



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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SPECIAL MASTER:

Amanda Boggus, Atty

Others:

Michael Rankin, LPG

Anita Geraci-Carver, City Attorney

Sharon Williams, Administrative Manager

Emily Church, Administrative Assistant

AGENDA

Planning & Zoning (P&Z) MEETING – SPECIAL MASTER

May 21, 2026

6:00 PM

I. INVOCATION AND PLEDGE OF ALLEGIANCE

II. MEETING NOTES FROM PREVIOUS MEETING: Meeting notes from the March 19th and April 16th meeting included for review/comment/approval.

III. RECESS TO THE LOCAL PLANNING AGENCY (LPA) MEETING
At 6:10 or as early as possible thereafter

IV. NEW BUSINESS

1. **Discussion** – Planning and Zoning meeting time change from 6:00 pm to 4:00 pm along with the onset month.
2. **FPSF Stephenson Lane – Annexation, Large Scale Comp Plan, and Rezone/MDA - Alternate Keys 1288738, 1288576, 3870774, 1772494**
 - a. **Annexation - Ordinance 2026-007**

The applicant is seeking annexation of approximately 14.86 +/- acres to receive city services and develop 22 lot duplexes (fee-simple ownership for a total of 44 units). There are two (2) existing homes on the property which are listed as detached single family residences. The property is located south of Myrtle Lake Avenue along Stephenson Lane.
 - b. **Large Scale Comp Plan Amendment - Ordinance 2026-008**

The existing Lake County Future Land Use designation is Urban Medium at 7 units/acre (or 104 max units). The development is proposing City of Fruitland Park Multi-Family Low Density. Ordinarily the land use designation would be classified as a small scale comp plan with only 14.8 +/- acreage; however, the applicant is requesting a text amendment change as recommended and supported by LPG (land planner) which limits the uses and prohibit multi-family land uses.

c. Rezoning Ordinance 2026-009

The current zoning for this property is Lake County R-1 and Residential Professional. The proposed zoning is Planned Unit Development (PUD). The PUD will limit density to 5 units/acre with a max number of 46 units. Also, the land use type will be limited to detached single family and duplex units. Open space is required to be a minimum of 25%. No recreational amenities are being proposed but, the applicant states there are plans to provide a pedestrian path leading down to the lake from the rear of the property.

3. **Vita Serena – Large Scale Comp Plan and Rezone/MDA – Alternate Keys: Unincorporated 3884327, 1288347, 1288053 and 1288339 (Fruitland Park)**

a. Large Scale Comp Plan Ordinance 2025-026

The existing Future Land Use for all (4) four combined properties is: Lake County Rural for the three (3) parcels located within “Unincorporated” Lake County and Commercial for the one (1) parcel located within the jurisdiction of Fruitland Park.” The overall Future Land Use requested is Single Family Medium Density (requested for the total of 95.35 +/- acres). Development within this category is limited to single-family detached dwelling units and the density shall not exceed 4 dwelling units/acre.

b. Rezoning Ordinance 2025-027

The revised development plan is for 344 total units with a proposed gross density of 3.61 units/acre - consisting of 196 single family (SF) units on 40’ x 120’ lots (4,800 SF), 44 SF units on 50’ x 115 (5,750 SF), and 104 units on 50’ x 120’ lots (6,000 SF). The existing zoning is Lake County Agriculture and City of Fruitland Park C-2 with a proposed zoning of Planned Unit Development (PUD). The applicant is requesting that a waiver be granted allowing a maximum building coverage of 55% instead of 30% (per Chapter 154 of the city’s LDRs). An exception to the above setbacks is for the 50’ lots 23 – 35 with a rear setback of 14’ (unless adjacent to parking of 13’).

4. **CR 468 Subdivision Preliminary Plan – Alternate Keys: 1288843 and 1289912**

The applicant is requesting approval of Resolution 2026-027 (Preliminary Plan) to construct a proposed development consisting of a 124-unit single family subdivision with a max density of 3.87 units/acre. The total open space is approximately 25.1% and includes an amenity tract of 1 acre. The minimum living area is 1350 sf; the existing zoning is Residential PUD and the land use is Single Family Medium Density at 4 units/acre. The Rezoning/ Master Development Agreement was approved via Ordinance 2025-013. NOTE: Sidewalks shall be provided on both sides of the local internal roads (in compliance with city codes) with cross connection to all recreation and residential areas. The city’s TIA engineer emphasizes the need for the city to be kept abreast of the County's decision, when rendered and the city yielding to Lake County's decision regarding turn lane length for the driveway access permit. The city may consider compliance as a condition of approval.

STAFF 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: .