

**CITY OF FRUITLAND PARK LOCAL PLANNING AGENCY
MEETING AGENDA**

February 12, 2026, at 6:05 p.m. or as soon as possible thereafter

City Hall Commission Chambers

506 W. Berckman Street

Fruitland Park, Florida 34731

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES – January 8, 2026, Regular LPA Meeting**

PUBLIC HEARING

- 4. First Reading of Ordinance 2026-002, Small Scale Comprehensive Plan Amendment for Approximately 4.0 ± Acres Generally Located South of CR 466A and West of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc. on behalf of the owner, Villages Ranch LLC. (city manager/city attorney/community development director)**
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.

END OF PUBLIC HEARING

5. UNFINISHED BUSINESS

6. PUBLIC COMMENTS

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

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

7. OTHER BUSINESS

8. ADJOURNMENT

Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.) If a person decides to appeal any decision made by the City of Fruitland Park with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.

**FRUITLAND PARK LOCAL PLANNING AGENCY
MEETING MINUTES
JANUARY 8, 2026**

A meeting of the City of Fruitland Park Local Planning Agency was held at 506 W. Berckman Street, Fruitland Park, Florida, on Thursday, January 8, 2026, at approximately 6: p.m.

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

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Interim Police Chief, Henry Rains, Human Resources Director John Klein; Public Works Director Robb Dicus; Interim Community Development Director Michael Rankin; Community Development Administrative Manager Sharon Williams, Brenda Sigala, Permit Tech 1 & Kelli Fielder, Permit Tech II and Gwen Johns, City Clerk.

In Attendance:

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

2. ROLL CALL

Mayor Cheshire requested that Ms. Johns call the roll where a quorum was declared present. Following roll call, Mayor Cheshire asked Ms. Geraci-Carver, Attorney, to explain the role of the Local Planning Agency.

3. APPROVAL OF MINUTES – November 13, 2025 Regular LPA Meeting

ACTION: On motion of Vice Mayor DeGrave, seconded by Commissioner Cosenza and unanimously carried, the LPA approved the November 13, 2025, LPA meeting minutes as submitted.

PUBLIC HEARING

4. First Reading of Ordinance 2025-026, Approval of a Large-Scale Comprehensive Plan Amendment for Property Located North of CR 466A and West of Micro Racetrack Road, Vita Serena, for Applicant Richard Wohlfarth on behalf of Joseph C. Burke, Jr., Owner.

Ms. Geraci-Carver read Ordinance 2025-026 by title.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TO CITY MULTI-FAMILY LOW DENSITY ON 95.44 ± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; DIRECTING THE CITY MANAGER OR

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

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Williams that the LPA find Ordinance No 2025-026 should be moved forward to the City Commission for consideration, as previously cited.

Jeff Ahern, 278 Almeria Street, Banbridge Villas, referenced a petition of objection that had been submitted to the city. He agreed to express his concerns during the City Commission meeting.

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

- 5. First Reading of Ordinance 2026-029, Small Scale Comprehensive Plan Amendment – Enclave at Lake Geneva Parcels G & H for approximately 0.611 ± Acres Located Generally West of U.S. Highway 27/441 South of Lake Ella Road. Petitioner: Fruitland Park Development VI, LLC - Richard Wohlfarth, on behalf of the owner, Fruitland Lake Ella LLC.**

Ms. Geraci-Carver read Ordinance 2025-029 by title.

AN ORDINANCE OF THE CITY COMMISSION FO THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3187, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM CITY OF FRUITLAND PARK COMMERCIAL TO CITY OF FRUITLAND PARK MIXED COMMUNITY OF 0.611 ± ACRES OF PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27/441 SOUTH OF LAKE ELLA ROAD; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave that the LPA find Ordinance No 2025-029 should be moved forward to the City Commission for consideration, as previously cited.

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

END OF PUBLIC HEARING

6. UNFINISHED BUSINESS

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

7. PUBLIC COMMENTS

There were no public comments.

8. ADJOURNMENT

The meeting adjourned at 6:10 p.m.

Gwen Johns, MMC City Clerk

Chris Cheshire, Mayor

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

ITEM TITLE: First Reading and Public Hearing – Ordinance 2026-002 Small Scale Comprehensive Plan Amendment – Approximately 4.0 +/- acres generally located south of CR 466A and west of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc. on behalf of the owner, Villages Ranch LLC.

MEETING DATE: February 12, 2026

DATE SUBMITTED: January 23, 2026

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

BRIEF NARRATIVE: Applicant is seeking voluntary annexation, a small-scale comprehensive plan amendment and rezoning into the city to receive city services. Annexation of these properties (alternate keys 1740509 and 2933232) would be considered infill development as the property is surrounded by Fruitland Park properties with R-2, R-15 and C-2 zoning designations. The applicant is seeking a proposed Future Land Use of Commercial High Intensity [70% ISR and a .50 Floor Area Ration (FAR)].

FUNDS REQUIRED: None

ATTACHMENTS: Ordinance 2026-002, current and proposed future land use map (location map, advertising affidavit, staff report and P&Z draft minutes are contained with the “annexation” agenda bill packet Ordinance 2026-001).

RECOMMENDATION: The Planning and Zoning Board approved Ordinance 2026-002 during its January 15th, 2026 meeting.

ACTION: Consider approval of Ordinance 2026-002.

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 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.

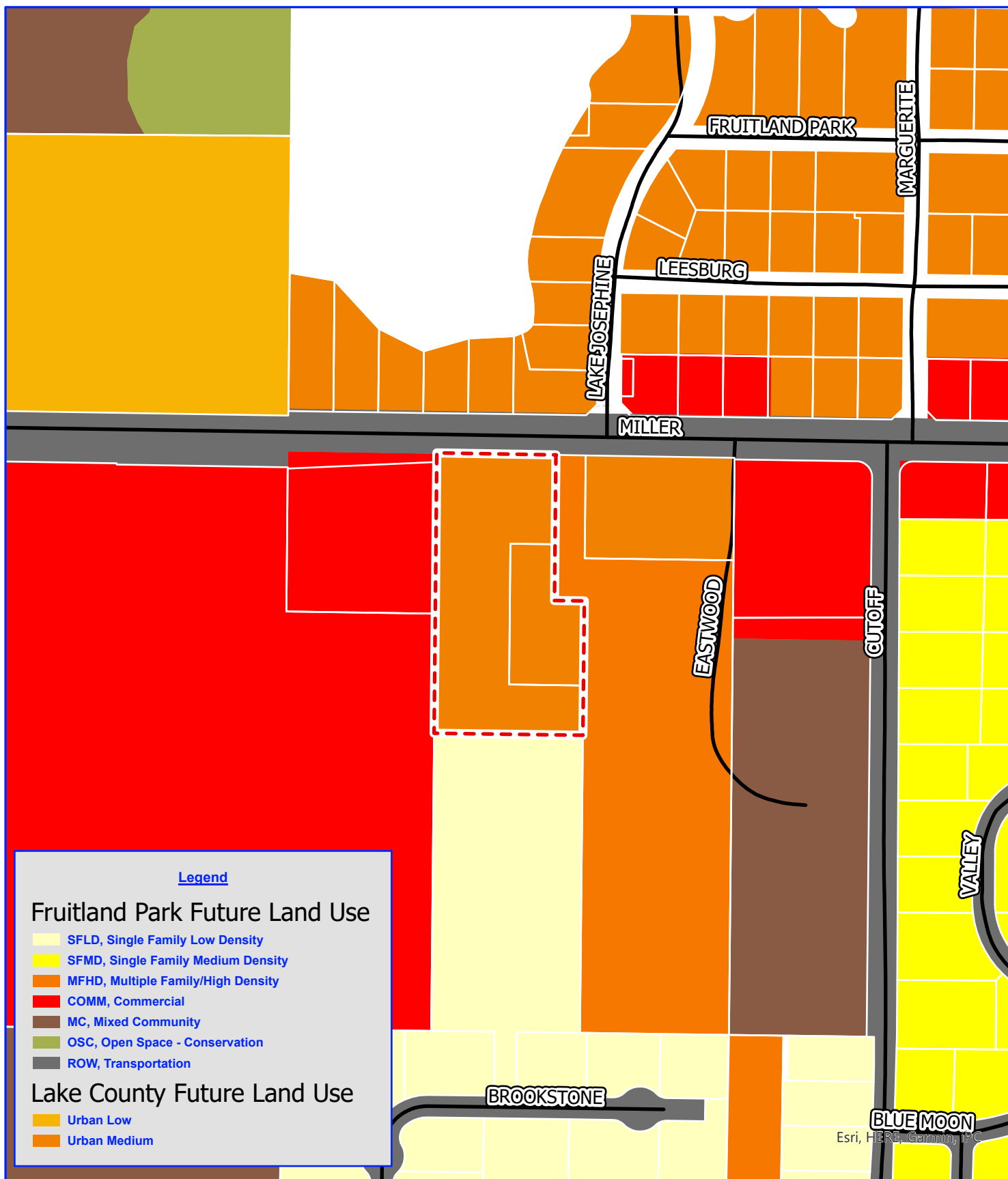
PARCEL 2:

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”



70 0 70 140 210 280 350 Feet

Scale: 1:3,500

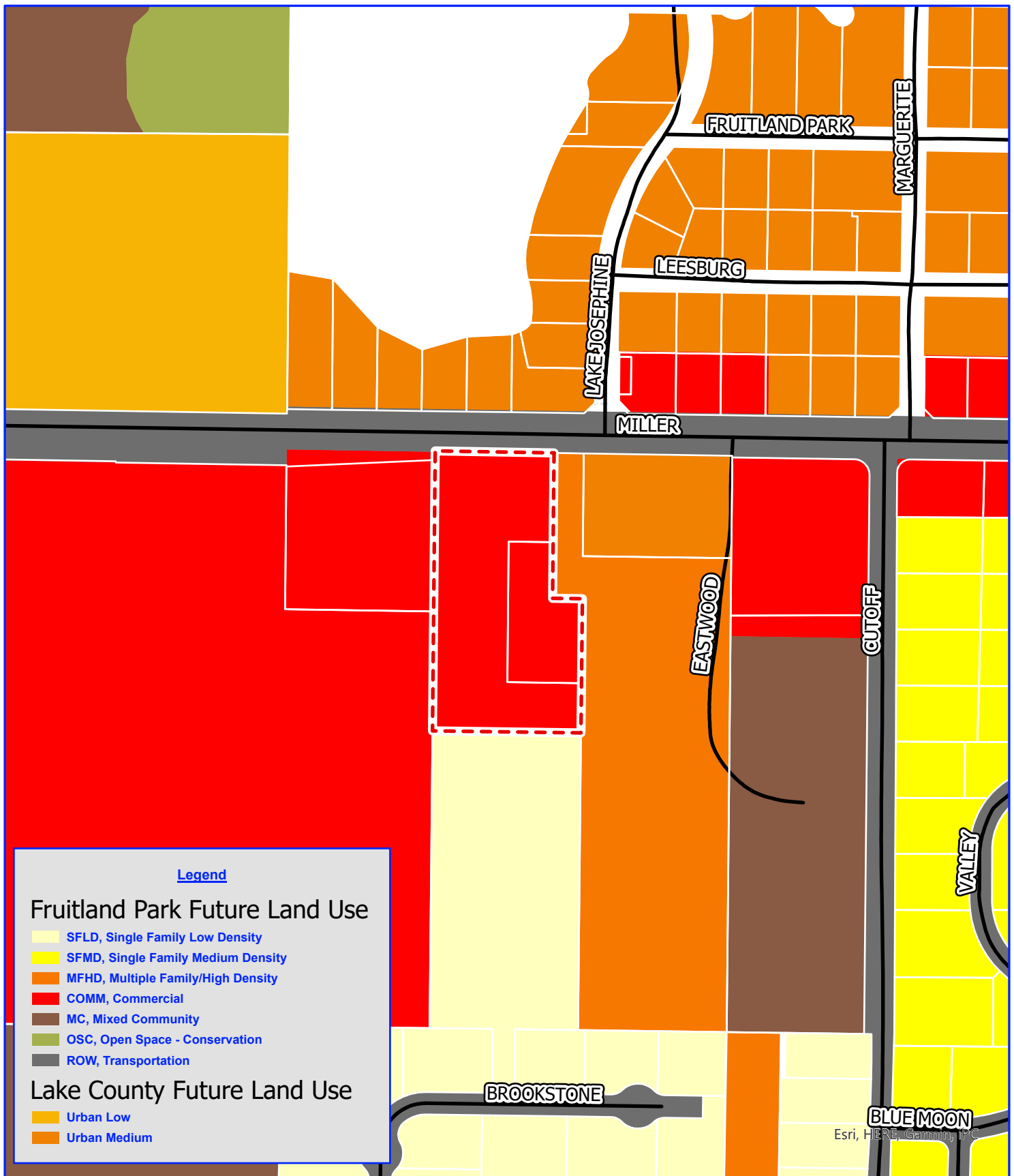
Villages Ranch, LLC.

**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
File: Proposed FLU
Name: Villages Ranch LLC
PM: S. Lindh
Date: November 24, 2025
Created By: T. Ramdass

