



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

SPECIAL MASTER: Amanda Boggus, Atty	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) MEETING
March 19, 2026
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from the January 15, 2026 included for review/comment.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. Enclave at Lake Geneva Parcels G & H Preliminary Plan; Alternate Keys 1284384, 2748770, 1809436, 1284422, 1809444 & 1284392

The applicant is requesting preliminary plan approval. The 45.31-acre parcel would be utilized for (not to exceed) 121 additional single-family units consisting of 114 units of 4,800 SF lots (40' x 120') and 7 units of 6,000 SF lots (50' x 120') and commercial consisting of retail/restaurant (14,000 SF), grocery store (48,848 SF), liquor store (9,800 SF), and commercial building (20,807 SF). The additional units would change the total to 541 for The Enclave at Lake Geneva overall (Parcels A – H). The gross density would be changed from 3.10 units/acre to approximately 3.25 units/acre. The gross density excludes water bodies (24.04 + acres).

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:



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FRUITLAND PARK, FL 34731

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

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch	Others: Michael Rankin, LPG Anita Geraci-Carver, City Attorney Emily Church, Administrative Assistant Kelli Fielder, Certified Permit Tech Brenda Sigala, Permit Tech I
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MINUTES
PLANNING & ZONING (P&Z) BOARD
January 15, 2026
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Chairman Goldberg led the invocation and pledge.
- II. **ROLL CALL:** A quorum was present.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from the December 18, 2025 included for review/comment. No corrections or deletions and were approved unanimously.
- 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 property 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.

Michael Rankin introduced the project and Chairman Goldberg opened for public comment. Ted Martel, applicant, was present to answer any questions.

Denise Galbraith Craine, Miller Blvd, identified herself as a neighboring property owner and stated that she had submitted a certified request to speak at the meeting, although staff noted no responses

were recorded from the mailed notifications. After clarification, Ms. Crane acknowledged the confusion regarding the specific property location that it was not on Register Rd and confirmed that her concerns related to a different agenda item. She indicated she would return to speak when that item was presented.

Sarah Ellen McCallum, 2125 Miller Blvd, addressed the Board and expressed appreciation for the opportunity to participate. She acknowledged the potential benefits of commercial development along the corridor but raised concerns regarding traffic impacts, potential road widening and associated costs, utility and wastewater capacity, and the intensity of C-2 zoning. Ms. McCallum suggested that C-1 zoning may be more appropriate initially, with the option to consider C-2 zoning at a later date. She thanked the Board for its consideration.

Ted Martel, applicant, addressed the Board and explained that no specific development plan had been finalized. The request for C-2 zoning was intended to provide flexibility for future uses and to remain consistent with existing commercial zoning along the Miller Road corridor, particularly in anticipation of future roadway improvements. Mr. Martel stated that the intended uses were neighborhood-scale commercial developments such as professional offices, restaurants, and retail services, not heavy industrial uses. Any future development would be subject to site plan approval and public notice.

Michael Rankin confirmed that Miller Road is planned for widening, in coordination with Lake County and the MPO, though an exact timeline was uncertain; and that access would require County approval. Utility service would be provided by City utilities, with adequate capacity under current agreements.

Jake McCallum, 2125 Miller Blvd, asked about the distinction between C-1 and C-2 zoning, noting concerns regarding potential intensity and impacts to adjacent residential properties. The Board acknowledged that buffering would be required to protect nearby residences and discussed the option of approving C-1 zoning initially, with the possibility of a future rezoning to C-2 if warranted.

Vice Chair Docus made a motion to approve the annexation and future land use amendment, while denying the requested C-2 rezoning and recommending C-1 zoning instead; seconded by Mr. Burch. The motion passed unanimously.

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.

Michael Rankin introduced the project and Mike Flora, applicant, was present to answer any questions. Chairman Goldberg opened for public comment.

Denise Galbraith Craine, Miller Blvd, briefly raised questions regarding access and roadway coordination related to a separate property along Miller Boulevard for the previous agenda item after conferring her initial inquiry was for Miller Blvd and not Register Rd. Michael Rankin advised that these matters could be addressed outside the meeting and would require coordination with the County regarding ingress and egress.

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

BOARD MEMBERS' COMMENTS: None.

PUBLIC COMMENTS:

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ADJOURNMENT: 6:39 PM



100 0 100 200 300 400 500
 Feet
 Scale: 1:5,000

Enclave at Lake Geneva

Fruitland Park, Florida
 Aerial Map

Project: 398/24/06
 File: Enclave at Lake Geneva
 Name: Aerial
 PM: S. Lindh
 Date: August 22, 2025
 Created By: T. Kalebaugh



RESOLUTION 2026-021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF ENCLAVE AT LAKE GENEVA G & H GENERALLY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for preliminary plat approval of Enclave at Lake Geneva G & H consisting of a maximum of 121 residential dwelling units (114 – 40' lots and 7 – 50' lots) and 93,455 square feet +/- of non-residential uses; and

WHEREAS, the subject property consisting of 45.31 +/- acres is zoned Mixed Use PUD and has a future land use of Mixed Community; 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 Enclave at Lake Geneva 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 Enclave at Lake Geneva G & H, 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, the following Planning and Administrative matters:

- a. During the construction review process, the Applicant shall submit for approval by the City a detailed landscaping and irrigation plan that provides for no canopy trees to be planted within 10 feet of a city road or sidewalk and must be planted in locations that will not interfere with or adversely affect utility lines and sidewalks.
- b. During the construction review process, and prior to approval of construction plans, the Applicant must address to the County's satisfaction any County road offsite improvements, and comply with City traffic engineer's reasonable requirements.

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED AND RESOLVED this _____ day of _____, 2026, 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:

Gwen Johns, City Clerk

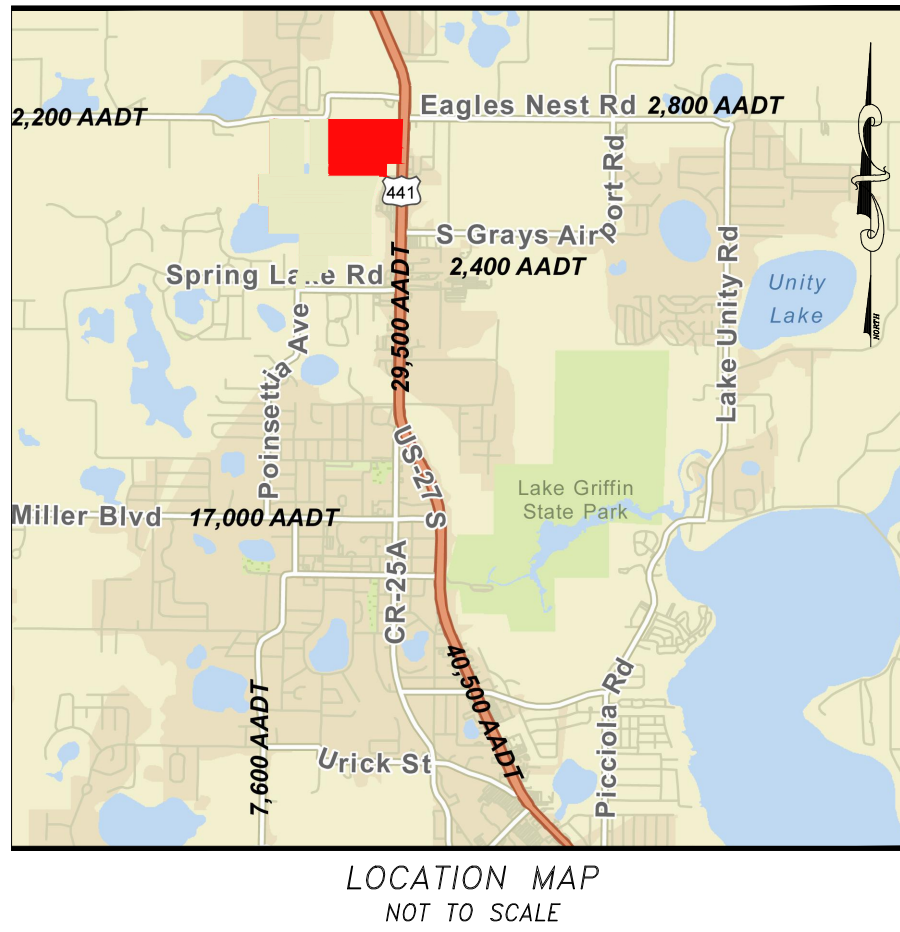
Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice Mayor DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Cosenza	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Raysin	_____	(Yes),	_____	(No),	_____	(Abstained),	_____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

Approved as to form:

Anita Geraci-Carver, City Attorney

Development Summary

Parcel G	Unit Count	Area S.F.	Total Area
Building (40' Lots)	114	2,320	256,500
Building (50' Lots)	7	3,000	21,000
Driveways	121	500	60,500
Sidewalks	N/A	30,529.35	0.70 ac
Roadway	N/A	96,063.75	2.21 ac
Lot Open Space	N/A	312,761	7.18 ac
Common Open Space	N/A		
Total Area			20.62 ac
Impervious		51.74%	
Pervious		48.26%	
DRA 7			1.65
DRA 8			8.73
South R/W			1.22
Parcel H (Commercial)	Unit Count	Area S.F.	Total Area
Building	N/A	93,455	2.15 ac
20'x10' Parking	269	200	53,800
Angled Parking	182	259	47,138
Sidewalks	N/A	7,280.89	0.17 ac
Roadway	N/A	238,576.93	5.48 ac
Buffer	N/A	83,075.83	1.91 ac
Open/Greenspace		67,346.98	1.55 ac
Total Area		13,96 ac	
Impervious		74.53%	
Pervious		25.47%	



GENERAL NOTES:
IT IS RECOMMENDED THAT THE CONSTRUCTION SITE BE KEPT CLEAN OF TRASH, SO AS TO NOT ATTRACT BEARS INTO THE WORK ZONE.

NO PIERS, DOCKS OR OTHER IMPROVEMENTS HAVE BEEN PERMITTED AND NO INSTALLATION OF PIERS, DOCKS OR OTHER IMPROVEMENTS SHALL BE MADE WITHOUT A PERMIT.

From the Northwest corner of the said Northeast 1/4 of Section 33; run thence along the North line thereof, S 89°51'38" E, for a distance of 1589.24 feet more or less to the West Right-of-Way of said railroad, said Right-of-Way being located 17.50 feet West (at right angles) from the centerline thereof and the Point of Beginning; thence departing said Westerly Right-of-Way line, continue along said North line of the Northeast 1/4, S 89°51'38" E, for a distance of 36.90 feet to the East Right-of-Way line of said C.S.X. Transportation Railroad, being a point on the arc of a curve concave Westerly, having a radius of 1392.70 feet and a chord bearing and distance of S 16°18'28" W, 46.20 feet; thence Southerly along said Easterly Right-of-Way line for the next four (4) courses; run thence along the arc thereof, through a central angle of 01°22'25", a distance of 46.20 feet; thence S 16°59'40" W, 992.56 feet to the East line of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of aforesaid Section 33; thence along said East line, S 00°15'56" W, 147.65 feet to a Right-of-Way line 60.00 feet East of the railroad centerline; thence departing said East line of the Northeast 1/4 of Section 33, run thence along the aforesaid Easterly Right-of-Way line, and run along said South line, N 89°49'58" W, 125.37 feet to the Westerly Right-of-Way line of aforesaid railroad said centerline being 60.00 feet from the centerline thereof; thence departing said South line, run Northerly along said Westerly railroad Right-of-Way line for the next four (4) courses; run thence N 16°59'40" W, 627.55 feet to the aforesaid East line of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 33; thence along the East line thereof, S 00°15'56" W, 147.65 feet to a Right-of-Way line 17.5 feet East of said railroad centerline; thence departing said East line of the Northeast 1/4 of Section 33, run thence along the arc of a curve concave Westerly and having a radius of 1892.20 feet; thence Northerly along the arc thereof through a central angle of 01°04'47", a distance of 35.56 feet to the Point of Beginning. LESS any portion thereof lying within the South 100.00 feet of the North 400.00 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 33.

Enclave at Lake Geneva Parcels G and H							
Phasing Table							
Infrastructure		Building		Commercial Acreage	40' X 120'	50' X 120'	Total
Start	Finish	Start	Finish				
01/06/2028	01/07/2029	01/08/2029	01/08/2031	13.563	114	7	121

	Ownership			Maintenance	
	City	County	HOA	City	County
Internal Roads	X			X	
External Roads					
Lake Ella Road		X			X
Spring Lake Road		X			X
Storm Drainage			X		
Water Management			X		
Infrastructure					
Possible Water	X			X	
Sanitary Sewer	X			X	
Non-Potable Water	X			X	

[illegible]