

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA
JUNE 11, 2026 at 6:00 p.m.**

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

1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

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

Pledge of Allegiance – Interim Police Chief **Henry Rains**

2. ROLL CALL

3. CONSENT AGENDA

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

There are no consent agenda items.

4. REGULAR AGENDA

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

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

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

5. PUBLIC HEARING

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

APPLICANT HAS REQUESTED ITEM BE TABLED.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 14.86± ACRES OF LAND GENERALLY LOCATED SOUTH OF MYRTLE LAKE AVENUE, WEST OF CR468, AND NORTH OF LEWIS ROAD; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

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

APPLICANT HAS REQUESTED ITEM BE TABLED.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT AND SITE SPECIFIC AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY MULTI-FAMILY LOW DENSITY OF 14.86± ACRES OF PROPERTY GENERALLY LOCATED WEST OF CR468, AND SOUTH OF MYRTLE LAKE AVENUE; DIRECTING

THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING AN EFFECTIVE DATE.

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

APPLICANT HAS REQUESTED ITEM BE TABLED.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 14.86± ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND RESIDENTIAL PROFESSIONAL (RP) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED WEST OF CR468 AND SOUTH OF LAKE MYRTLE AVENUE; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

- (d) **Second Reading of Ordinance 2025-025, Annexation of Approximately 93.73± Acres of Property Generally Located North of CR 466A and West of Micro Racetrack Road, Vita Serena, Petitioner: Richard Wohlfarth on behalf of the owner, Joseph C. Burke, Jr., Trust. (city manager/city attorney/community development)**
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES

OF THE CITY OF FRUITLAND PARK, FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 93.73± ACRES OF LAND GENERALLY LOCATED NORTH OF CR466A AND WEST OF MICRO RACETRACK ROAD; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

- (e) **First Reading of Ordinance 2025-026, Comprehensive Plan Amendment for Approximately 95.35± Acres Generally Located North of CR466A and West of Micro Racetrack Road, Vita Serena, Petitioner: Richard Wohlfarth on behalf of the owner, Joseph C. Burke, Jr., Trust. Quasi-Judicial Hearing** (city manager/city attorney/community development)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TO CITY OF FRUITLAND PARK SINGLE FAMILY MEDIUM DENSITY ON 95.35± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

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

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

END OF PUBLIC HEARING

6. (a) City Manager

(b) City Attorney

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

7. UNFINISHED BUSINESS

8. PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Action may not be taken by the City Commission at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the City Commission. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the

City Commission addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

9. COMMISSIONER COMMENTS

- (a) Vice Mayor DeGrave**
- (b) Commissioner Williams**
- (d) Commissioner Raysin**

10. MAYOR'S COMMENTS

11. ADJOURNMENT

DATES TO REMEMBER

Mondays, Wednesdays & Fridays

Miles & Smiles Wellness Program

Monday, June

Summer Camp Program in Progress

Monday, June

Summer Reading Program in Progress

Tuesdays, Beginning June 9th

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

Saturday, June 13th

Derby Kart Race

Tuesday, June 25th

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

Friday, July 3rd

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

For additional events, please visit [Calendar | City of Fruitland Park Florida](#).

Please note that in addition to the city commission meetings, more than one city commissioner may be present at the above-mentioned events.

Any person requiring special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.)

If a person decides to appeal any decision made by the City of Fruitland Park with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.