



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

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

TRC COFP Members:

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

TRC Members:

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

**AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
December 2, 2025
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:**
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**

A. 1550 Miller-Annexation, Small Scale Comp Plan Amendment & Rezone; Alt Keys 1740509 and 2933232

Annexation

Applicant is seeking annexation to receive city services and develop a C-2 commercial “permitted use” project. These properties would be eligible for voluntary annexation as The applicant has not identified a specific use although there are a variety of allowable commercial uses that fall under this zoning designation. (Alt Key 1740509 @ 3.25 +/- acres and Alt Key 2933232 @ 1.0 +/- acres)

Small Scale Comprehensive Plan Amendment:

The site is comprised of 2 parcels with an approximate total of 4.25 +/- acres and is generally located south of CR 466A (Miller Blvd.) and west of Lake Josephine Dr. The proposed site exceeds the minimum requirement of the C-2 zoning district. The existing future land use of both

parcels is Lake County Urban Medium. It is the owner's intent to seek a future land use of Commercial High Intensity.

Rezoning:

The applicant is seeking to rezone the property to city C-2, General Commercial. The existing zoning of the first parcel (alt key 1740509) is Lake County Agriculture, and the existing zoning of the second parcel (alt key 2933232) is Lake County Rural Residential. Surrounding city zoning is C-2, R-2, and R-15.

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
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TRC COFP Members:

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

TRC Members:

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

**MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
November 4, 2025
10:00AM**

- I. MEETING START TIME: 10:07 AM**
- II. MEMBERS PRESENT:** Michael Rankin (LPG), Brett Tobias (Halff), Anita Geraci-Carver (Attorney), Robb Dicus (Public Works Director), Karen Manila (City Manager), Sharon Williams (Administrative Manager), & Emily Church (Administrative Assistant).
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting Minutes from October 7, 2025 included for review/comment. No corrections or deletions.
- IV. OLD BUSINESS: NONE**
- V. 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.

Addie Mentry, applicant, was present and clarified that the spire sign was attached to the west elevation and would be facing north and south for visibility along 466A and making a distinction that this is an emergency room and not an urgent care facility. Ms. Mentry noted that this signage would allow for distinction from future hospital development with future traffic and that the spire is not designed as a beacon light.

Brett Tobias recommended a photometric plan that would show the distance of light visibility which would be helpful for City Commission. Mr. Tobias provided no engineering objection to the sign variance but noted they would need to make their case to City Commission. Ms. Geraci-Carver and Mr. Dicus provided no objections. Ms. Manila reiterated Mr. Tobias' remarks that a photometric plan would be beneficial.

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:

PROPERTY RECORD CARD

General Information

Name:	VILLAGES RANCH LLC	Alternate Key:	1740509
Mailing Address:	10914 LEDGEMENT LN WINDERMERE, FL 34786 Update Mailing Address	Parcel Number: ⓘ	05-19-24-0004-000-02900
		Millage Group and City:	0001 Unincorporated
		2024 Total Certified Millage Rate:	13.4482
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	1550 MILLER BLVD FRUITLAND PARK FL, 34731	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	N 1/2 OF E 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4--LESS E 66 FT OF N 364 FT & LESS FROM NE COR OF E 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4, RUN S 0-44-45 W 364.0 FT TO POB, CONT S 0-44-45 W 187.82 FT, N 88-52-52 W 165.62 FT, N 0-45-08 E 313.01 FT, S 89-02-52 E 99.58 FT, S 0-44-45 W 125.91 FT, S 89-14-15 E 66 FT TO POB-- ORB 6537 PG 1419		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	100	200		20000.000	FD	\$27,918.00	\$27,918.00
2	VACANT RESIDENTIAL (0000)	0	0		3.000	Acre	\$54,000.00	\$54,000.00
Click here for Zoning Info ⓘ				FEMA Flood Map				

Residential Building(s)

Building 1

Residential		Building Value: \$63,661.00	
Summary			
Year Built: 1976	Total Living Area: 1075 ⓘ	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area

PROPERTY RECORD CARD

General Information

Name:	VILLAGES RANCH LLC	Alternate Key:	2933232
Mailing Address:	10914 LEDGEMENT LN WINDERMERE, FL 34786 Update Mailing Address	Parcel Number: ⓘ	05-19-24-0004-000-05400
		Millage Group and City:	0001 Unincorporated
		2024 Total Certified Millage Rate:	13.4482
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	MILLER BLVD FRUITLAND PARK FL, 34731	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM NE COR OF E 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4, RUN S 0DEG 44MIN 45SEC W 364.0 FT TO POB, CONT S 0DEG 44MIN 45SEC W 187.82 FT, N 88DEG 52MIN 52SEC W 165.62 FT, N 0DEG 45MIN 08SEC E 313.01 FT, S 89DEG 02MIN 52SEC E 99.58 FT, S 0DEG 44MIN 45SEC W 125.91 FT, S 89DEG 15MIN 15SEC E 66.0 FT TO POB ORB 6537 PG 1419		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1.000	Acre	\$18,000.00	\$18,000.00
Click here for Zoning Info ⓘ				FEMA Flood Map				

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6537 / 1419	05/29/2025	Warranty Deed	Unqualified	Vacant	\$425,000.00
6054 / 1699	11/12/2022	Probate Order	Unqualified	Vacant	\$0.00
1067 / 1305	07/01/1990	Warranty Deed	Unqualified	Improved	\$1,500.00
969 / 1997	06/01/1988	Warranty Deed	Unqualified	Improved	\$0.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ



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



70 0 70 140 210 280 350 Feet

Scale: 1:3,500

Villages Ranch, LLC.

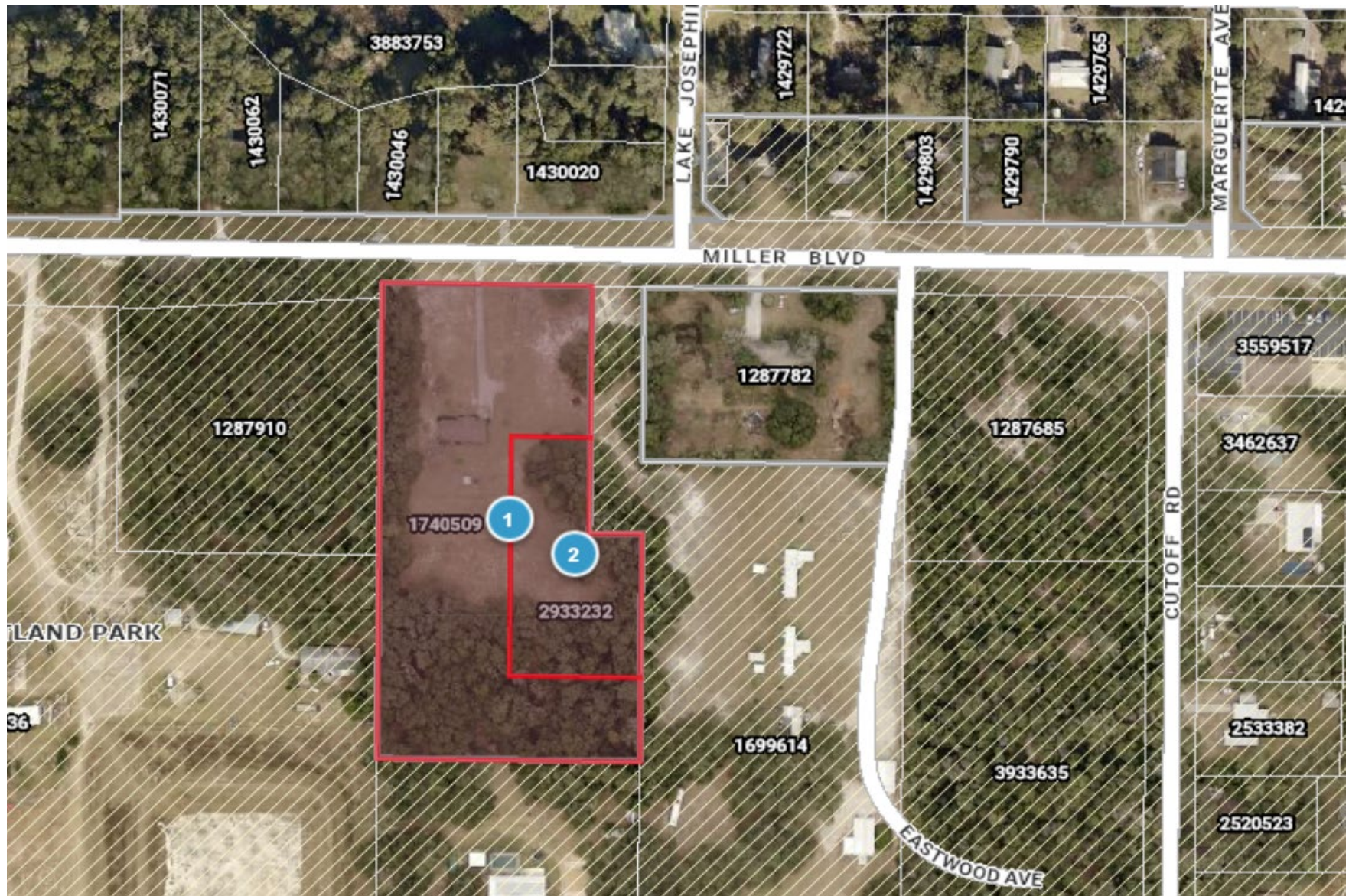
Fruitland Park, Florida
Aerial Map

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

1550 Miller Blvd – Alternate Keys 1740509 and 2933232 (Location Map)



ORDINANCE 2025 -

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 C0unty, Florida.

ALSOLESSANDEXCEPTING:

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 SW1/4 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 SW1/4 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 SW1/4 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 2025-xx

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 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.

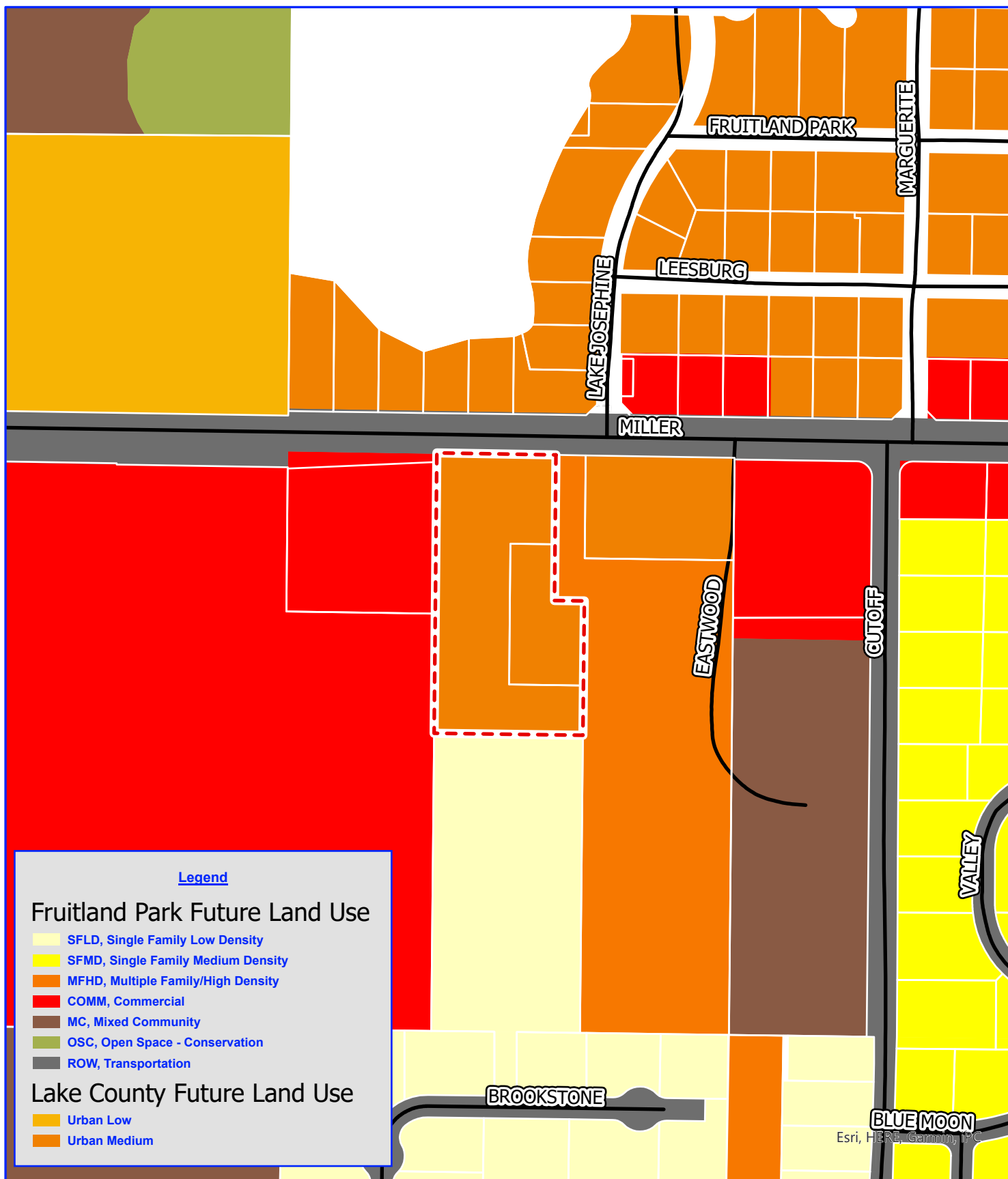
PARCEL 2:

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.

“EXHIBIT B”

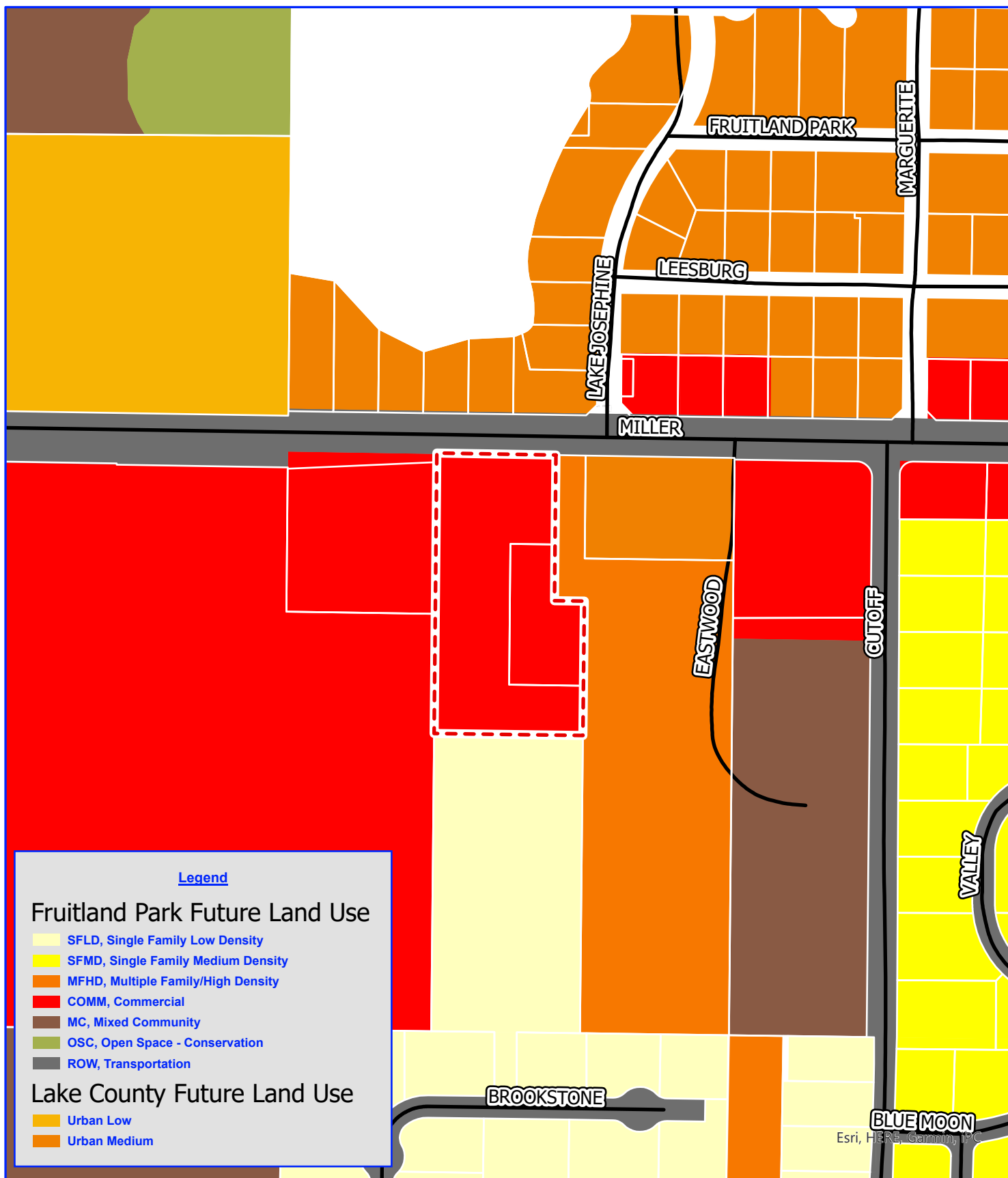


Villages Ranch, LLC.

**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





Villages Ranch, LLC.

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

Project: 398/25/06
File: Proposed FLU
Name: Villages Ranch LLC
PM: S. Lindh
Date: November 24, 2025
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ORDINANCE 2025-xx

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”

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.

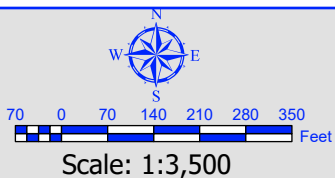
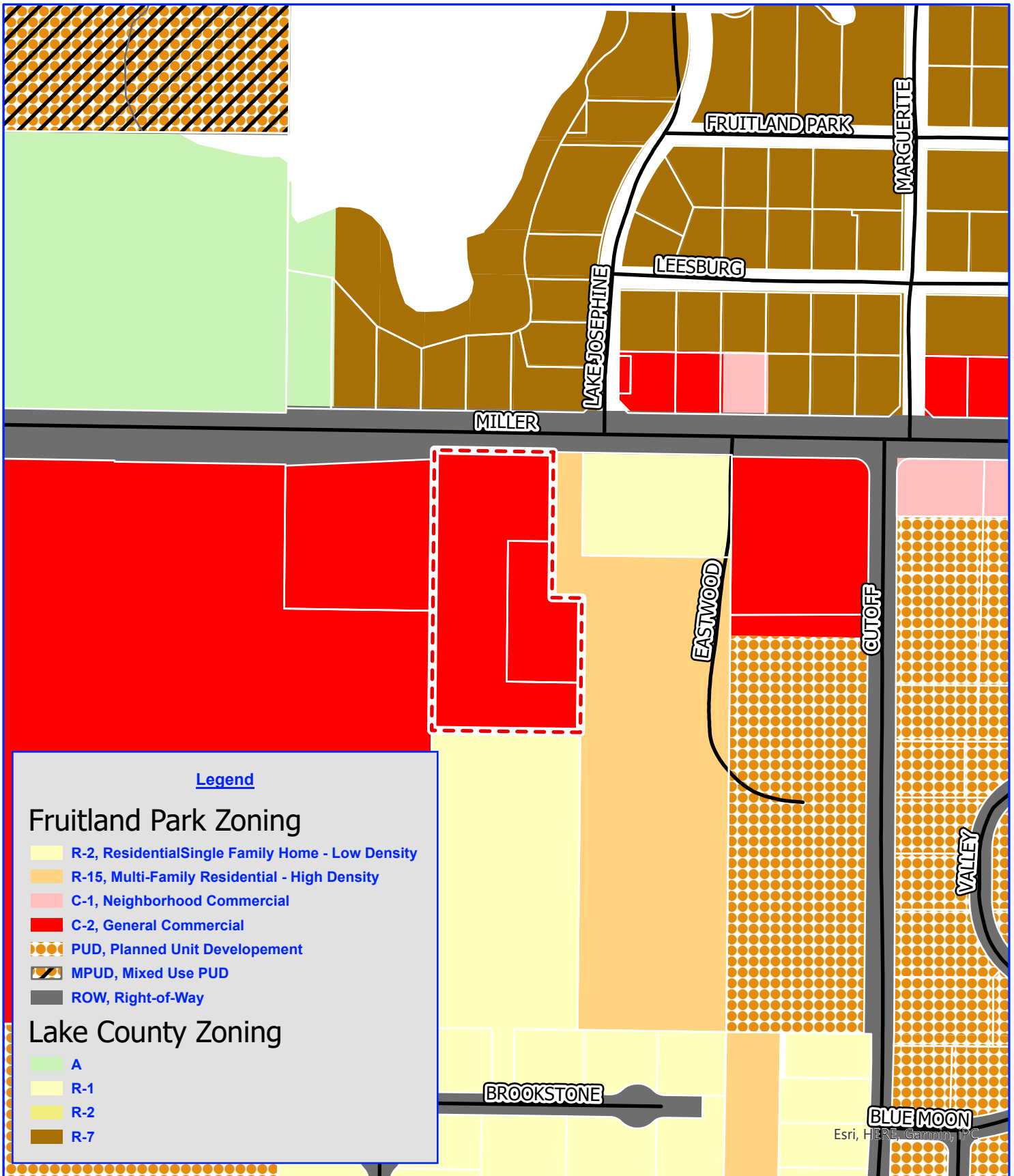
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EXHIBIT “B”



Villages Ranch, LLC.

**Fruitland Park, Florida
Proposed Zoning Map**

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