since the roadway is under the jurisdiction of Lake County.

Conclusions

The proposed land use is consistent with the comprehensive plan and the CR 466A corridor. The proposed rezoning is consistent and compatible with adjacent zoning and appropriate buffers will be established to mitigate commercial and residential land uses.

NOTICE OF PUBLIC HEARING

ORDINANCE 2026-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK, FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 4.0 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY COMMERCIAL HIGH INTENSITY OF 4.00 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE.; 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 2026-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 4.0 +/- ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND AGRICULTURE (A) TO CITY OF FRUITLAND PARK GENERAL COMMERCIAL (C-2) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

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

Planning & Zoning Board Thursday, January 15, 2026 @ 6:00 p.m.

City Commission 1st Reading Thursday, February 12, 2026 @ 6:00 p.m.

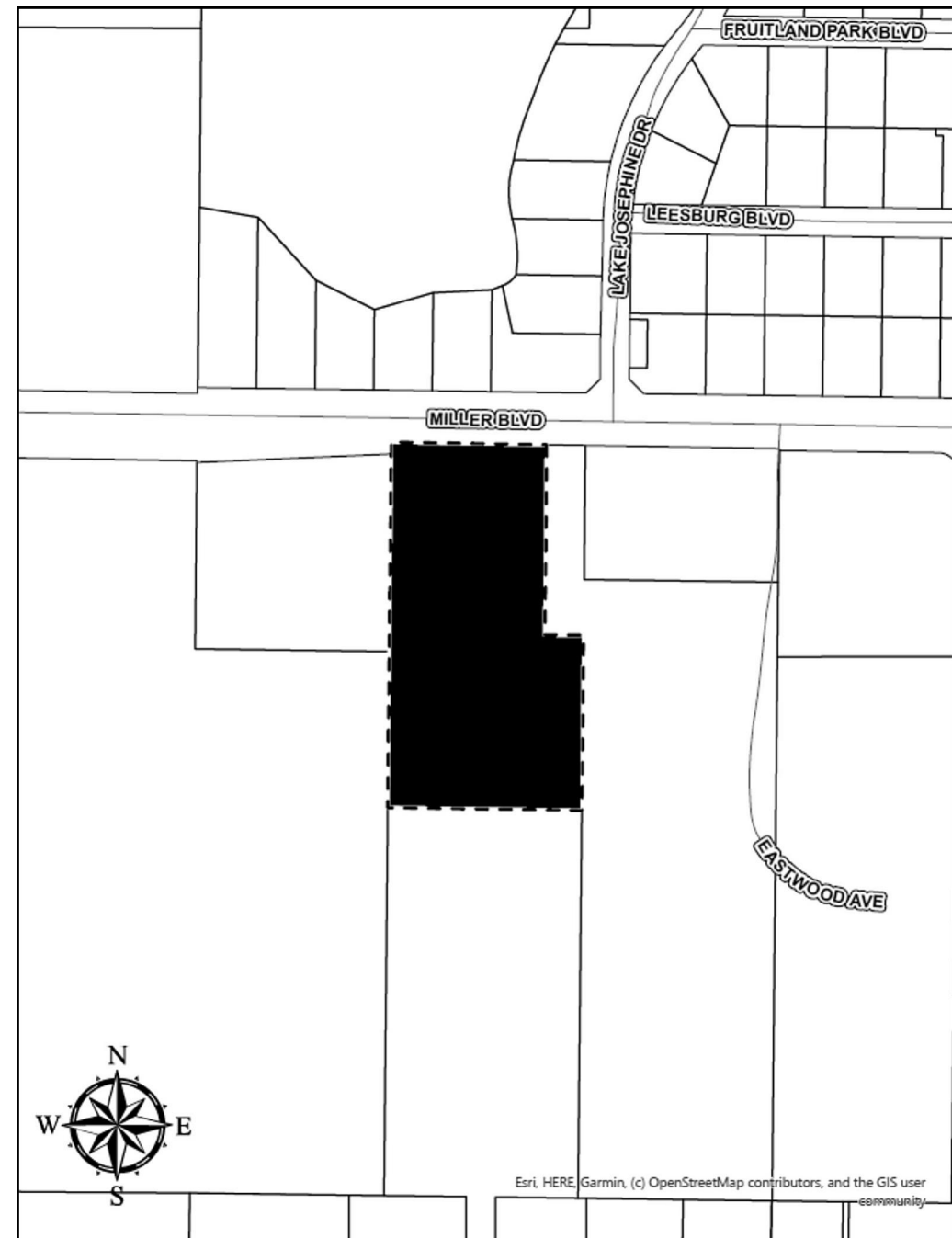
Land Planning Agency Thursday, February 12, 2026 @ 6:15 p.m.

City Commission 2nd Reading Thursday, February 26, 2026 @ 6:00 p.m.

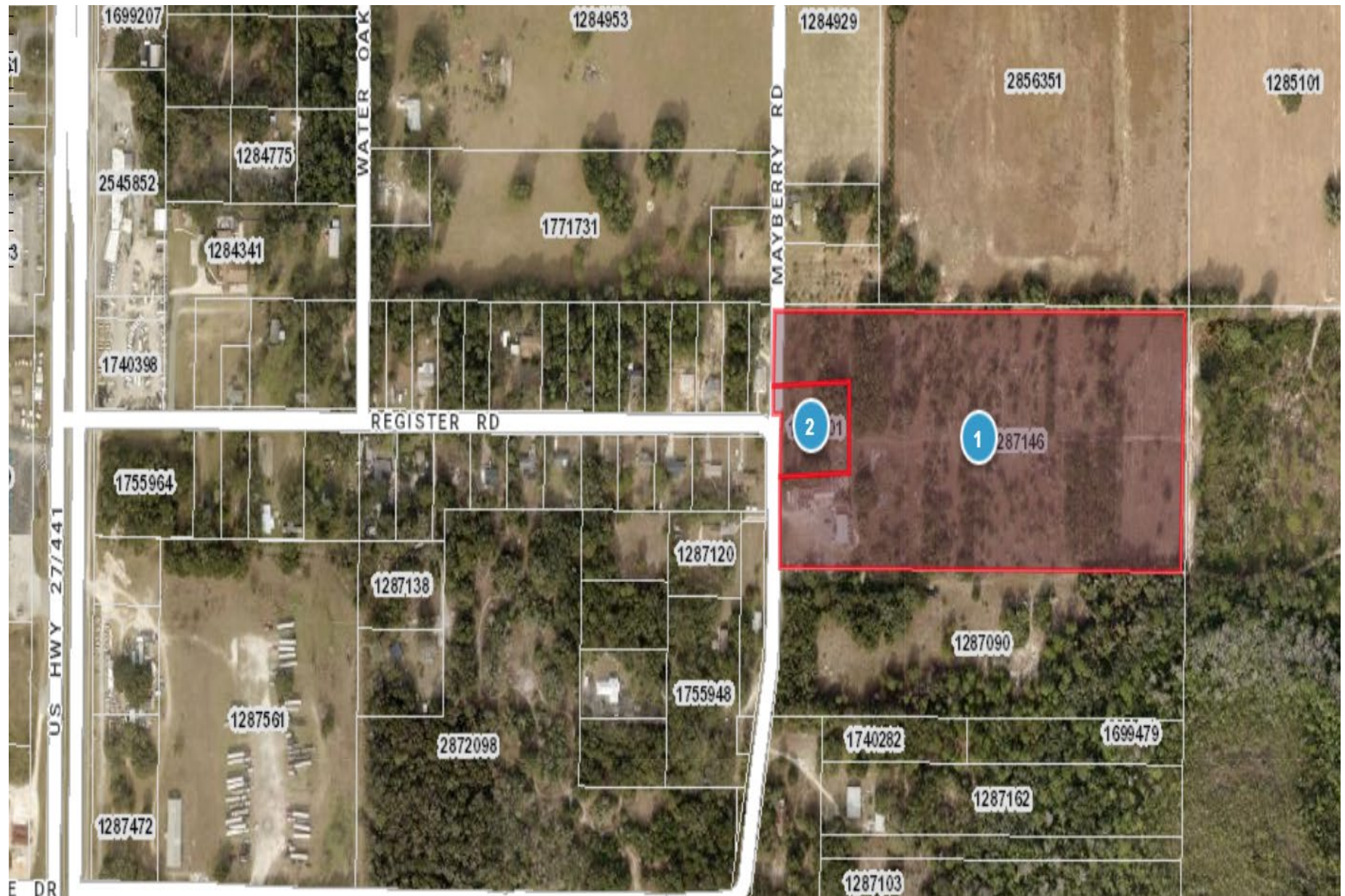
The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Ordinances and 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.



GRIFFIN PRESERVE PRELIMINARY PLAN – ALTERNATE KEYS: 1287146 & 1287201



RESOLUTION 2026-004

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF GRIFFIN PRESERVE GENERALLY LOCATED BETWEEN EAST OF US HIGHWAY 441/27 AND EAST OF REGISTER ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for preliminary plat approval of Griffin Preserve consisting of a maximum of 67 residential dwelling units; and

WHEREAS, the subject property consisting of 16.75 +/- acres is zoned PUD and has a future land use of Single-Family Medium Density and

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

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

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

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

Section 1. Granting Preliminary Plan Approval.

Approval of the Preliminary Plan for Griffin Preserve, a copy of which is attached hereto, is **GRANTED WITH CONDITIONS**.

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

- a. Prior to any construction activities, inclusive of land clearing, an updated environmental assessment pursuant to Sec. 157.060(d)(3)(G) must be provided to the City for review, as well as copies of permits for removal of gopher tortoises.

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED AND RESOLVED this ____ day of _____, 2025, by the City Commission of the City of Fruitland Park, Florida.

SEAL

CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA

CHRIS CHESHIRE, MAYOR

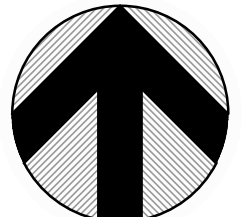
ATTEST:

ESTHER COULSON, CITY CLERK

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

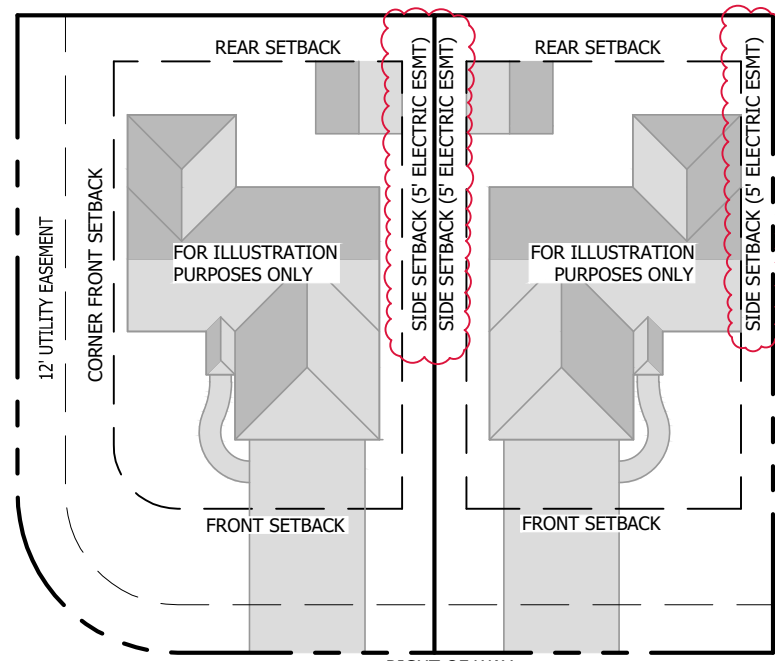
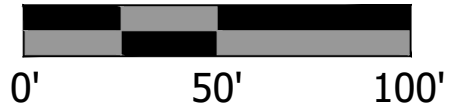
Approved as to form:

Anita Geraci-Carver, City Attorney



NORTH

SCALE: 1" = 50'



TYPICAL LOT

SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID: 03-19-24-0002-000-00201
03-19-24-0002-000-00200

PARCEL AREA: ±16,755 AC

FUTURE LAND USE: SFMD

ZONING: PUD (2023-017)

DEVELOPMENT INFORMATION:

PROPOSED UNITS: 67

DENSITY: 4.0 du/ac (PROPOSED) 4.0 du/ac (MAX)

LOT AREA: 5,750 SF (PROPOSED) 5,750 (MIN)

MINIMUM LIVING AREA: 1,200 SF

REQUIRED MAXIMUM STRUCTURE HEIGHT: 35'

OPEN SPACE: 4.288 AC (25.6%) (PROPOSED) 25.0% (MIN)

MAXIMUM BUILDING COVERAGE: 30%

MIN LOT SIZES: 50' x 115'

LOT AREAS: 8,313 AC

RECREATION AREAS: 3.875 AC

STORMWATER AREA: 2.370 AC

MINIMUM BUILDING SETBACKS:

FRONT: 20'

GARAGE: 25'

SIDE: 5'

REAR: 15'

CORNER FRONT: 15'

MINIMUM ACCESSORY STRUCTURE SETBACKS:

SIDE: 5'

REAR: 5'(TYP.), 10' ADJACENT TO LANDSCAPE BUFFERS

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	34.56	22.00	090°00'00"	22.00	31.11
C2	21.10	72.00	016°47'19"	10.62	21.02
C3	40.00	72.00	031°49'52"	20.53	39.49
C4	40.00	72.00	031°49'52"	20.53	39.49
C5	12.00	72.00	009°32'57"	6.01	11.99
C6	12.06	72.00	009°35'39"	6.04	12.04
C7	40.00	72.00	031°49'52"	20.53	39.49
C8	40.00	72.00	031°49'52"	20.53	39.49
C9	19.10	72.00	015°11'50"	9.61	19.04
C10	40.00	72.00	031°49'52"	20.53	39.49
C11	40.00	72.00	031°49'52"	20.53	39.49
C12	14.00	72.00	011°08'27"	7.02	13.98
C13	10.00	72.00	007°57'28"	5.01	9.99
C14	41.18	72.00	032°46'08"	21.17	40.62
C15	41.18	72.00	032°46'08"	21.17	40.62
C16	20.74	72.00	016°30'16"	10.44	20.67
C17	34.56	22.00	090°00'00"	22.00	31.11
C18	34.56	22.00	090°00'00"	22.00	31.11
C19	34.56	22.00	090°00'00"	22.00	31.11
C20	34.56	22.00	090°00'00"	22.00	31.11
C21	34.56	22.00	090°00'00"	22.00	31.11
C22	21.04	72.00	016°44'38"	10.60	20.97

SITE NOTES

- SINGLE FAMILY HOMES SHALL HAVE AT LEAST 5 ELEVATIONS WITH AT LEAST 2 VARIATIONS IN MATERIAL TREATMENTS FOR EACH ELEVATION. DUPLICATIVE ELEVATIONS ADJACENT TO EACH OTHER OR ACROSS THE STREET FROM EACH OTHER ARE PROHIBITED.
- ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO REFLECT LIGHT AWAY FROM ADJACENT PROPERTIES TO THE GREATEST EXTENT POSSIBLE WHILE PROVIDING LIGHTING ADEQUATE TO ENSURE SAFETY ON ROAD RIGHT OF WAY. LIGHTING SHALL COMPLY WITH THE RESIDENTIAL DESIGN REQUIREMENTS OF THE FRUITLAND PARK LAND DEVELOPMENT REGULATIONS.
- ALL LOTS ARE REQUIRED TO HAVE 3 CANOPY TREES PLANTED. TREES CAN BE PLANTED AT TIME OF BUILDING CONSTRUCTION.
- 5' ELECTRIC EASEMENT SHALL BE PLATTED ALONG ALL INTERIOR LOT LINES.

TRACT TABLE	
TRACT	DESCRIPTION
TRACT A	1.505 AC OPEN SPACE, RECREATION
TRACT B	2.370 AC OPEN SPACE, STORMWATER MANAGEMENT, RECREATION
TRACT C	0.223 AC OPEN SPACE, LANDSCAPE
TRACT D	0.190 AC OPEN SPACE, LANDSCAPE
TRACT E	2.378 AC RIGHT OF WAY
TRACT F	0.323 AC RIGHT OF WAY DEDICATION



REVISION BLOCK	
NO.	DESCRIPTION
1	REVISION PER 041

DESIGNED BY:	DATE:	NO.	DESCRIPTION
MF	03/07/2025	1	REVISION PER 041

SLOAN Engineering Group
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
FLORIDA CERTIFICATE OF AUTHORIZATION (FLC) 126247

CLIENT:	SUMMERPARK HOMES
PROJECT:	GRIFFIN PRESERVE
PROJECT NO.	2652
SHEET	C300



VIA EMAIL echurch@fruitlandpark.org

November 21, 2025

Emily Church
Administrative Assistant
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

RE: GRIFFIN PRESERVE PRELIMINARY PLAN DEVELOPMENT (AVO 043866.154)

Dear Ms. Church:

Per your email request dated November 20, 2025, I have reviewed the documents which were included in the email for the above referenced project. Based on my review, I have no further comments regarding the Preliminary Plat.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF

A handwritten signature in blue ink, appearing to be "BT", written over a light blue horizontal line.

Brett Tobias, P.E.
Assistant Vice President
Operations Manager, Tavares
btobias@halff.com

BJT:ab

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

PRELIMINARY PLAN

Owner: Griffin Preserve LLC

Applicant: Sloan Engineering Group, Inc., Steve Sloan, P.E.

General Location: East of US 27/441 and East of Register Road

Number of Acres: 16.67 ± acres

Existing Zoning: PUD

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

Date: January 12, 2026

Description of Project

The applicant is requesting to develop a 67-unit single family subdivision located off of Register Road. The approved Master Development Agreement allows for a minimum lot size of 50' x 115' (5,750 SF), minimum living area of 1200 SF, and requires at least 5 elevations with at least variations in material treatments for each elevation. The DA allows for a maximum lot impervious area of 55% and a maximum building coverage of 50%.

	Surrounding Zoning	Surrounding Land Use
North	R-1 (Lake County) & City PUD	Regional Office (3.0 FAR) (Lake County) & SF Low Density (2 units/acre)
South	R-1 (Lake County)	Urban Low (4 units/acre) (Lake County)
East	PFD	Recreation (0.30 FAR)
West	CFD and R-6	Urban Medium Density (7 units/acre)

Assessment

A dual boulevard entry is provided which meets the LDR requirements.

Tree removal indicates a total of 450 to be removed of which 5 are specimen trees and 1 are historic trees. Tree mitigation would require 180 trees. The landscaping plans indicate planting of 142 canopy trees, and 71 understory trees for a total of 213 trees.

Open space provided is 4.28 acres (25.6%) which includes buffers, recreation areas, and stormwater ponds. A 3' wide stabilized walking path is adjacent to the stormwater pond and leads to the playground and park.

Regulatory permits for removal of gopher tortoises will be provided prior to construction.

Lake County Schools issued a letter indicating that the proposed school impact of 21 students is considered a de minimus impact for the school district.

The DA requires at least 5 elevations with at least two (2) variations in material treatments for each elevation. The proposed residential elevations submitted appear to meet the intent of the requirements.

A master signage plan was submitted which indicates one (1) entry sign is proposed adjacent to Register Road. A separate sign permit will be required.

The proposed development will generate 717 new daily trips of which 53 occur in the AM peak hour and 70 PM peak hour trips. The analysis also indicates that the study roadway segments currently operate at satisfactory Levels of Service and will continue to do so at project completion.

Recommendation

The preliminary plan meets the technical requirements of the Land Development Regulations as it relates to planning items and development is in compliance with the Developer's Agreement.



ELEVATION A

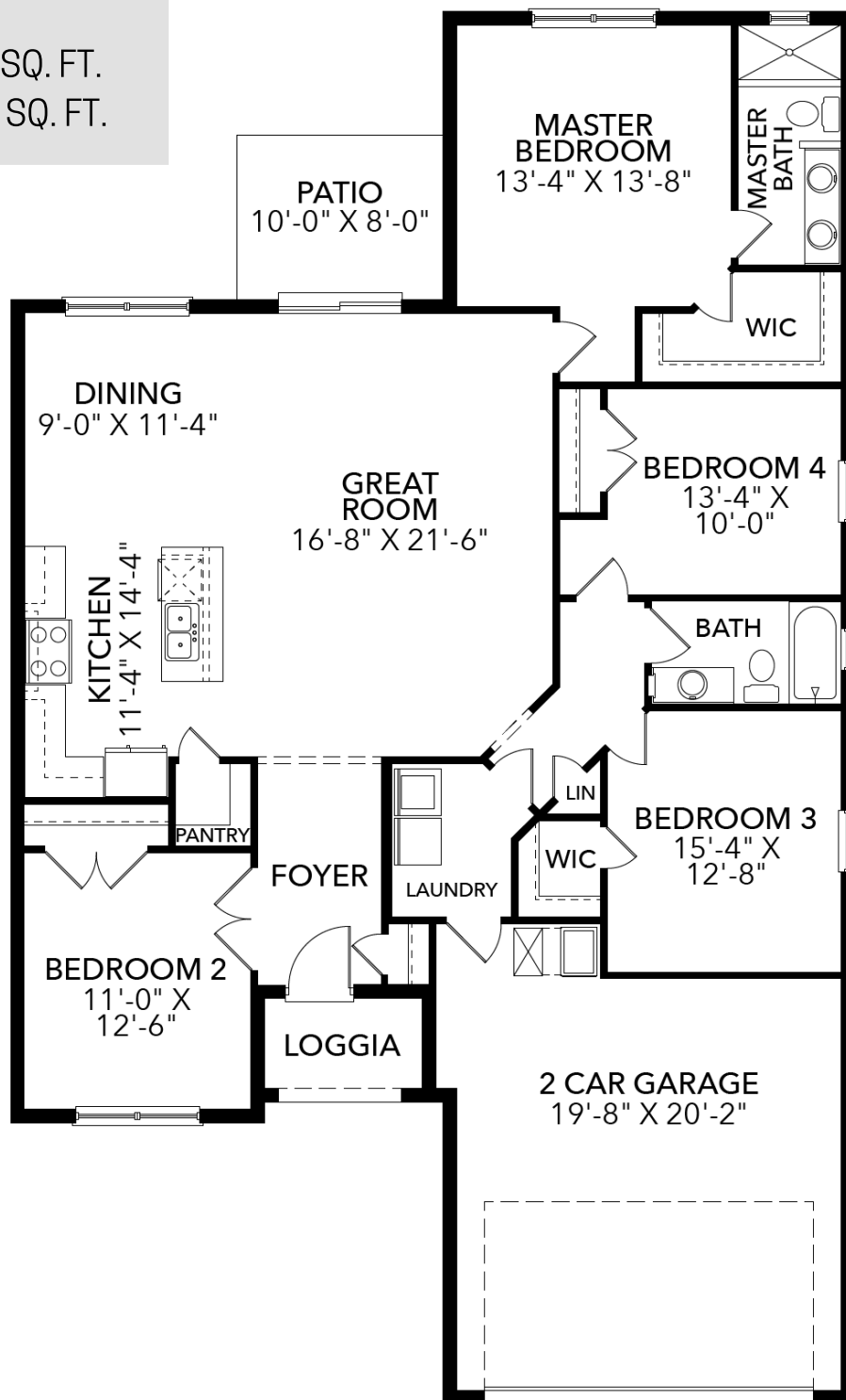


ELEVATION B



4 BEDROOMS
2 FULL BATHS

1,672 LIVING SQ. FT.
2,145 TOTAL SQ. FT.





ELEVATION A

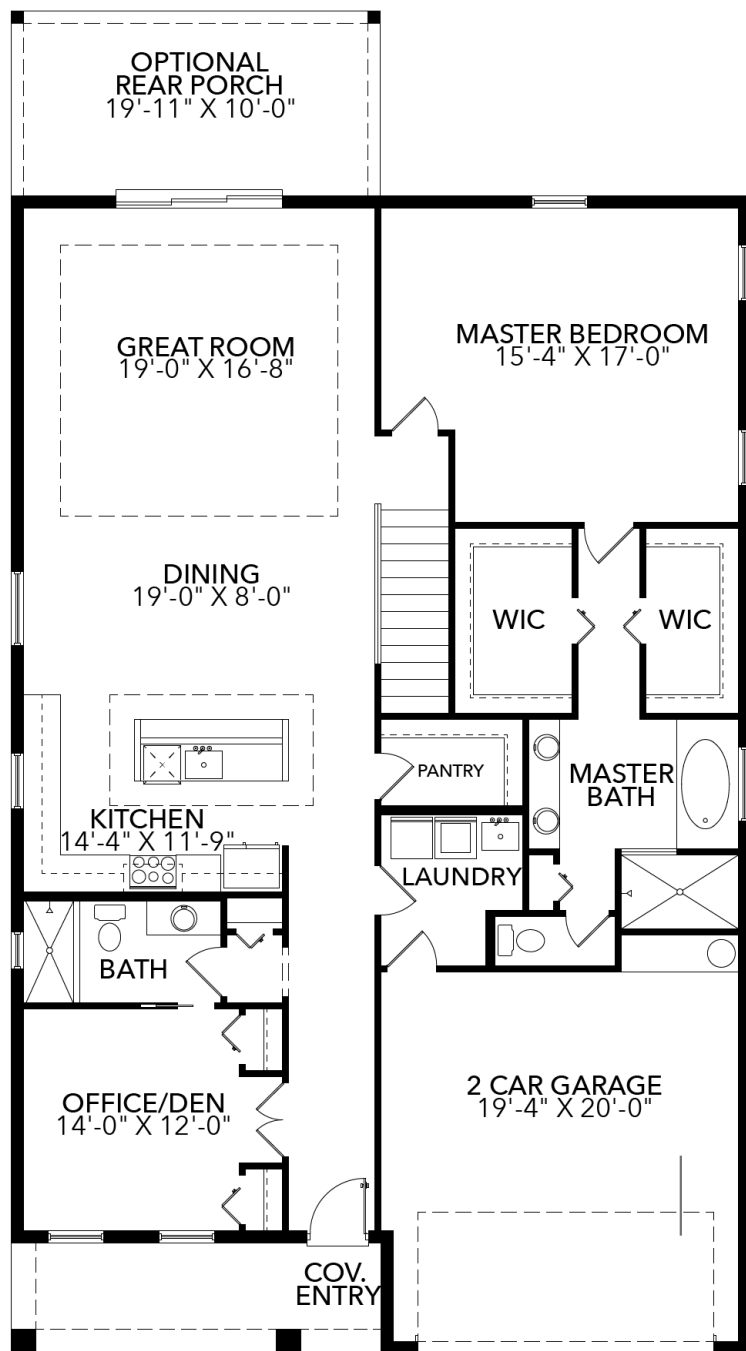


ELEVATION B

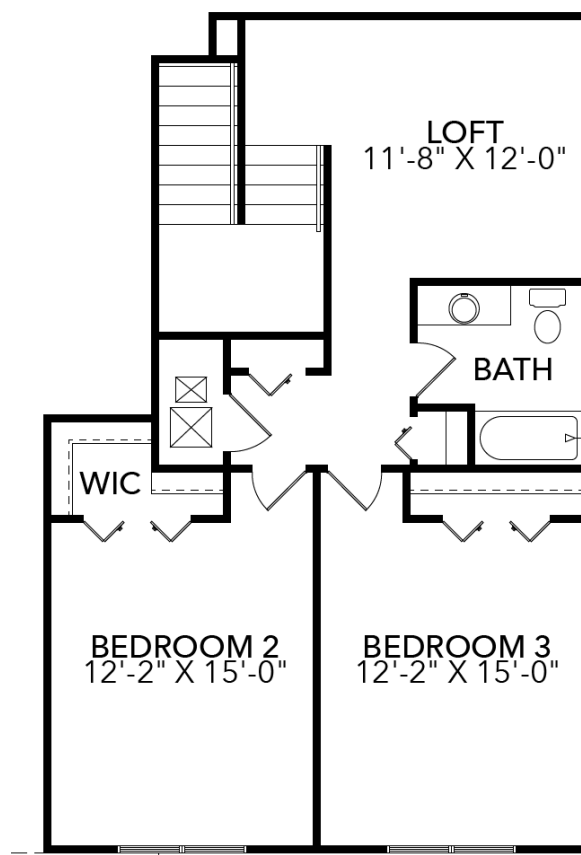


4 BEDROOMS
3 FULL BATHS

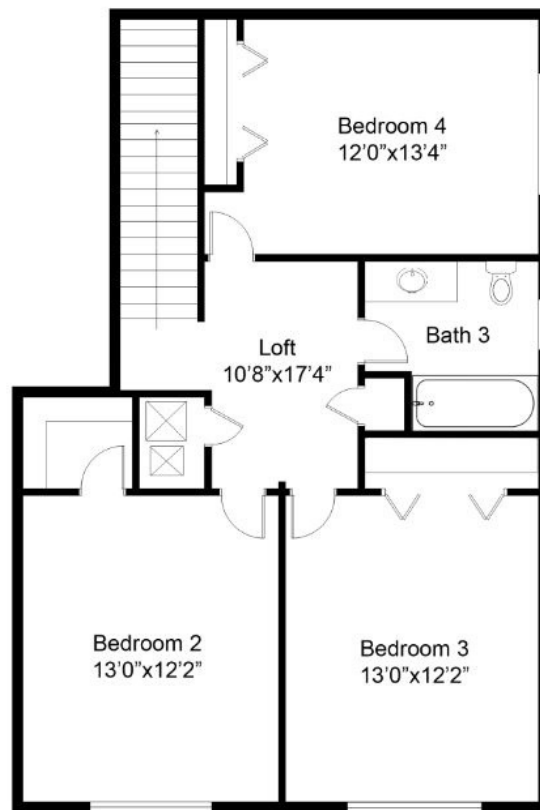
2,757 LIVING SQ. FT.
3,504 TOTAL SQ. FT.



FIRST FLOOR



SECOND FLOOR - OPTION A



SECOND FLOOR - OPTION B



ELEVATION A

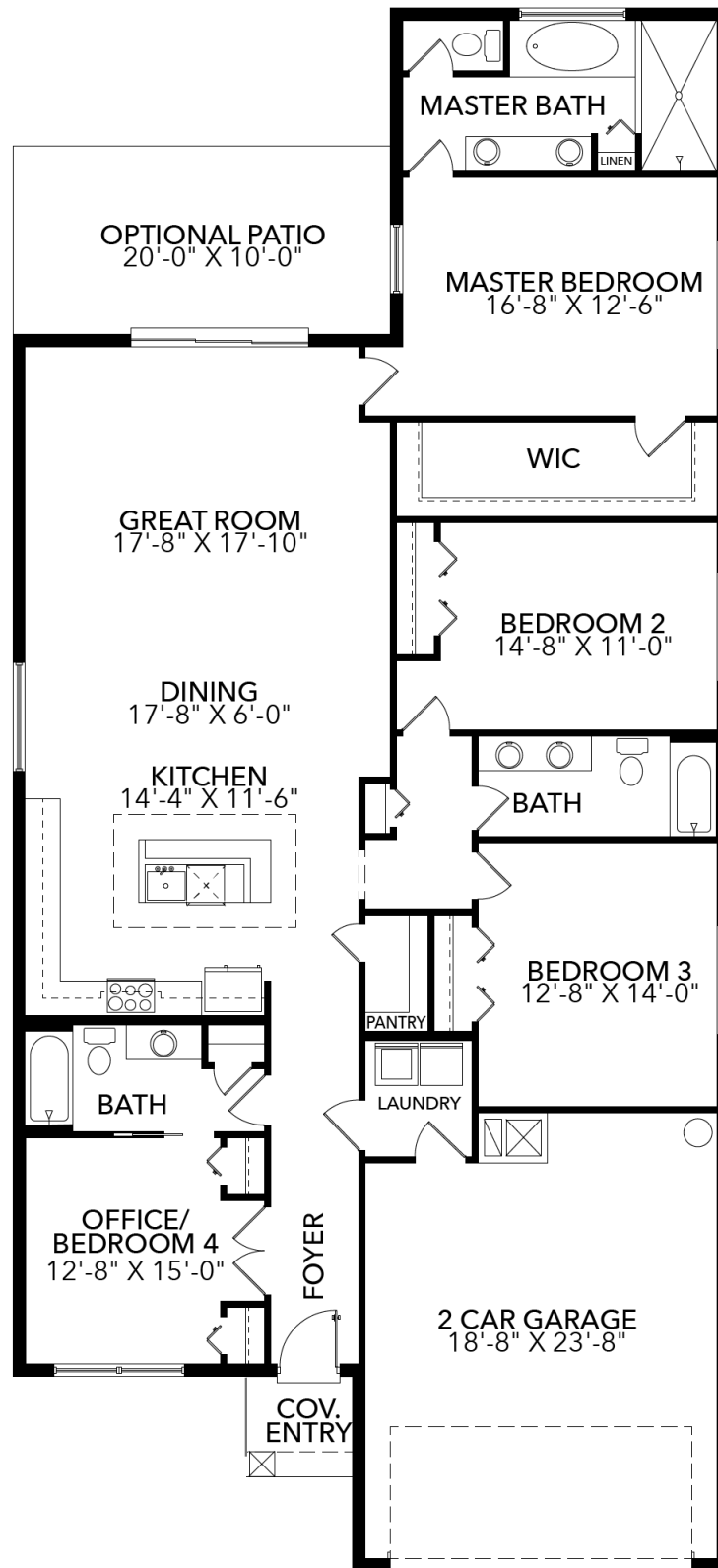


ELEVATION B



4 BEDROOMS
3 FULL BATHS

2,160 LIVING SQ. FT.
2,654 TOTAL SQ. FT.





ELEVATION A

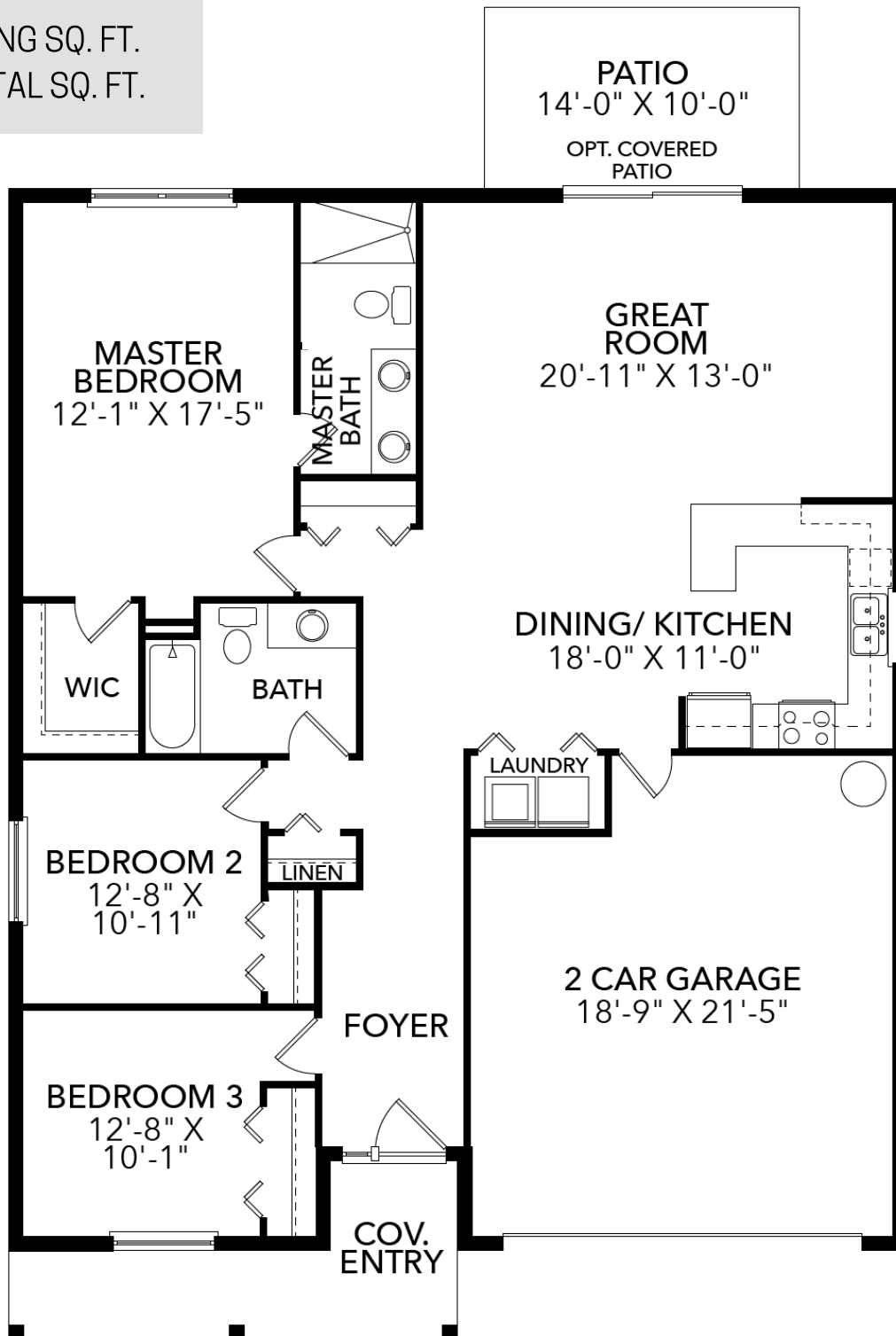


ELEVATION B



3 BEDROOMS
2 FULL BATHS

1,458 LIVING SQ. FT.
2,115 TOTAL SQ. FT.



NOTICE OF PUBLIC HEARING

RESOLUTION 2026-004

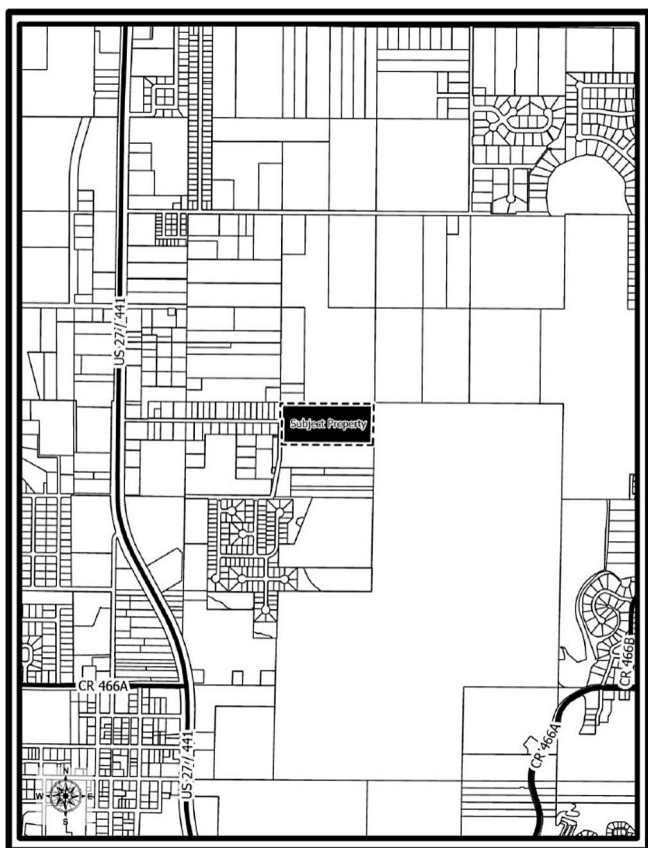
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF GRIFFIN PRESERVE GENERALLY LOCATED BETWEEN EAST OF US HWY 441/27 AND EAST OF REGISTER ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Planning & Zoning Board Thursday, January 15, 2026 @ 6:00 p.m.
City Commission Thursday, February 12, 2026 @ 6:00 p.m.

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

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



ORDINANCE 2025-019

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING A PUD ZONING AMENDMENT TO PROVIDE FOR MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS SURFACE RATIO PER LOT AND ADOPTING AN AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; 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 Griffin Preserve, LLC as owner and applicant requesting that real property within the city limits of the City of Fruitland Park zoned Planned Unit Development (PUD) pursuant to Ordinance 2023-017 be amended to include a maximum building coverage percentage per lot and a maximum impervious surface ratio per lot, and amend the MDA accordingly; and

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

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

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

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

Section 1: The following described property consisting of approximately 16.67 ± acres generally located east of U.S. Highway 441/27 and east of Register Road as described as set forth on **Exhibit "A"** and depicted on the map attached hereto as **Exhibit "B"** shall continue to be zoned PUD "Planned Unit Development" as defined in the Fruitland Park Land Development Regulations. The Property shall hereafter be developed with a maximum of 67 residential units and according to the Amended and Restated Master Development Agreement attached hereto as **Exhibit "C"**, which includes, but is not limited to, the concept plan attached to the Master Development Agreement.

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

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

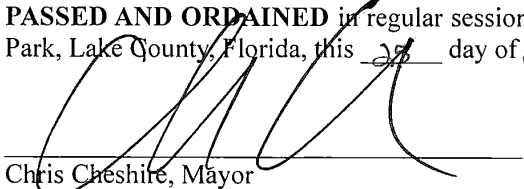
Section 4. Scrivener's Errors. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Ordinance 2025-019
Page 2

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.

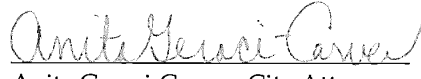
PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 25 day of Sept., 2025.


Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

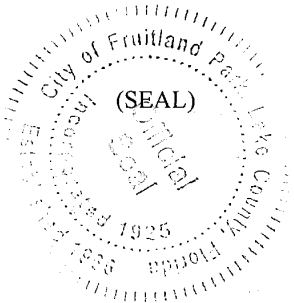

Gwen Johns, CMC, City Clerk


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)

Passed First Reading 9.11.25

Passed Second Reading 9.15.25



Ordinance 2025-019

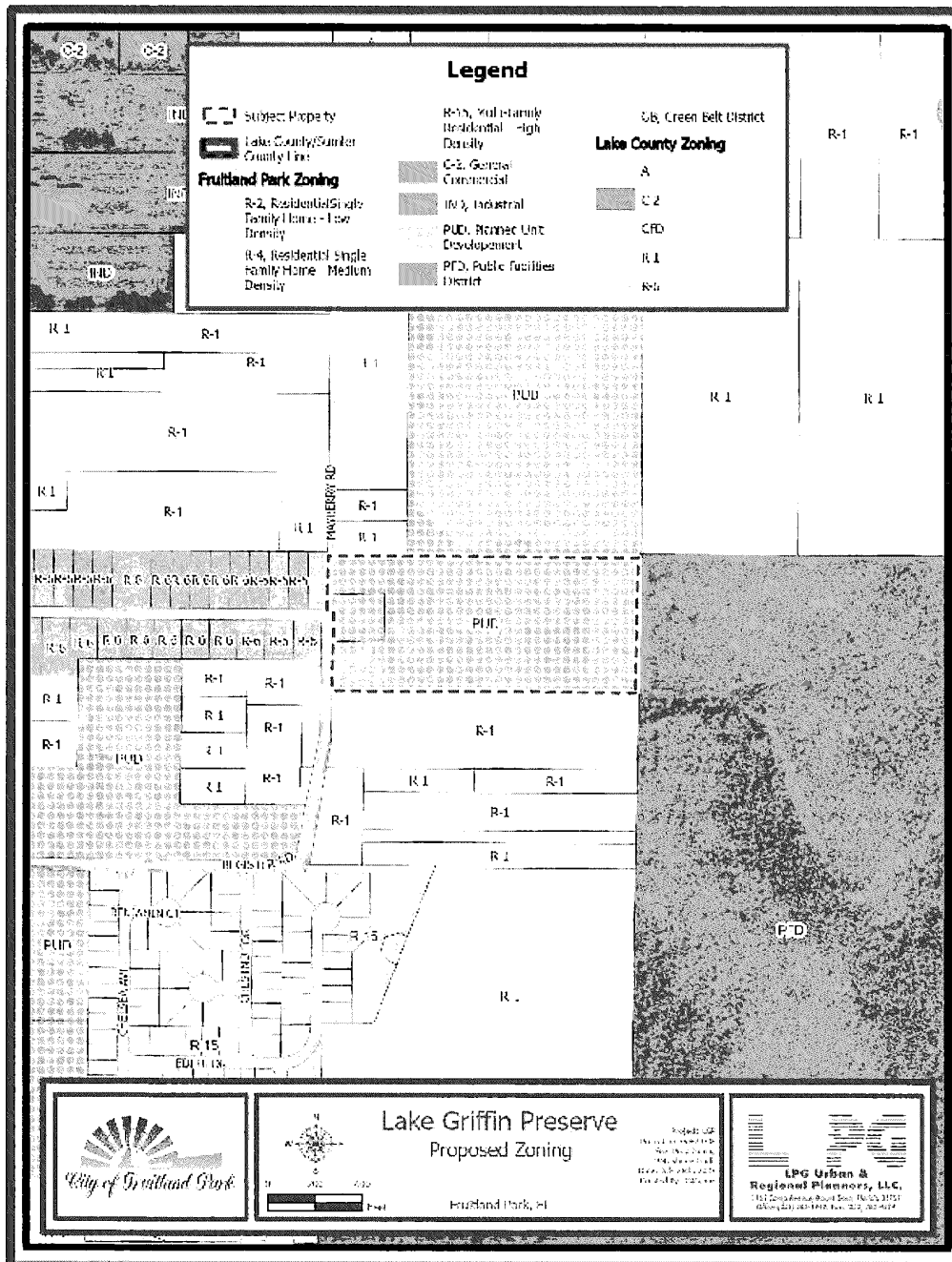
Page 3

“EXHIBIT A”

That part of the Northeast ¼ of the Northwest ¼ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast ¼ of the Northwest ¼ of Section 3; thence run N89°46'23"W along the North line of said Northeast ¼ of the Northwest ¼, a distance of 1327.38 feet to the Northwest corner of said Northeast ¼ of the Northwest ¼; thence run S00°53'13"W along the West line of said Northeast ¼ of the Northwest ¼, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast ¼ of the Northwest ¼, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast ¼ of the Northwest ¼, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast ¼ of the Northwest ¼, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast ¼ of the Northwest ¼, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast ¼ of the Northwest ¼, a distance of 1312.33 feet to the Point of Beginning. Contains 729,865 square feet or 16.755 acres, more or less.

EXHIBIT "B"



Unique Code : BAA-DAAB-BCAGJ-CACFBCHDGG-FIAJJJ-C Page 4 of 18

Ordinance 2025-019

Page 5

EXHIBIT "C"
AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT

Unique Code : BAA-DAAB-BCAGJ-CACFBCHDGG-FIAJJJ-C Page 5 of 18

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

AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into and made as of the 25th day of September, 2024, between the CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation, (hereinafter referred to as the "City"), and Griffin Preserve, LLC, a Florida limited liability company, (hereinafter referred to as the "Owner").

RECITALS

1. The Owner owns 16.67 ± acres of property within the City of Fruitland Park, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").
2. The Owner desires to amend the PUD zoning of the Property to include a maximum building coverage percentage per lot of 50% and a maximum impervious surface ratio per lot of 55% as set forth herein which verbiage is underlined.
3. The Property is currently located within the City of Fruitland Park with 16.67 +/- acres having a future land use designation of "Single Family Medium Density" on the City of Fruitland Park Future Land Use Map and zoned PUD pursuant to Ordinance 2023-017.
4. Owner has filed an application to amend the PUD zoning and MDA for the Property.
5. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
6. The City of Fruitland Park has determined that the amendment to the PUD zoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.
7. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.
8. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.
9. This Agreement will address development of the 16.67 +/- acres to be developed for residential use.

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

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

Section 2. Conditions Precedent. Owner has filed an application to amend the PUD zoning and MDA 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 Amended and Restated Agreement, adopts an ordinance with an amendment to the PUD zoning of the Property and such rezoning becomes effective. The parties hereto understand and acknowledge that the City is in no way bound to approve the amendment. The City shall have the full and complete right to approve or deny the application for the amendment. However, if the City denies the application for an amendment this Amended and Restated Agreement shall be void and shall be of no further force and effect.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Conceptual Plan" prepared by Sloan Engineering Group, Inc., dated 8-28-23^[AGC1], and attached as **Exhibit "B"** (the "Plan"). The project shall be developed as a residential subdivision. All development shall be consistent with City's "PUD" (Planned Unit Development-) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 4. Permitted Uses for Permitted Uses shall include:

- a. Single family detached residential dwelling units..
- b. Passive and Active Recreation Facilities.
- c. Residential units shall not exceed 67 single family dwelling units.
- d. Temporary modular office uses shall be allowed during construction.
- e. Up to six (6) model homes prior to platting, after approval of the preliminary plan, provided that the model homes shall not be eligible to receive certificates of occupancy for residential use until final plat approval. All off-street parking for model homes shall comply with the requirements in the City's Land Development Code.

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

- a. The minimum living area shall be 1,200 square feet for the single-family detached homes
- b. The minimum lot size shall be 5,750 square feet for the detached single-family homes.
- c. Minimum lot width for detached single-family shall be 50 feet with a minimum lot depth of 115 feet.
- d. Minimum Setback requirements for detached residential units shall be:

Front: Twenty feet (20')
Garage - Twenty-five feet (25')

Side: Five feet (5')
Corner Lot - Fifteen feet (15')

Rear: Fifteen feet (15')

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

- e. Maximum building height shall be limited to thirty-five feet (35') for single family.
- f. For clarity and avoidance of doubt, the open space requirement associated with the development of the Property shall be 25% of the total developable acreage of the Property.
- g. In order to utilize the stormwater ponds as common open space they shall provide a recreational component such as walking trails, dog park, or open play fields.
- h. Maximum building coverage per lot: 50%.
- i. Maximum Impervious Surface Ratio per lot: 55%.
- j. Any zoning standard not specifically listed in this Agreement shall be in compliance with the R-4 zoning district standards and other applicable sections of the Land Development Code.

Section 6. Residential Standards. There must be at least five (5) elevations with at least two (2) variations in material treatments for each elevation. Duplicative elevations adjacent to each other or across the street from each other are prohibited.

Section 7. Changes to the Development Plan. Changes to the Development Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process.

Section 8. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by one primary access off of Register Road, unless otherwise approved by Lake County. Actual location and design of the boulevard shall be determined during the Preliminary Subdivision Plan review. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park, including off-site road improvements on Register Road, and conveyance of additional right-of-way for Register Road.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements including curb and gutter.
- c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.
- d. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Fruitland Park; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City the road system is in suitable condition and meets City of Fruitland Park requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time.
- e. A traffic/transportation study shall be submitted prior to preliminary subdivision plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Permittee.

Section 9. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way. Lighting shall comply with the residential design requirements of the Fruitland Park Land Development Regulations.

Section 10. Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction.

Section 11. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate at the time the building permit is issued.

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

Section 12. Easements. Owner shall provide the City such public easements or right of way in form acceptable to the City Attorney, as the City deems necessary for utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 13. Landscaping/Buffers. Owner has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall install and maintain a ten-foot (10') landscape buffer type "B" along the PUD perimeter property boundary. All landscaping and tree protection shall comply with Chapter 164 of the City of Fruitland Park Land Development Regulations.

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

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

Section 14. 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 15. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other commercial property owners within the City.

Section 16. 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 17. Signage. Owner shall submit a master sign plan as a component of the preliminary plan application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations. Alternatively, the Owner, in the Owner's discretion, may apply to amend the PUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.

Section 18. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record. Title opinion or certification shall have an effective date of no more than 30 days prior to submittal. A copy of all back up documents referenced in the title opinion or certification must be provided.

Section 19. 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 20. Due Diligence.

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

Section 21. 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 22. 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 23. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 24. 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, not 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 25. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 26. 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:	Attn: Chris DiMillo Griffin Preserve, LLC 2981 W. SR 434 Ste. 100 Longwood, FL 32779 407-960-2389 Telephone
Copy to:	

Section 27. 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 28. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, and shall terminate five (5) years from January 11, 2024, the date Ordinance 2023-017 was approved.

Section 29. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 30. 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.

Signature pages to follow

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRIFFIN PRESERVE, LLC, a Florida limited liability company,

[Signature]
Witness Signature

By: [Signature]
Christopher DiMillo

Kristin Ferrill
Print Name
Address: 5229 sailwind circle
Orlando, FL 32810

By: [Signature]
Carol DiMillo

[Signature]
Witness Signature

Christopher Ferrill
Print Name
Address: 5229 sailwind circle
Orlando, FL 32810

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by [☒] physical presence or [] online notarization this 1 day of October, 2025 by Christopher DiMillo and Carol DiMillo, as Managers of Griffin Preserve, LLC, a Florida limited liability company on behalf of the company, who are personally known to me or who have produced _____ as identification.

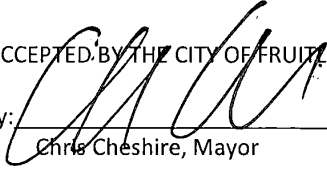
[Signature]
Notary Public
Notary Public - State of Florida
Commission No HH 650371
My Commission Expires 7/11/29



KRISTIN FERRILL
Commission # HH 650371
Expires July 11, 2029

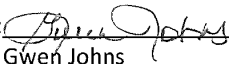
Approved as to form and
Legality for use and reliance
by the City of Fruitland Park

ACCEPTED BY THE CITY OF FRUITLAND PARK

By: 

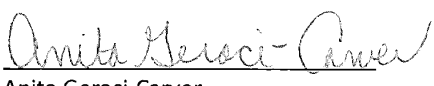
Chris Cheshire, Mayor

Date: September 25, 2025

ATTEST: 

Gwen Johns

City Clerk


Anita Geraci-Carver
City Attorney

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by [X] physical present or [] online notarization this 25th day of September, 2025 by Chris Cheshire, Mayor of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation and Esther B. Coulson, 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.



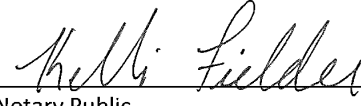

Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

EXHIBIT "A"
LEGAL DESCRIPTION

That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3; thence run N89°46'23"W along the North line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1327.38 feet to the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run S00°53'13"W along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1312.33 feet to the Point of Beginning.
Contains 729,865 square feet or 16.755 acres, more or less.

EXHIBIT "B"
THE PLAN

Griffin Preserve -Lot Maximum Building Coverage and Maximum ISR Summary

Lot	Lot SF	Max Bld Cvg @ 50%	Max ISR @ 55%
1	9,090	4,545	5,000
2	9,107	4,554	5,009
3	8,811	4,406	4,846
4	6,879	3,440	3,783
5	5,750	2,875	3,163
6	5,750	2,875	3,163
7	5,750	2,875	3,163
8	5,750	2,875	3,163
9	5,750	2,875	3,163
10	5,750	2,875	3,163
11	5,750	2,875	3,163
12	5,750	2,875	3,163
13	5,750	2,875	3,163
14	5,750	2,875	3,163
15	5,750	2,875	3,163
16	5,754	2,877	3,165
17	6,158	3,079	3,387
18	7,411	3,706	4,076
19	5,750	2,875	3,163
20	5,750	2,875	3,163
21	6,325	3,163	3,479
22	7,378	3,689	4,058
23	8,541	4,271	4,698
24	8,534	4,267	4,694
25	7,298	3,649	4,014
26	5,899	2,950	3,244
27	5,899	2,950	3,244
28	5,899	2,950	3,244
29	5,899	2,950	3,244
30	5,899	2,950	3,244
31	5,899	2,950	3,244
32	5,899	2,950	3,244
33	5,899	2,950	3,244
34	5,899	2,950	3,244
35	5,899	2,950	3,244
36	5,899	2,950	3,244
37	6,882	3,441	3,785
38	9,176	4,588	5,047
39	9,514	4,757	5,233
40	8,179	4,090	4,498
41	7,013	3,507	3,857
42	6,796	3,398	3,738
43	5,750	2,875	3,163
44	5,750	2,875	3,163

Lot	Lot SF	Max Bld Cvg @ 50%	Max ISR @ 55%
45	5,750	2,875	3,163
46	5,750	2,875	3,163
47	5,750	2,875	3,163
48	5,750	2,875	3,163
49	5,750	2,875	3,163
50	5,750	2,875	3,163
51	5,750	2,875	3,163
52	5,750	2,875	3,163
53	5,750	2,875	3,163
54	6,796	3,398	3,738
55	6,796	3,398	3,738
56	5,750	2,875	3,163
57	5,750	2,875	3,163
58	5,750	2,875	3,163
59	5,750	2,875	3,163
60	5,750	2,875	3,163
61	5,750	2,875	3,163
62	5,750	2,875	3,163
63	5,750	2,875	3,163
64	5,750	2,875	3,163
65	5,750	2,875	3,163
66	5,750	2,875	3,163
67	6,796	3,398	3,738

*Maximum ISR will not exceed the proposed ISR requested by the SJRWMD permit