



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Walter Birriel	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) BOARD
December 18, 2025
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from the October 16, 2025 included for review/comment.
- IV. **OLD BUSINESS:** NONE

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.

B. Blue Penguin – Development Order Extension

The Development Order for Blue Penguin Car Wash was issued 13th August 2024 with an expiration date twelve (12) months from the date of approval if construction had not commenced. A letter

request for issuance of an extension was dated August 21, 2025. Clarification on the amount of time requested has led to the applicant is seeking an 18-month extension. The applicant states that the reason for the extension request is due to economics with the biggest factor being the cost of equipment (due to imposed tariffs).

C. Ordinance 2025-023 Administrative Approval of Final Plat

Effective July, 1, 2025 Florida Law/State Statute, Chapter 2025-164, requires that all municipal final plats be approved administratively vice by city commission. Fruitland Park's administrative code (Land Development Regulations) will require update designating administrative authority to the Community Development Director and in his/her absence, the community development administrative manager. The final plat must be approved by the administrative designee with authority to approve final plats/replats and recorded in the public records of the county prior to the sell of any lot or parcel.

D. Vita Serena – Annexation, Large Scale Comprehensive Plan Amendment & Rezone/PUD for Alt Keys 1288339, 1288347, 3884327 & 1288053

a. Annexation; Ordinance 2025-025

The applicant is seeking to develop a 410-unit subdivision comprised of 155 single family units on 40' lots, 101 single family units on 50' lots and 154 villa/duplex units on 35' lots. The property is located on the north side of County Road 466A, west of Micro Racetrack Road. The requested building height for the single-family units are 2-story. NOTE: There are a total of 4 parcels; however, one parcel, alternate key 1288339, is already within Fruitland Park's jurisdiction. The other 3 are within "unincorporated" Lake County and are requested to be annexed.

- Letter of Objection for Annexation (Lake County) - no other objections received to date

b. Large Scale Comp Plan Amendment; Ordinance 2025-026

The proposed development is comprised of 4 parcels, a total acreage of 95.35 +/-, with a proposed land use of multi-family low density and a maximum density of 8 units/acre. However, the proposed gross density is 4.30 units/acre. Development in this land use category is limited to **single-family detached**, single-family attached, **two-family (duplex)**, multi-family homes, and mobile homes.

c. Rezone/ PUD; Ordinance 2025-027

The applicant is seeking to rezone approximately 95.35 +/- acreage for property currently zoned as Lake County Agriculture and City General Commercial (C-2) to City of Fruitland Park's Planned Unit Development (PUD). The future land use map designation is requested as Commercial High Intensity and Multi-Family Medium Density. The latter is compatible to surrounding land uses. There is currently an approved proportionate share mitigation agreement with Lake County Schools. It is proposed to develop the site in three (3) phases.

E. The Enclave at Lake Geneva (G&H) – Small Scale Comprehensive Plan Amendment & Rezone for Alt Keys 1284384, 2748770, 1809444, 1809436, 1284422, 1284392

a. Small Scale Comp Plan Amendment, Ordinance 2025-029

Approximately 0.611 +/- acres (26,635 square feet applicable to a portion of alternate key 1284422); more or less of the right of way line of CSX Railroad (an abandoned railway - see applicant's sketch of description) requiring change to the City of Fruitland Park's Future Land Use Map from "Commercial" to "Mixed Community".

b. Rezoning to Mixed Planned Unit Development (MPUD), Ordinance 2025-030

The properties are being developed as part of a larger project known as The Enclave at Lake

Geneva consisting of parcels contained within A-F. Overall the applicant is seeking to add additional single family homes not to exceed an additional 121 units. Permitted uses through the addition of parcels contained within G & H would also allow for some portions specified under the C-1 zoning designation to have commercial uses; as well as uses specified under C-2.

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
FAX: 352 360-6652

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Shayna Grunewald Walter Birriel	Others: Michael Rankin, LPG Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Office Assistant
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MINUTES
PLANNING & ZONING (P&Z) BOARD
October 16, 2025
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Led by Chairman Goldberg.
- II. **ROLL CALL:** All present except Ms. Shayna Grunewald.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from August 21, 2025 included for review/comment. No corrections or deletions and were approved unanimously.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. **Summit Self Storage Comprehensive Plan Text Amendment – Alternate Keys 1432391, 1170443, 1383251, 1740312**

The owners are seeking rezoning of the subject site to PUD to allow a 4-story self-storage facility (45') with a proposed FAR of 1.02 which exceeds the maximum FAR of the Commercial land use district of .50 (FLU Policy 1-1.2 and Table 1.1). Based on the site acreage the maximum FAR is 45,629 and they are requesting a maximum of 1.02 which is 93,858 SF. A text amendment which is classified as a large-scale comprehensive plan amendment is required. A text amendment to FLU Policy 1-1.2, Table 1.1 is being sought; however, since application was made the city amended this policy to limit heights to 35 feet.

Michael Rankin introduced the project. Chandra Lendin, 9193 Celebration Cir. Tallahassee, was present to represent the applicant. Mr. Lendin confirmed that a proposed facility would replace an existing storage facility in response to Mr. Burch's inquiry. In response to Vice Chair Dicus' inquiry, William DePetrus was confirmed as the engineer for the project and the fact that the applicant has already purchased the property.

Vice Chair Dicus inquired whether the applicant was permitted to exceed the 0.50 Floor Area Ratio (FAR). Mr. Rankin confirmed that under the Planned Unit Development (PUD) designation and with

multi-story construction, the proposed FAR of 1.02 would be permissible, pending approval by the Planning and Zoning Board and the City Commission.

Vice Chair Dicus further inquired about the 35-foot height limitation. The City Attorney explained that due to recent state legislation—retroactive to August of the previous year—local governments cannot impose more restrictive regulations. As the 35-foot limit was adopted after that date, it cannot currently be enforced. Lake County remains under a state of emergency due to prior hurricanes, placing it within the scope of the legislation. Litigation challenging the law is pending, but resolution may take a year or more. The text amendment under consideration pertains only to the FAR increase and is written to apply solely to this property. The height allowance is not part of the amendment and cannot be denied under current law. Consequently, other projects may also qualify for 45-foot structures under the same conditions.

Mr. Landen confirmed the building will consist of four floors, with elevation changes across the site resulting in a two-story appearance from one side and four stories from the other. The lowest finished floor elevation will be used to measure building height. Excavation and slab engineering are planned to accommodate the grade. The site layout was discussed using a provided drawing. The building will span three lots along the west boundary from north to south. Stormwater retention will be located on the east side, the lowest point of the property, and is expected to tie into county infrastructure.

Mr. Burch inquired about Lake County Fire's aerial apparatus capabilities. Mr. Rankin confirmed that when Lake County assumed fire services, the city ensured adequate equipment was available to support current and future development.

Regarding elevation, Mr. Lendin estimated a 16–20 foot grade difference between the lower and western sections of the site, resulting in a two-story appearance from one side and four stories from the other. The building will feature consistent architectural treatments on all sides, with enhanced design elements to avoid a plain façade. The applicant was advised early in the process to exceed minimum architectural standards, which they have done.

Carl Yauk, 1123 Ritter Rd, questioned the necessity of additional self-storage facilities given existing units nearby. He asked whether a market study had been conducted and raised concerns about the project's alignment with community goals, including employment and residential development. Staff clarified that while no formal saturation study was submitted, financial institutions typically require such analysis before approving funding. The project complies with current zoning and code requirements, and the requested amendment is specific to this property. Mr. Jung also asked whether the 45-foot height allowance could lead to taller buildings. City Attorney confirmed that current regulations limit structures to four stories or 45 feet, and any future changes would depend on legislative updates.

The board discussed the broader issue of land use planning and confirmed that the comprehensive plan designates areas for various uses, including commercial and industrial. While architectural enhancements can be required, the city cannot prohibit compliant developments. At present, no additional self-storage projects are under review. The applicant noted that the facility would create minimal employment, estimated at two to three positions.

The motion to approve was made by Mr. Burch and seconded by Mr. Birriel. It was unanimously approved.

BOARD MEMBERS' COMMENTS:

Vice Chair Dicus confirmed he would absent for the November meeting.

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: 6:31 PM



Sumter County

Lake County

Site Location

EMORY DR

OLIVER

CR 466A

BECKER AVE

CARVER CT

THAYER TER

CHANCE CT

BRUSKO DR

MOYER LOOP

YODER DR

INCORVAIA WAY

KHIRBAT CT

Return to:
City Clerk
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34131

RESOLUTION 2025-056

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR) SECTION 163.070(c)(1)(ii, vi and xvi) TO ALLOW MORE THAN THREE FREESTANDING MONUMENT SIGNS, TO ALLOW SIGNS GREATER THAN TEN FEET IN HEIGHT ALONG CR 466A, TO INCREASE THE TOTAL SQUARE FOOTAGE OF SIGNAGE ALLOWED TO GREATER THAN ONE HUNDRED SQUARE FEET, AND TO ALLOW A BEACON SIGN THAT IS ILLUMINATED, ALL WITHIN THE ADVENT HEALTH OFF-SITE EMERGENCY DEPARTMENT SITE LOCATED AT 201 CR466A; PROVIDING FOR AN EXPIRATION DATE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kimley Horn as applicant on behalf of the owner, Adventist Health System/Sunbelt, Inc. has petitioned for variances for property located at the intersection of CR 466A and Oliver Lane and having an address of 201 County Road 466A, Fruitland Park, Lake County, Florida; and

WHEREAS, the applicant requests a variance to the following LDR requirements:

- One free standing sign per parcel per street frontage and one additional sign for the secondary frontage;
- Maximum signage of 150 sq. ft.;
- Maximum sign height along CR 466A of 10 ft.; and
- Beacon sign that is illuminated.

WHEREAS, this request has met the public notice requirements set forth in Chapter 168 of the City of Fruitland Park Land Development Regulations; and

WHEREAS, the City Commission has considered the petition in accordance with standards for the granting of variances contained in Section 168.010, Chapter 168, City of Fruitland Park Land Development Regulations and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, as follows:

1. The City Commission has determined that the need for the proposed signs is unique to the AdventHealth off-site emergency department and its property. The property is located along a curve of CR 466A where line-of-sight is restricted thereby creating a hardship on the owner. Without a dedicated illuminated ER beacon sign, patients and EMS traveling eastbound may experience difficulty identifying the correct entrance in time to safely maneuver, particularly in emergency circumstances.

2. The City Commission has further determined that the conditions and circumstances are not the results of actions of the City.

3. The City Commission has further determined that the variance is the minimum variance necessary to make possible the reasonable use of the building, that would otherwise work an unnecessary undue hardship on the owner. Approval of the variance will provide clear, legible, and immediate identification for patients, visitors, and emergency responders, thereby advancing the public health, safety, and welfare of the community.

4. The City Commission finds the literal interpretation and enforcement of the regulations will deprive the owner of rights commonly enjoyed by other properties in the same zoning district and work on an unnecessary hardship. Literal enforcement of the sign code creates a practical difficulty for this site because of the unique conditions imposed by roadway geometry and site orientation. Unlike typical commercial frontages, the west elevation of the building faces the curve of CR 466A, where standard wall signage does not provide adequate visibility to approaching traffic. The difficulty is not self-created but arises from the physical characteristics of the roadway and the facility's critical use as a 24-hour emergency provider. Without the requested variance, drivers and EMS units may experience confusion or delayed recognition of the emergency entrance, which could result in unsafe last-second maneuvers or lost time in critical situations. The proposed ER beacon sign remedies this difficulty by providing a simple, highly legible "ER" identifier that is scaled for visibility at roadway speeds, thereby ensuring the site can function safely and effectively within its unique setting.

5. The variance request will not confer on the owner any special privilege that is denied by the LDC to other lands, buildings, or structures in the same zoning district.

6. The granting of the variance will be in harmony with the general intent and purpose of the LCD and not be injurious to the surrounding properties or detrimental to the public welfare. The proposed ER beacon sign is modest in scale relative to the building façade and limited to essential copy ("ER"), minimizing visual clutter. The sign is professionally designed, internally illuminated for nighttime visibility, and harmonizes with the facility's branding. It will not adversely affect nearby properties but instead contribute positively to the community by enhancing safety and reducing emergency response times. Approval of the variances will provide clear, legible, and immediate identification for patients, visitors, and emergency responders, thereby advancing the public health, safety, and welfare of the community.

7. The petition for variance filed by Kimley Horn as applicant on behalf of the owner, Adventist Health System/Sunbelt, Inc. has petitioned for variances for property located at the intersection of CR 466A and Oliver Lane and having an address of 201 County Road 466A, Fruitland Park, Lake County, Florida, more particularly described as:

LEGAL DESCRIPTION: SEE EXHIBIT "A" attached hereto and incorporated herein.

is **GRANTED** as follows:

1. Variance to Chapter 163, Section 163.070(c)(1) subsections (ii, vi, and xvi). The variance is granted only for the proposed signs with dimensions, and locations, attached as composite Exhibit "B" hereto, and only for purposes of the off-site emergency department. Additionally, relating to the illuminated beacon sign with ER lettering, the ER lettering may only be illuminated facing north and south.
2. A variance that has not been utilized within two years of being granted shall not be utilized without a new public hearing in accordance with the requirements of Chapter 168.

3. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original resolution or a certified copy of the resolution and attaching the correct legal description.
4. This variance shall become effective immediately on its approval and adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED 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 Johns, 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 _____ (SEAL)

EXHIBIT A

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6 TOWNSHIP 19 SOUTH RANGE 24 EAST RUN NORTH 00-49-58 EAST ALONG THE WEST LINE 2028.33 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO 466A DESCRIBED IN ORB 4485 PG 481, CONTINUE NORTH 00-49-58 EAST ALONG THE WEST LINE 625.67 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 89-06-05 EAST ALONG THE NORTH LINE 1161.46 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 00-50-23 WEST 1259.66 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO 466A, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY TO WHICH A RADIAL LINE BEARS SOUTH 03-26-08 WEST, THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO 466A AND THE ARC OF CURVE THRU A CENTRAL ANGLE OF 11-51-54, AN ARC LENGTH OF 223.92 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN RIGHT OF WAY RESERVATION BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED BOOK 237 PG 336, THENCE NORTH 89-07-03 WEST ALONG SAID NORTH LINE 25.87 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 466A, SAID POINT BEING A POINT OF NON-TANGENCY ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1375.39 FEET TO WHICH A RADIAL LINE BEARS SOUTH 17-41-16 WEST, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ARC OF CURVE, THRU A CENTRAL ANGLE OF 21-33-10, AN ARC LENGTH OF 517.39 FEET TO THE POINT OF TANGENCY, THENCE NORTH 50-45-41 WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 585.35 FEET TO THE POINT OF BEGINNING

Alt. Key Number: 1288088

Parcel Id No. 06-19-24-0003-000-01900

Variance Overview and Requests

Allowable Signage

- Primary Elevation – South Elevation (CR 466A)
 - Total Linear Building Frontage: 108'
 - Allowable SF: 100 SF
- Secondary Elevation – East Elevation (Oliver Ln)
 - Total Building Frontage:
 - Allowable SF: 50 SF

Proposed Signage

Sign	Sign Type	Proposed SF	Copy	Sign Location
ST.A	Wall	99.7	AdventHealth – Fruitland Park ER + Logo	South Elevation
ST.B	Wall	143.3	AdventHealth – Fruitland Park ER + Logo	West Elevation
ST.C	Wall	99.7	AdventHealth – Fruitland Park ER + Logo	North Elevation
ST.D	Wall	143.3	AdventHealth – Fruitland Park ER + Logo	East Elevation
ST.E	Wall	52.1	Ambulance	West Elevation
ST.F	Wall	52.1	Emergency	West Elevation
ST.G	Ground	60.2	AdventHealth – Fruitland Park + Logo / Emergency & Directional / Future Directional	South Elevation
ST.H	Ground	47.9	AdventHealth – Fruitland Park + Logo / Emergency & Directional	East Elevation
ST.I	Ground	47.9	AdventHealth – Fruitland Park + Logo / Emergency & Directional	North Elevation
ST.J	Wall	44.3	ER	West Elevation

Total Proposed Wall Signage

- North Elevation – 147.6 SF
- East Elevation – 191.2 SF
- South Elevation – 99.7 SF
- West Elevation – 291.8 SF

Variance Overview and Requests

Variance Requests

- Requesting an additional 59.7 square footage on the South elevation.
- Requesting an additional 141.2 square footage on the East elevation
- Requesting an additional 147.6 square footage on the North Elevation
- Requesting an additional 2 sign locations on the North Elevation
- Requesting an additional 291.8 square footage on the West elevation.
- Requesting an additional 3 sign locations on the West Elevation
- Requesting an increase in height of 2 feet for ground sign type ST.G

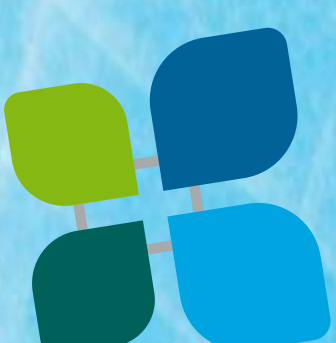
Justification Statement – ER Beacon Signage

- Overview of Request
 - AdventHealth proposes the installation of an ER Beacon Sign (Sign Type ST.J) 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 (PMS 485C translucent vinyl), with a total sign area of 44.3 square feet and letter height of 4'-8 ¾". This specialized sign is designed to serve as a critical beacon for patients, visitors, and emergency responders approaching from the eastbound direction of CR 466A. Due to the curve in CR 466A as it approaches the facility, standard wall signage alone does not provide sufficient advance visibility. The ER beacon sign ensures that motorists and first responders can quickly and unambiguously identify the emergency entrance even under high-stress or time-sensitive conditions.
- Hardship
 - The property sits along a curve of CR 466A where line-of-sight is restricted. This condition creates a hardship that is not typical of standard commercial parcels and requires specialized signage solutions. Without a dedicated ER beacon, patients and EMS traveling eastbound may experience difficulty identifying the correct entrance in time to safely maneuver, particularly in emergency circumstances.
- Substantial Justice:
 - Granting the requested variance for the ER beacon sign serves the cause of substantial justice by ensuring that the AdventHealth Freestanding Emergency Room can effectively fulfill its mission of providing critical, time-sensitive medical care. The purpose of local sign regulations is to balance aesthetic standards with orderly communication, not to hinder essential public safety functions. In this instance, strict compliance with the code would prevent adequate identification of the emergency facility from eastbound CR 466A, where roadway curvature limits visibility. Approval of the variance will provide clear, legible, and immediate identification for patients, visitors, and emergency responders, thereby advancing the public health, safety, and welfare of the community. The request is limited in scope, proportionate to the building, and does not confer any special privilege inconsistent with other properties; instead, it ensures that the facility can perform its public service mission without compromising safety.
- Impact on Surrounding Properties
 - The proposed ER beacon sign is modest in scale relative to the building façade and limited to essential copy ("ER"), minimizing visual clutter. The sign is professionally designed, internally illuminated for nighttime visibility, and harmonizes with the facility's branding. It will not adversely affect nearby properties but instead contributes positively to the community by enhancing safety and reducing emergency response times.

Justification Statement – ER Beacon Signage

- Practical Difficulty:
 - Literal enforcement of the sign code creates a practical difficulty for this site because of the unique conditions imposed by roadway geometry and site orientation. Unlike typical commercial frontages, the west elevation of the building faces the curve of CR 466A, where standard wall signage does not provide adequate visibility to approaching traffic. The difficulty is not self-created but arises from the physical characteristics of the roadway and the facility's critical use as a 24-hour emergency provider. Without the requested variance, drivers and EMS units may experience confusion or delayed recognition of the emergency entrance, which could result in unsafe last-second maneuvers or lost time in critical situations. The proposed ER beacon sign remedies this difficulty by providing a simple, highly legible "ER" identifier that is scaled for visibility at roadway speeds, thereby ensuring the site can function safely and effectively within its unique setting.

- Conclusion
 - The ER Beacon Sign (ST.J) is a narrowly tailored and essential component of AdventHealth's signage program. It addresses the unique visibility challenges posed by CR 466A, advances the public health and safety mission of the facility, and is consistent with the orderly and proportional development of the site. For these reasons, AdventHealth respectfully requests approval of the variance to permit the installation of the 44.3 SF ER beacon sign with 4'-8 ¾" illuminated letters on the West elevation.



Adventure Health Fruitland Park ER

SIGN PACKAGE



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SIGN DESIGNS

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FAX: 813.749.2311
CREATIVESIGNDISIGNS.COM

PROJECT

ADVENTHEALTH
FRUITLAND FSD

SITE ADDRESS

CR 466A & OLIVER LANE
FRUITLAND PARK, FL 34731

AM: A. BARRY

PM: XXX

DESIGNER: DRB

REVISIONS	
#	DESCRIPTION
1	Revised lift-lift to 100% max.
2	Revised lift-lift to 100% max.
3	Revised lift-lift to 100% max.
4	Revised lift-lift to 100% max.
5	Revised lift-lift to 100% max.
6	Revised lift-lift to 100% max.
7	Revised lift-lift to 100% max.
8	Revised lift-lift to 100% max.
9	Revised lift-lift to 100% max.
10	Revised lift-lift to 100% max.

CUSTOMER APPROVAL

This Drawing and all reproductions thereof are the property of Creative Sign Designs and may not be reproduced, published, changed or used in any way without written consent.

DATE: 05-29-2025

SIGN / SHEET TYPE

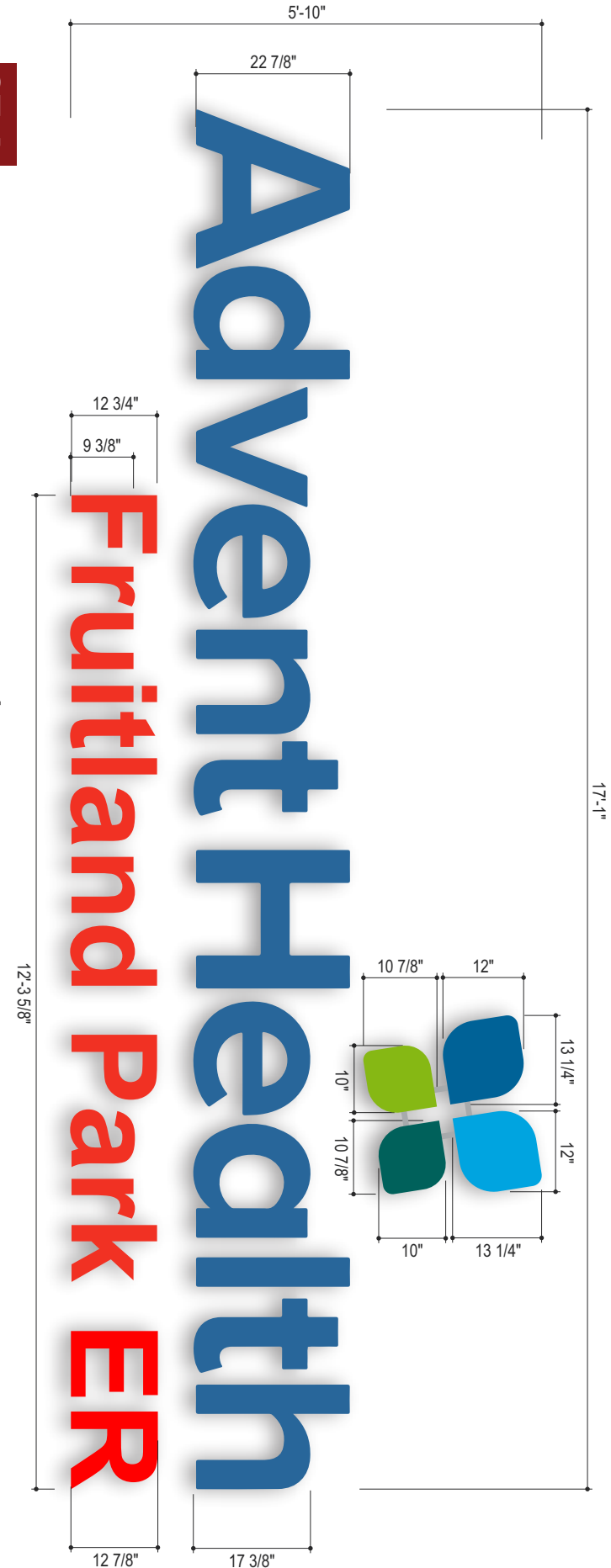
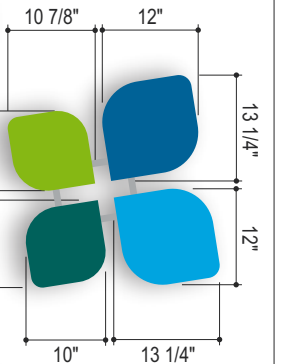
ST.A

QUOTE #

2754

SHEET #

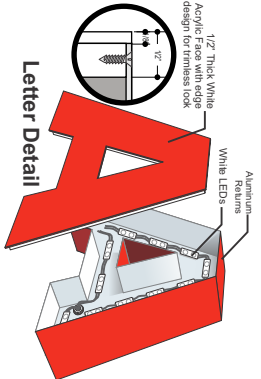
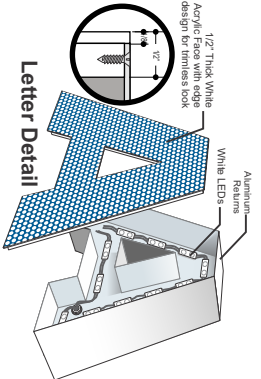
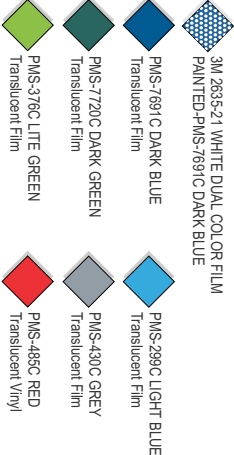
3 OF 12



ST.A

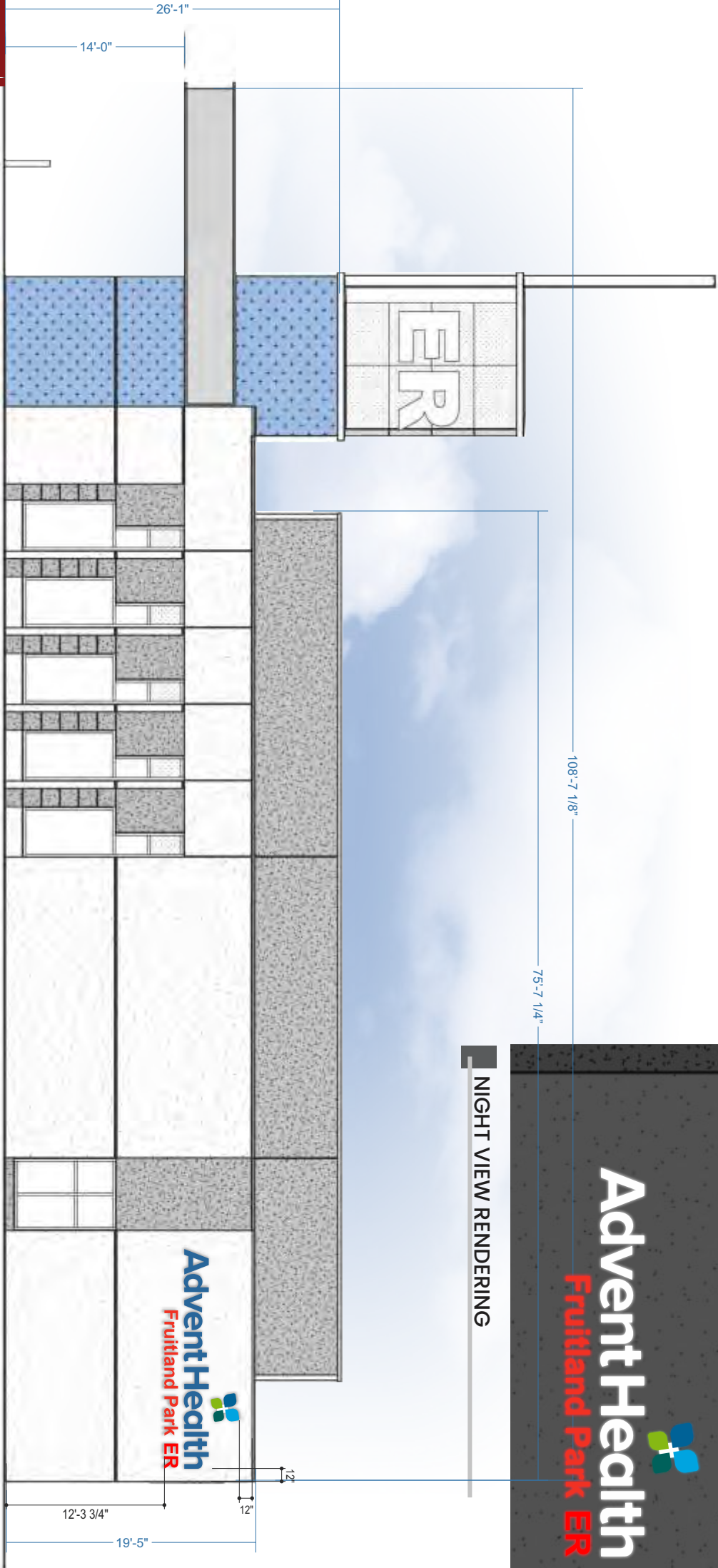
FLUSH MOUNT, MAIN ID FACE LIT LOGO / CHANNEL LETTERS DISPLAY

Vinyl Color Reference Chart



ST.A

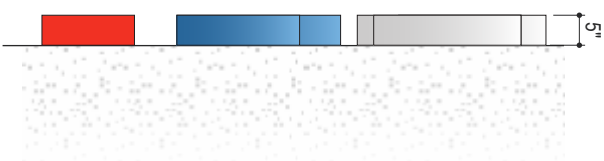
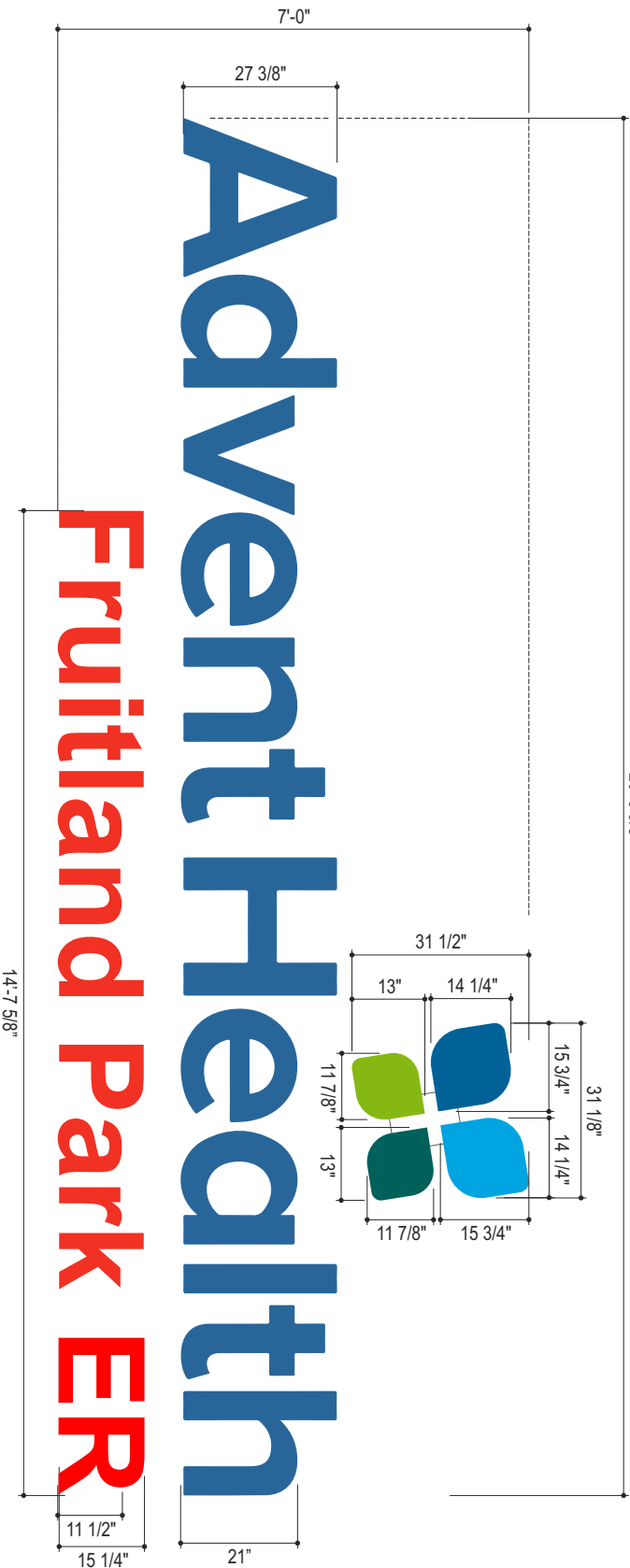
FLUSH MOUNT, MAIN ID FACE LIT LOGO / CHANNEL LETTERS ON BUILDING ELEVATION



NIGHT VIEW RENDERING

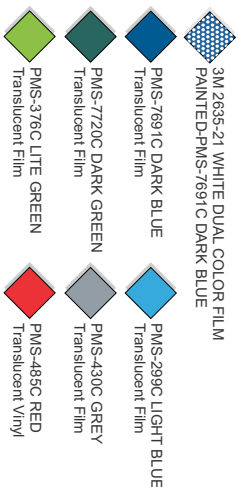
SCALE 3/32" = 1'-0"

20'-5 5/8"



SIDE VIEW

Vinyl Color Reference Chart



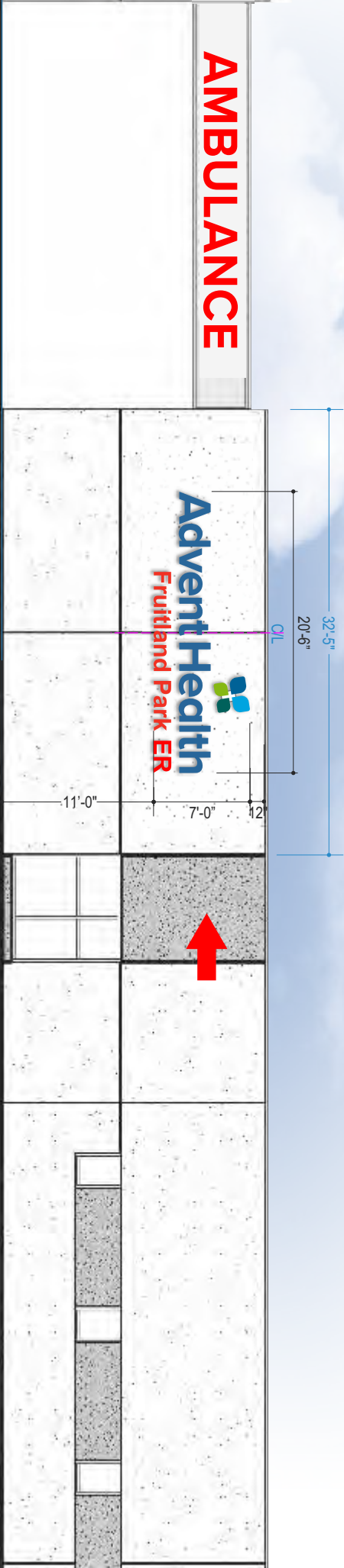
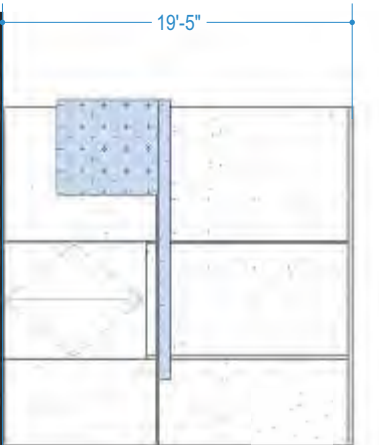
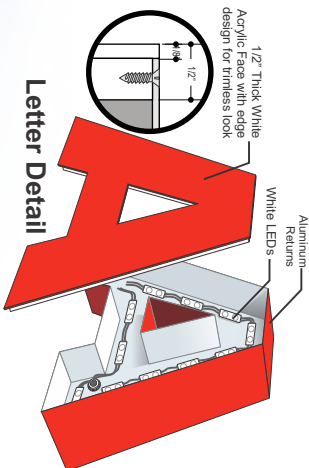
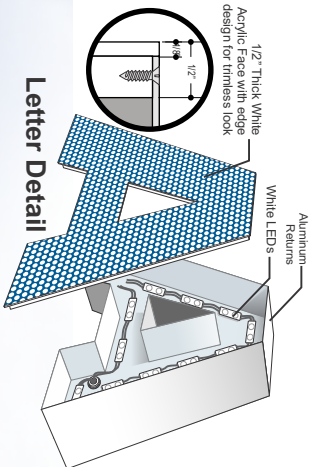
ST.B

FLUSH MOUNT, MAIN ID FACE LIT LOGO / CHANNEL LETTERS DISPLAY

SQ. FT 143.3 SCALE 3/8" = 1'-0"



NIGHT VIEW RENDERING



CREATIVE
SIGN DESIGNS

12801 COMMODITY PLACE
TAMPA, FL 33626

PHONE: 813.818.7100
FAX: 813.749.2311
CREATIVESIGNDESIGNS.COM

PROJECT

ADVENTHEALTH
FRUITLAND FSED

SITE ADDRESS

CR 466A & OLIVER LANE
FRUITLAND PARK, FL 34731

AM: A. BARRY

PM: XXX

DESIGNER: DRB

REVISIONS

#	DATE	DESCRIPTION
1	5.30.25	Revised IIF-18W to IIF-100W / Added Night view pg. 5-7C
2	6.6.25	Revised IIF-18W to IIF-100W / Added Heavy sized Cc signs. Replaced sign types. Added scoded site plan -8C
3	6.10.25	ST F provided. Revised sign plan. Added signage. Updated site plan. -8C
4	6.17.25	ST F provided. Revised sign plan. Added signage. Updated site plan. -8C
5	6.18.25	Added IIF to all wall main D wall signage. Updated site plan. -8C
6	7.23.25	Added ST J- updated the plan. -8C
7		
8		
9		
10		

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DATE: 05-29-2025

SIGN / SHEET TYPE

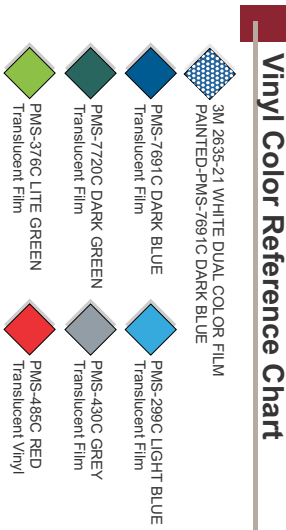
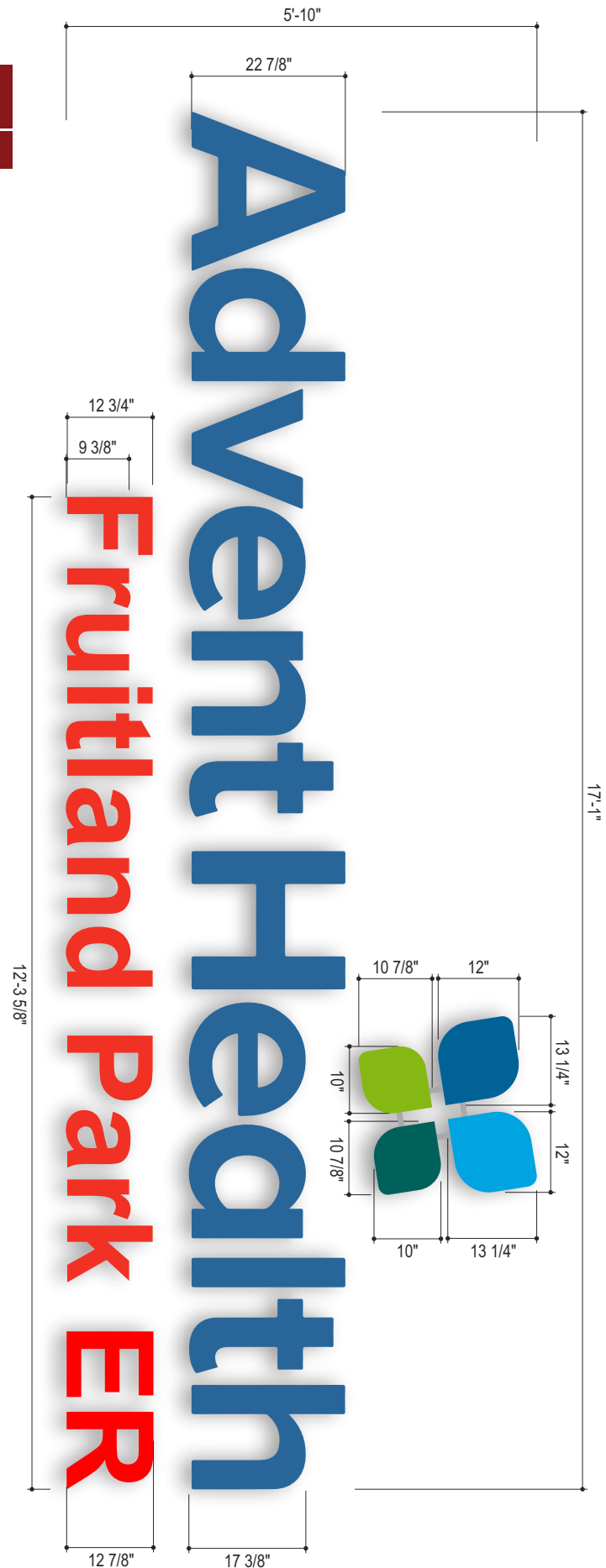
ST.B

QUOTE #

2754

SHEET #

4 OF 12



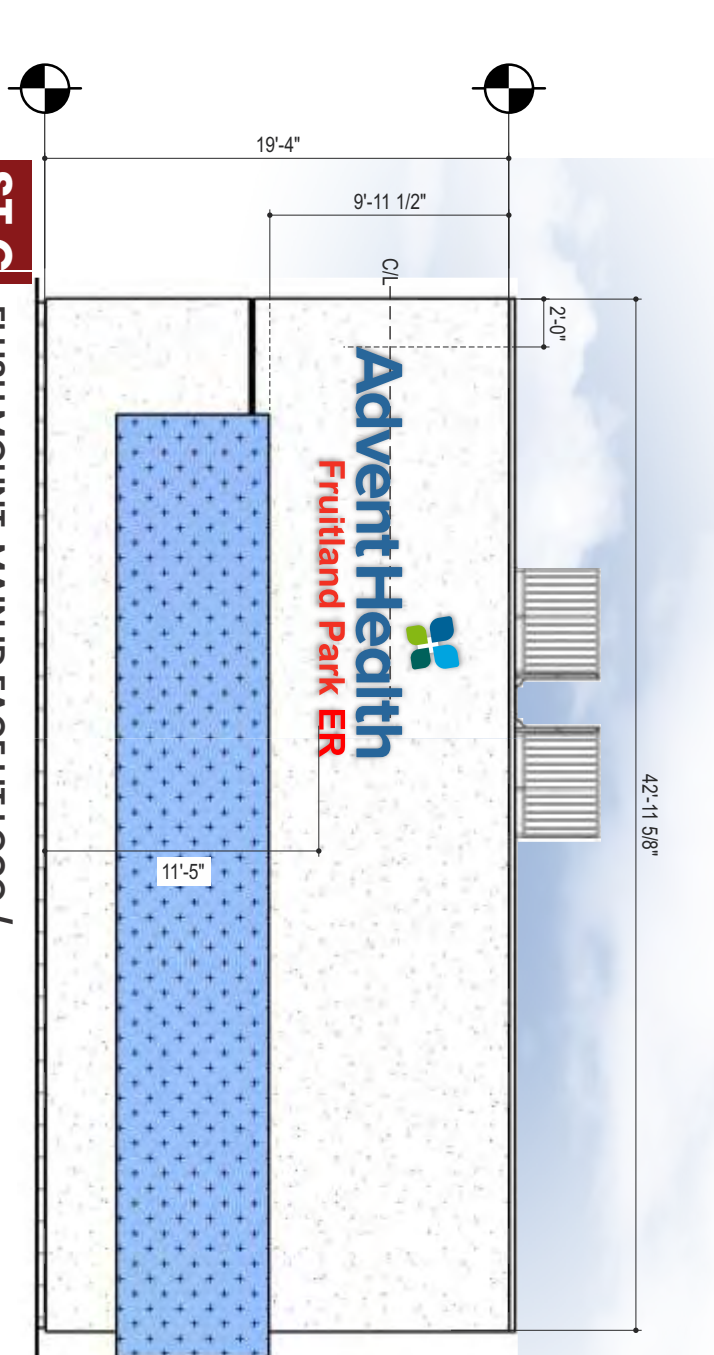
ST.C FLUSH MOUNT, MAIN ID FACE LIT LOGO / CHANNEL LETTERS DISPLAY

SQ. FT 99.7 SCALE 1/2" = 1'-0"



ST.C NIGHT VIEW RENDERING

SCALE NTS



ST.C FLUSH MOUNT, MAIN ID FACE LIT LOGO / CHANNEL LETTERS ON MIO BUILDING ELEVATION

SCALE 1/8" = 1'-0"



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PROJECT

ADVENTHEALTH FRUITLAND FSD

SITE ADDRESS

CR 466A & OLIVER LANE
FRUITLAND PARK, FL 34731

AM: A. BARRY

PM: XXX

DESIGNER: DRB

REVISIONS

#	DATE	DESCRIPTION
1	5.30.25	Revised I/F-18W to 75ft max.
2	6.6.25	Revised I/F-18W to 100ft max.
3	6.10.25	Heavy sized CL signs. Replaced sign types. Added scoded site plan. -RC
4	6.17.25	ST F finished. Signed site plan. -RC
5	6.18.25	Added 15' to all wall main D wall signage. Updated elevs. -RC
6	7.23.25	Added ST J- updated the pin. -RC
7		
8		
9		
10		

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DATE: 05-29-2025

SIGN / SHEET TYPE

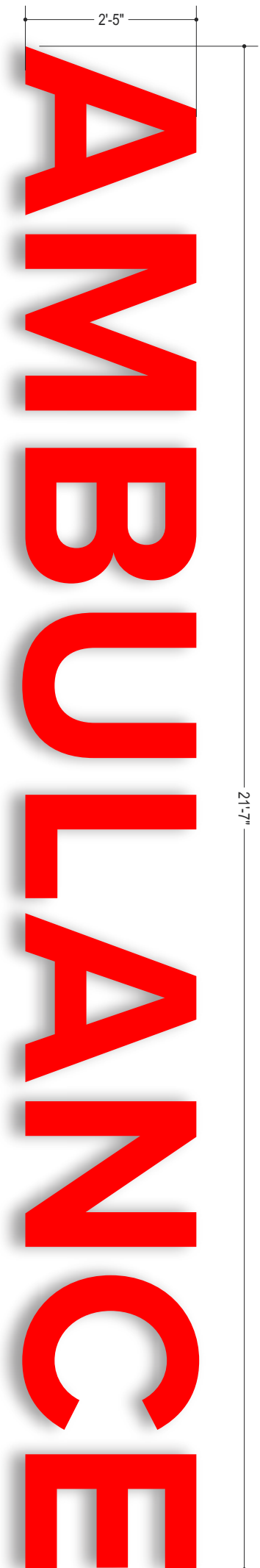
ST.C

QUOTE #

2754

SHEET #

5 OF 12



SIDE VIEW

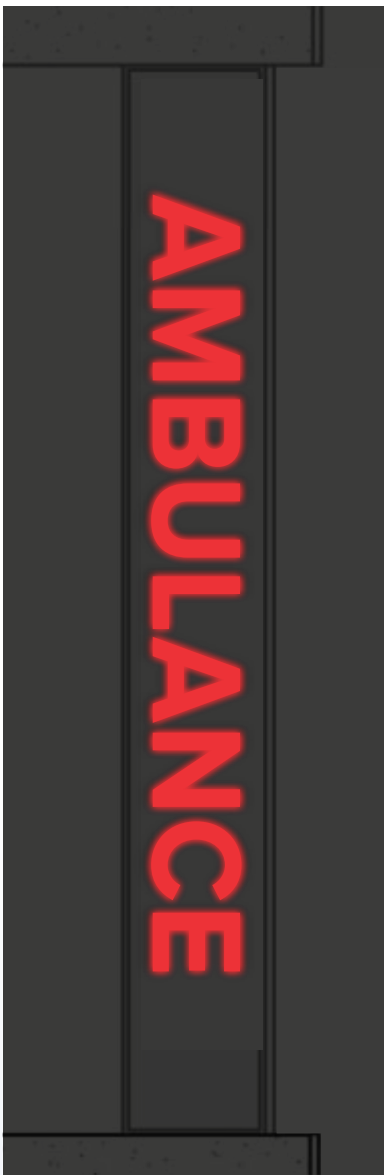
ST.E

FLUSH MOUNT, FACE LIT AMBULANCE CHANNEL LETTER DISPLAY

SQ.FT 52.1 SCALE 1/2" = 1'-0"

Color Palette

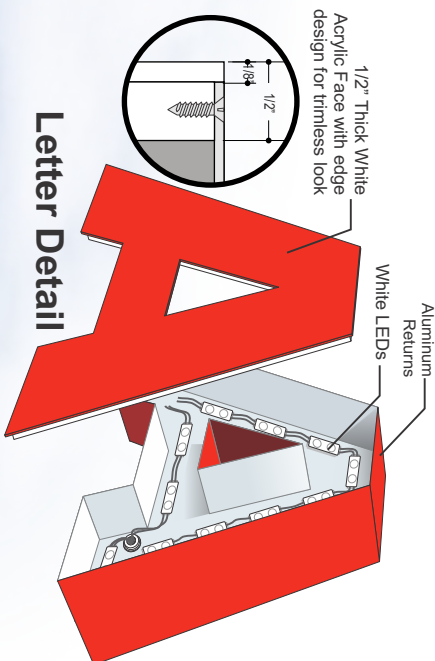
- Red Paint Returns
- PMS-485C RED Translucent Vinyl



ST.E

NIGHT VIEW RENDERING

SCALE NTS



CREATIVE
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PROJECT

ADVENTHEALTH
FRUITLAND FSED

SITE ADDRESS

CR 466A & OLIVER LANE
FRUITLAND PARK, FL. 34731

AM: A. BARRY

PM: XXX

DESIGNER: DRB

REVISIONS

#	DATE	DESCRIPTION
1	5.30.25	Revised lift-lift to 75ft max.
2	6.6.25	Revised lift-lift to 100ft max.
3	6.10.25	Heavy sized c. signs. Revised sign types. Added coded site plan. -RC
4	6.17.25	ST.F confirmed. Revised sign plan. Added 15ft to all wall main D wall signage. Updated elevs. -RC
6	7.23.25	Added ST.J. - updated the plan. -RC
7		
8		
9		
10		

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DATE: 05-29-2025

SIGN / SHEET TYPE

ST.E

QUOTE #

2754

SHEET #

7 OF 12

21'-4 1/4"

2'-5"

EMERGENCY



SIDE VIEW

ST.G

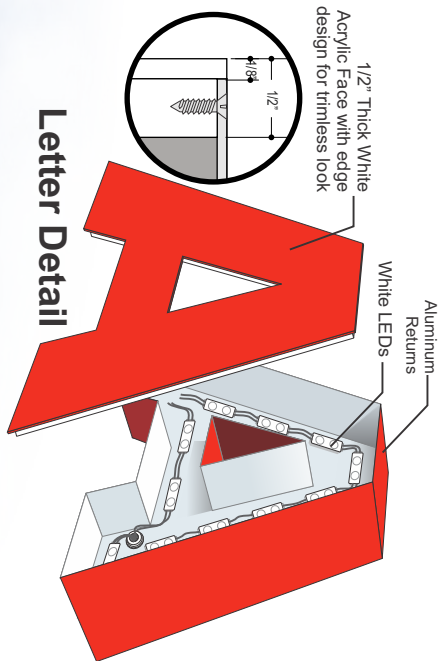
FLUSH MOUNT, FACE LIT AMBULANCE CHANNEL LETTER DISPLAY

SQ.FT 52.1 SCALE 1/2" = 1'-0"

Color Palette



EMERGENCY

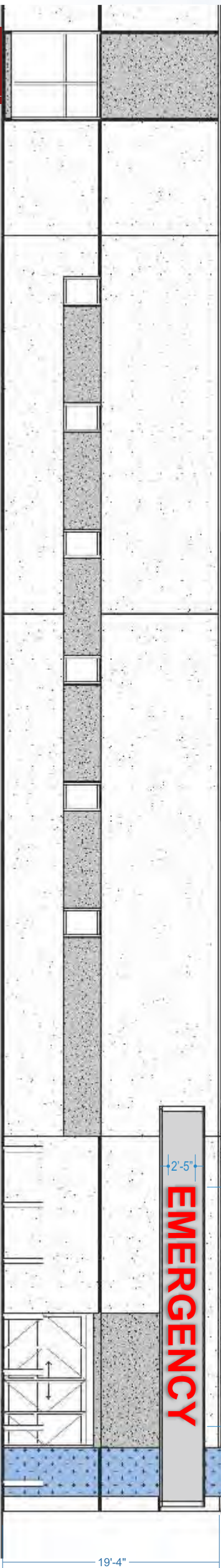


Letter Detail

ST.F

NIGHT VIEW RENDERING

SCALE NTS



ST.G

FLUSH MOUNT, EMERGENCY ON BUILDING ELEVATION

SCALE 3/32" = 1'-0"



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PROJECT

ADVENTHEALTH
FRUITLAND FSD

SITE ADDRESS

CR 466A & OLIVER LANE
FRUITLAND PARK, FL. 34731

AM: A. BARRY

PM: XXX

DESIGNER: DRB

REVISIONS	
#	DATE DESCRIPTION
1	5.30.25 Revised lift-lift to 100% add to...
2	6.6.25 Revised lift-lift to 100% add to...
3	6.10.25 Heavy sized c. signs. Revised sign...
4	6.17.25 ST.F provided. Revised sign plan. 80%...
5	6.18.25 Added 15' to all wall main D wall...
6	7.23.25 Added ST.J. - updated the plan. -nc
7	
8	
9	
10	

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SIGN / SHEET TYPE

ST.F

QUOTE #

2754

SHEET #

8 OF 12



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PROJECT

ADVENTHEALTH
FRUITLAND FSD

SITE ADDRESS

CR 466A & OLIVER LANE
FRUITLAND PARK, FL. 34731

AM: A. BARRY

PM: XXX

DESIGNER: DRB

REVISIONS

#	DATE	DESCRIPTION
1	5.30.25	Revised lift-lift to 75ft max.
2	6.6.25	Revised lift-lift to 100ft max.
3	6.10.25	Heavy sized sign types. Added scaled site plan. -RC
4	6.17.25	ST.F. oriented. Added site plan. -RC
5	6.19.25	Added 15ft to all wall main D wall signage. Updated elevs. -RC
6	7.23.25	Added ST-L- updated the plan. -RC
7		
8		
9		
10		

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DATE: 05-29-2025

SIGN / SHEET TYPE

ST.G

QUOTE #

2754

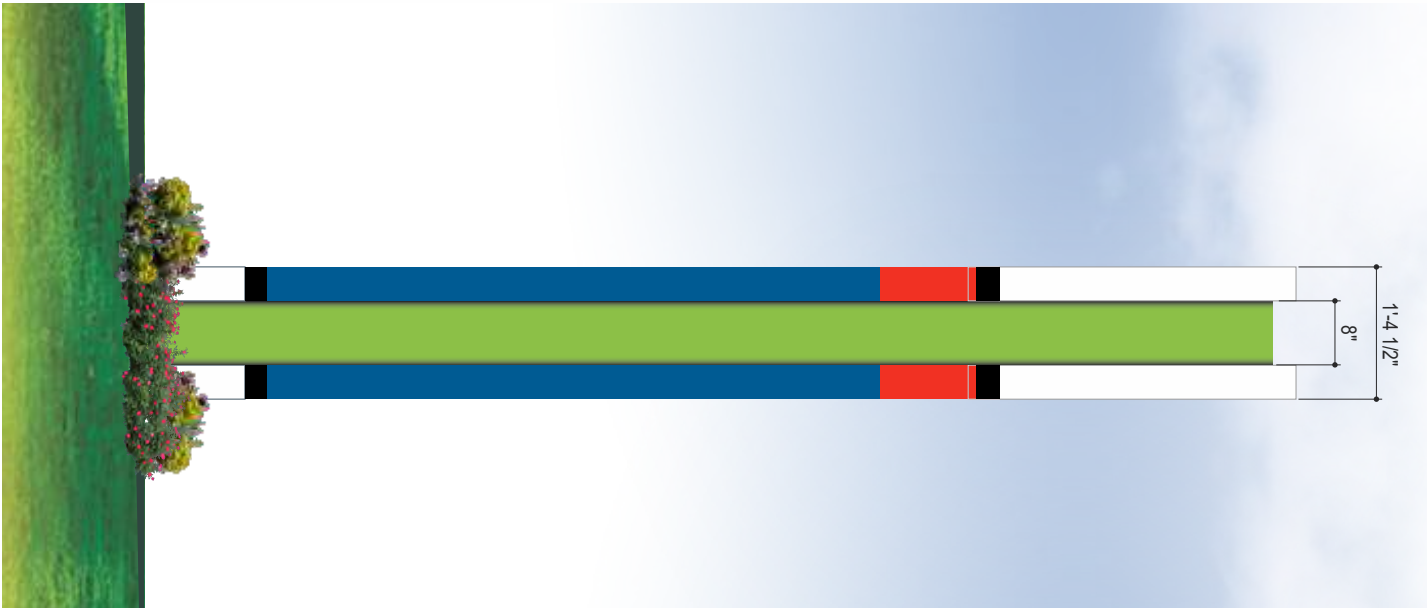
SHEET #

9 OF 12

SIDE A STREET



END VIEW



SIDE B STREET



Color Palette

- 3M 2635-21 WHITE DUAL COLOR FILM
- PAINTED-PMS-7691C DARK BLUE
- PMS-7691C DARK BLUE Translucent Film
- PMS-7700C DARK GREEN Translucent Film
- PMS-376C LITE GREEN Translucent Film
- PMS-299C LIGHT BLUE Translucent Film
- PMS-430C GREY Translucent Film
- PMS-485C RED Translucent Vinyl

ST.H

D/F ILLUMINATED MAIN ID PYLON SIGN

SQ.FT

60.2

SCALE

1/2" = 1'-0"



AdventHealth
Fruitland Park

← EMERGENCY

SIDE B

8'-2 3/4"

7'-11 1/4"



AdventHealth
Fruitland Park

EMERGENCY →

2'-0 3/4"

6'-0 3/8"
5'-8 3/4"

STREET

SIDE A

D/F ILLUMINATED MAIN ID PYLON SIGN

ST.I

Color Palette

- 
3M 2635-21 WHITE DUAL COLOR FILM
PAINTED-PMS-7691C DARK BLUE
- 
PMS-7691C DARK BLUE
Translucent Film
- 
PMS-299C LIGHT BLUE
Translucent Film
- 
PMS-7720C DARK GREEN
Translucent Film
- 
PMS-430C GREY
Translucent Film
- 
PMS-376C LITE GREEN
Translucent Film
- 
PMS-485C RED
Translucent Vinyl



CREATIVE
SIGN DESIGNS

12801 COMMODITY PLACE
TAMPA, FL 33626

PHONE: 813.818.7100
FAX: 813.749.2311
CREATIVESIGNDESIGNS.COM

PROJECT

ADVENTHEALTH
FRUITLAND FSED

SITE ADDRESS

CR 466A & OLIVER LANE
FRUITLAND PARK, FL. 34731

AM: A. BARRY

PM: XXX

DESIGNER: DRB

REVISIONS

#	DATE	DESCRIPTION
1	5.30.25	Revised lift-lift to 100% / Add NC
2	6.6.25	Revised lift-lift to 100% / Add NC
3	6.10.25	Heavy sized C signs. Replaced sign types. Added scaled site plan. -NC
4	6.17.25	ST.I oriented. Added to plan. -NC
5	6.18.25	Added 15' to all wall main D wall signage. Updated elevs. -NC
6	7.23.25	Added ST.I - updated the plan. -NC
7		
8		
9		
10		

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DATE: 05-29-2025

SIGN / SHEET TYPE

ST.H

QUOTE #

2754

SHEET #

10 OF 12



AdventHealth
Fruitland Park

← EMERGENCY

SIDE B

8'-2 3/4"

7'-11 1/4"



AdventHealth
Fruitland Park

EMERGENCY →

2'-0 3/4"

6'-0 3/8"
5'-8 3/4"

STREET

SIDE A

D/F ILLUMINATED MAIN ID PYLON SIGN

ST.J

Color Palette

- 
3M 2635-21 WHITE DUAL COLOR FILM
- 
PAINTED-PMS-7691C DARK BLUE
- 
PMS-7691C DARK BLUE
Translucent Film
- 
PMS-299C LIGHT BLUE
Translucent Film
- 
PMS-7720C DARK GREEN
Translucent Film
- 
PMS-430C GREY
Translucent Film
- 
PMS-376C LITE GREEN
Translucent Film
- 
PMS-485C RED
Translucent Vinyl



CREATIVE
SIGN DESIGNS

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TAMPA, FL 33626

PHONE: 813.818.7100
FAX: 813.749.2311
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PROJECT

ADVENTHEALTH
FRUITLAND FSED

SITE ADDRESS

CR 466A & OLIVER LANE
FRUITLAND PARK, FL. 34731

AM: A. BARRY

PM: XXX

DESIGNER: DRB

REVISIONS

#	DATE	DESCRIPTION
1	5.30.25	Revised lift-lift to 100% / Add NC
2	6.6.25	Revised lift-lift to 100% / Add NC
3	6.10.25	Heavy sized C signs. Replaced sign types. Added scaled site plan. -NC
4	6.17.25	ST J oriented. Added to plan. -NC
5	6.18.25	Added 15' to all wall main D wall signage. Updated elevs. -NC
6	7.23.25	Added ST J - updated the plan. -NC
7		
8		
9		
10		

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DATE: 05-29-2025

SIGN / SHEET TYPE

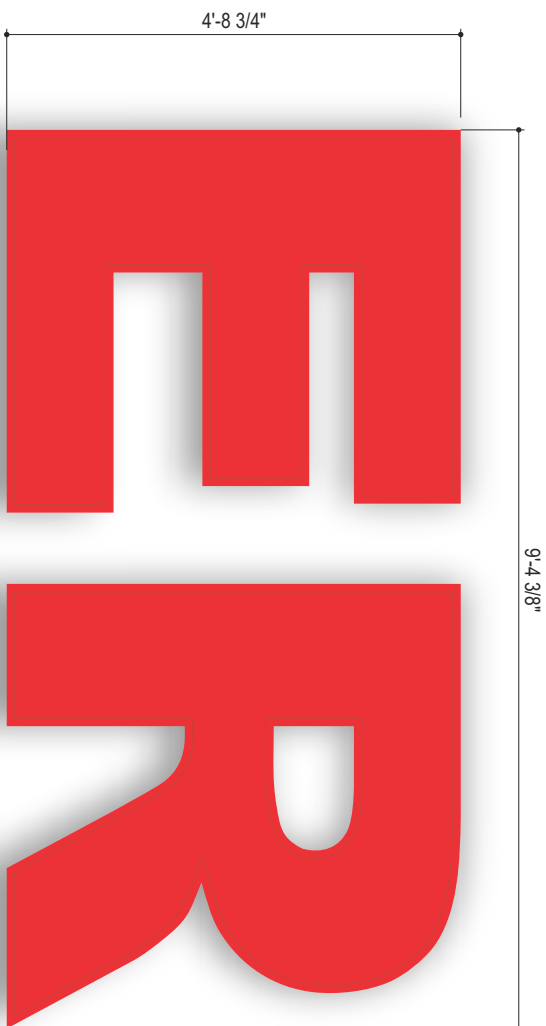
ST.I

QUOTE #

2754

SHEET #

11 OF 12



FLUSH MOUNT, "FACE LIT" ER CHANNEL LETTER DISPLAY

SQ.FT	44.3	SCALE	1/2" = 1'-0"
-------	------	-------	--------------

PMS-485C RED
Translucent Vinyl



SCALE $3/32" = 1'-0"$

PHONE: 813.818.7100
FAX: 813.749.2311
CREATIVESIGNDESIGNS.COM

**ADVENTHEALTH
FRUITLAND FSED**

SITE ADDRESS:

CR 466A & OLIVER LANE
FRUITLAND PARK, FL. 34

A. BARR

PM: XXX

DRB

REVISION

#	DATE	DESCRIPTION
1	5.30.25	Received JF-18W to 75th m
2	6.6.25	Right view pp. 5-9c
3	6.10.25	Received JF-18W to 75th m
4	6.17.25	ST Formed, together with
5	6.19.25	Notes Added, signed the photo
6	7.23.25	Added "F" to oil well team
7		Signature Updated files - RC
8		Added ST-J
9		Added the photo
10		

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DATE: 05-29-2015

SIGN / SHEET TYPE

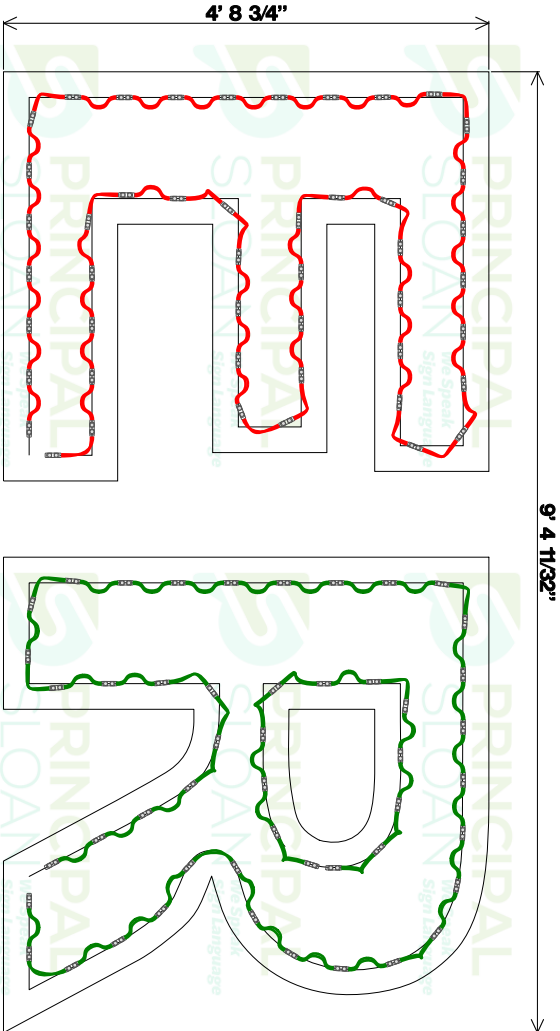
QUOTE #

2754

SHEET #

12 of 12

MAX MODS PER SERIES		MAX MODS PER POWER SUPPLY		 PRINCIPAL SLOAN We Speak Sign Language 3490 Venture Dr. San Angelo, TX 76905 1-325-227-4577 www.principalsloan.com layouts@pindustries.com THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL PROPERTY OF PRINCIPAL INDUSTRIES. ANY REPRODUCTION OR USE WITHOUT PRIOR WRITTEN CONSENT IS PROHIBITED. ER: 285499 REV. 1			
Hanley Phoenix PF-2080 White 60	Hanley Phoenix PF-2080 White 75 MODS PER 60W PS						
				DATE:	DRAWN BY :	AMP DRAW:	FACE MATERIAL:
				13 Nov 2025	Adriana Carranco	2.20 A	Acrylic
				SIGN HEIGHT:	SIGN DEPTH:	MODULES PER FOOT:	LIGHTING:
				112.34 12 in x 56.75 in	5 in	2.02	Face Lit



ESTIMATED PRODUCT PER SIGN

(96) Hanley Phoenix PF-2080 White Modules:
(UL#: HLED-PF2080, SKU#: HLED-PF2080)

(2) Energizer Series Universal 60W Driver(s):
(UL#: P-OH060-12-EC, SKU#: P-OH060-12-EC)

Load: 62.7 %
Modules: 47.0
Watts: 37.6 of 60.0
PS: Energizer Series Universal 60W

Load: 65.3 %
Modules: 48.0
Watts: 39.2 of 60.0
PS: Energizer Series Universal 60W

Channel Letter Lighting?

WE'VE GOT THAT!



Available in Micro, Mini, Spec, HO & Deep

All sizes available in 3000 K, 4100 K, 5000 K, 6500 K, 7100 K

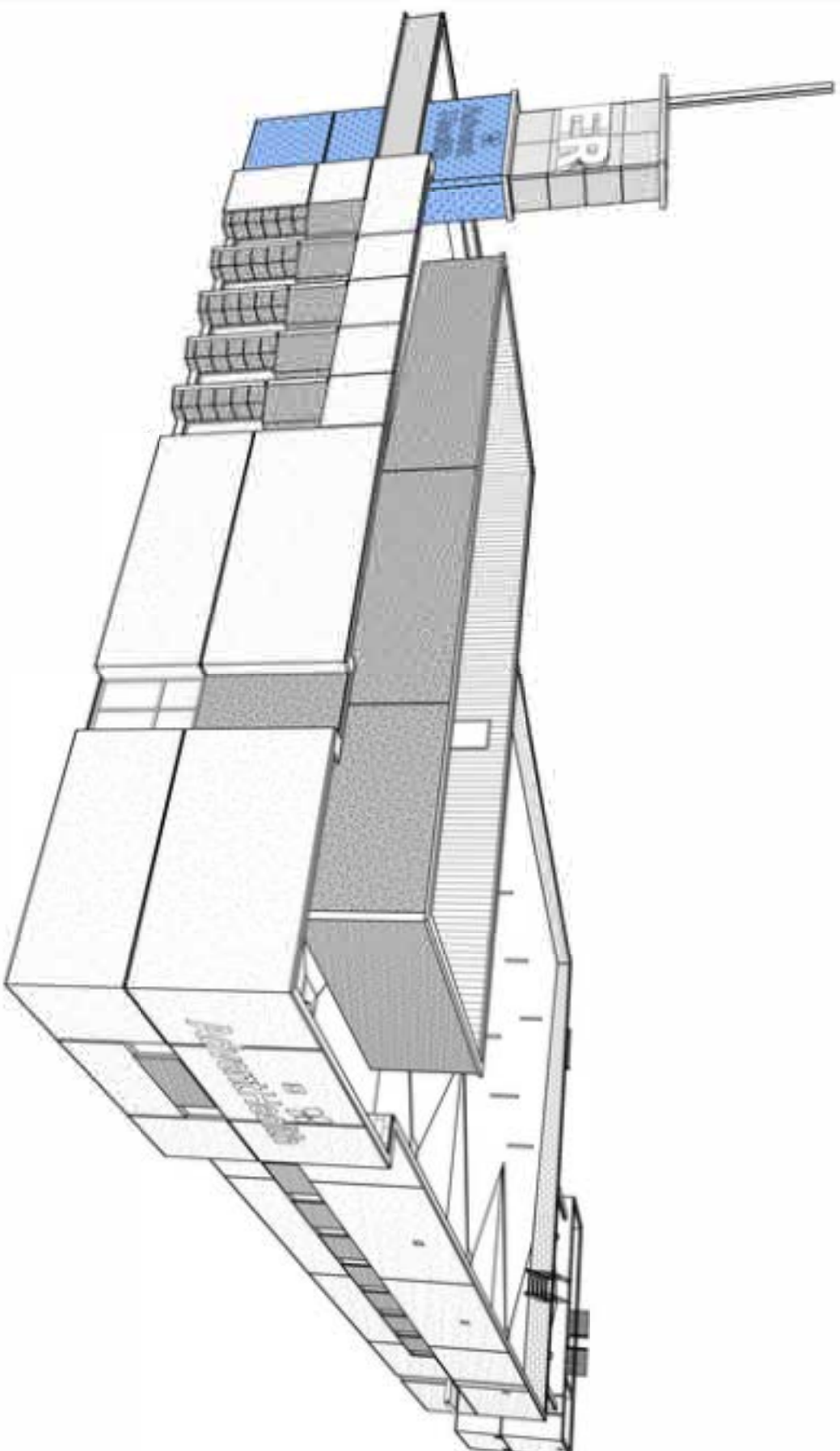
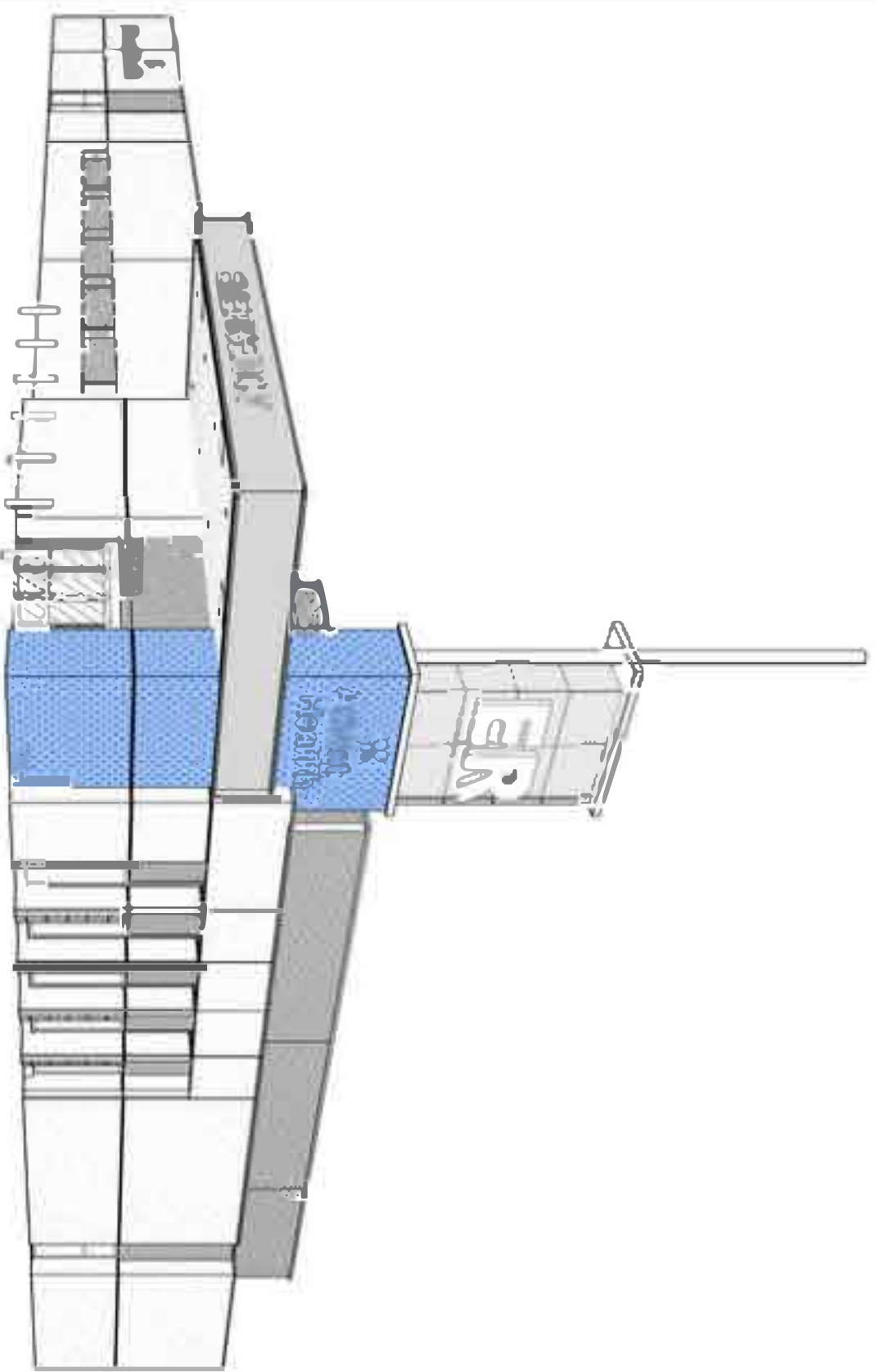
Mini & Spec available in Red, Green & Blue

UL E181 24 VDC

Principal Sloan

CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.

Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, Layout is based on the use of acrylic face material.



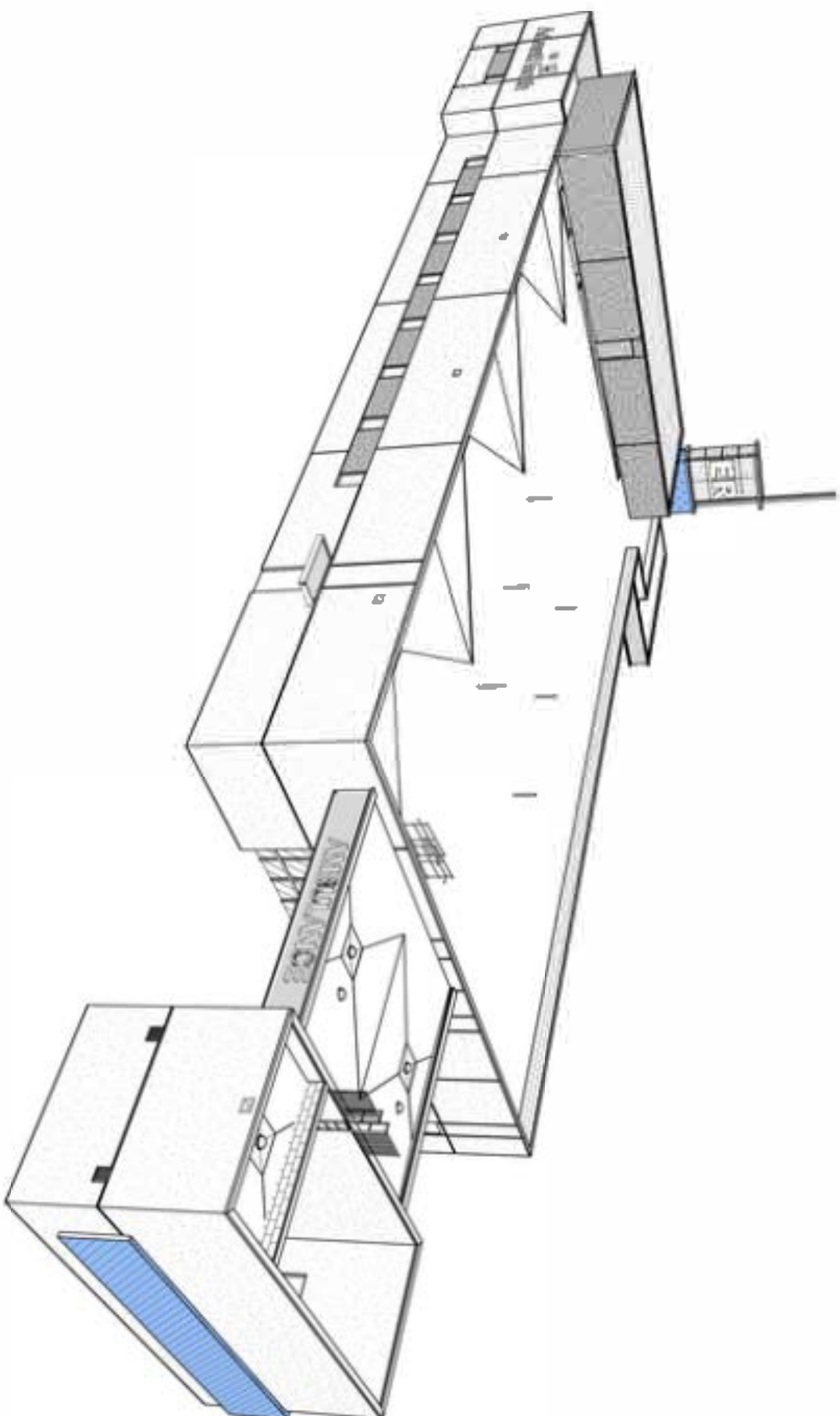
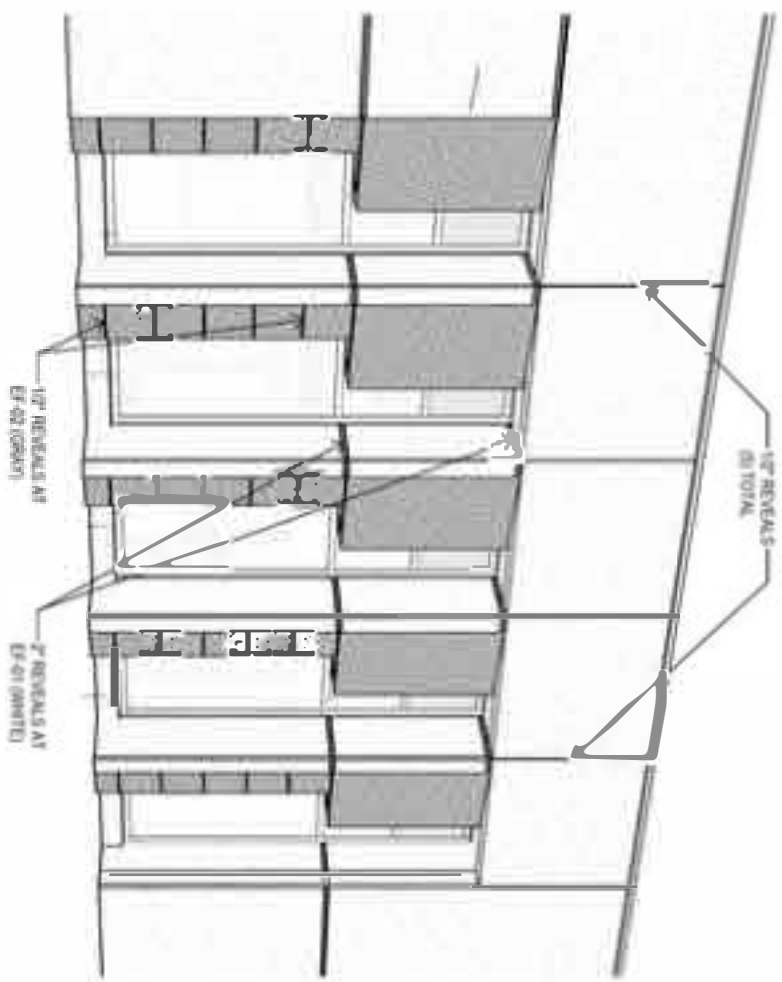
H1 EXTERIOR 3D VIEW

H10 EXTERIOR 3D VIEW

FOR REFERENCE ONLY

FOR REFERENCE ONLY

FOR REFERENCE ONLY



A1 EXTERIOR 3D VIEW

AB **EXTERIOR 3D VIEW**

NO SCALE	FOR REFERENCE ONLY
----------	--------------------

SCALE	FOR REFERENCE ONLY
-------	--------------------

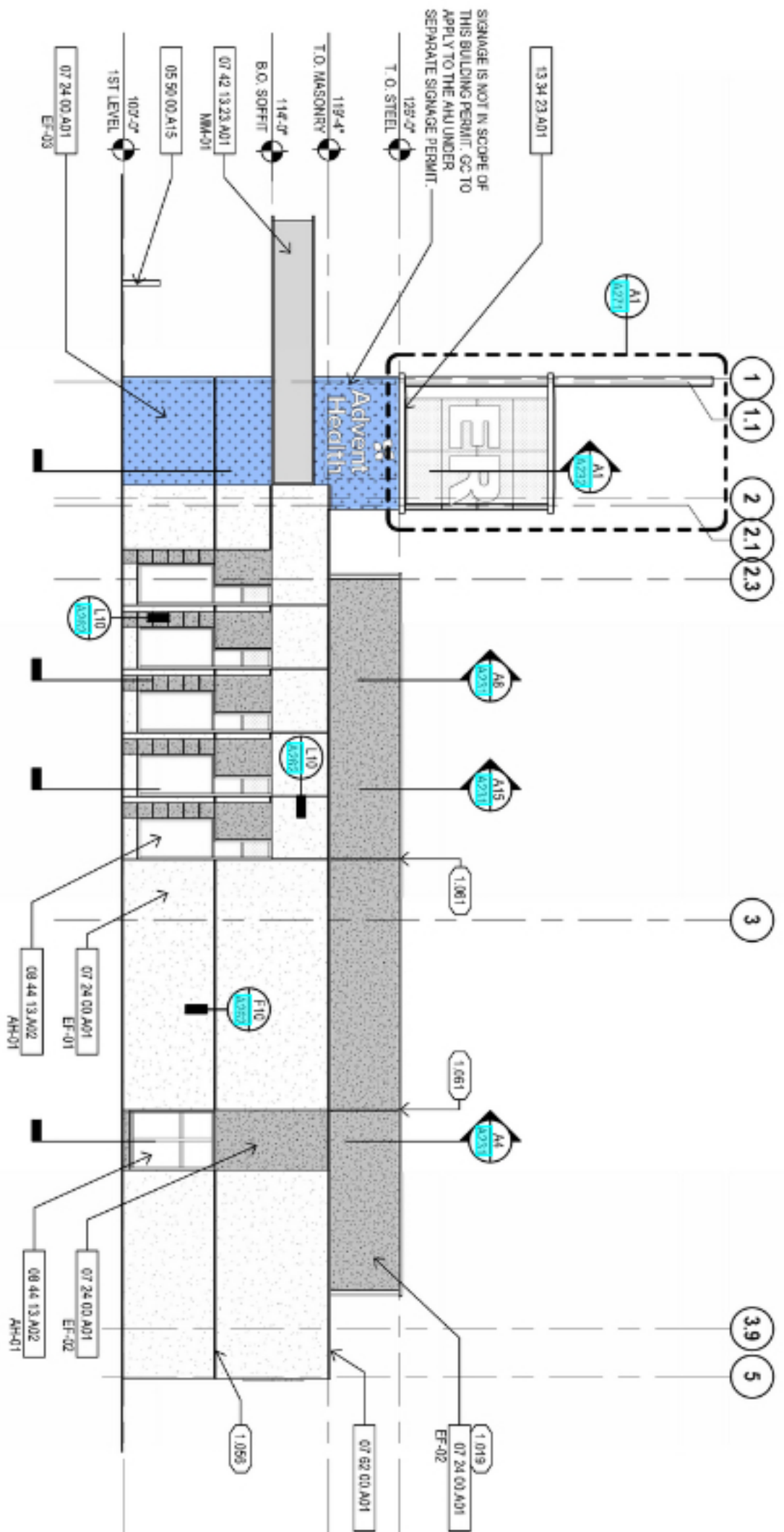
A210

AdventHealth
FRUITLAND PARK
12800 RSD

Huntton Brady

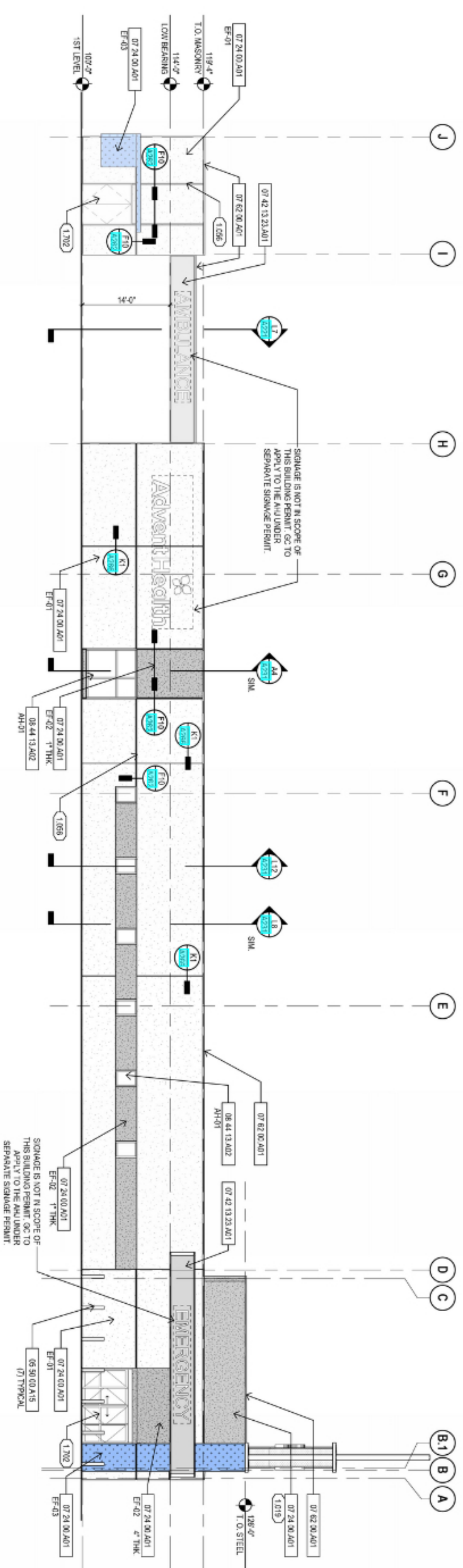
DATE: 04/18/2018
TIME: 04:10 PM
PAGE: 11/15

ANTERIOR AND VENTRAL



J1
1/8" = 1'-0"

EXTERIOR ELEVATION



	EF-41	metal composite material panel
	07 24 00 A01	metal composite material panel
	EF-42	metal composite material panel
	07 24 00 A01	metal composite material panel
	EF-43	metal composite material panel

EXTERIOR GLAZING LEGEND		
	08 80 00 A01	insulating hurricane resistant laminated low E clear glass
	TYPE 1	
	08 80 00 A13	insulating hurricane resistant laminated clear spectral glass
	TYPE 2	

MATERIAL NOTES	
05 50 00 A15	steel pipe column
07 24 00 A01	metal composite material panel
07 42 13 23 A01	metal composite material panel
07 52 00 A01	metal composite material panel
08 44 13 A02	hurricane resistant glazed aluminum curtain wall system
08 80 00 A01	insulating hurricane resistant laminated glass E
08 80 00 A01	insulating hurricane resistant laminated glass E
13 34 23 A01	metal composite material panel

GENERAL NOTES	
1.019	screen wall
1.058	metal
1.051	control joint
1.772	see Door Schedule / Frame Types / Glazed Opening Types for glass

SEAL

AdventHealth
FRUITLAND PARK
12 BED OSED

Hunton Brady
ARCHITECTS

DATE	SUBMISSION	NO
03.25.25	CONSTRUCTION DOCUMENTS	

EXTERIOR ELEVATIONS AND FINISH
SCHEDULE F



Select



Yellow



Pen



Cloud



Arrow



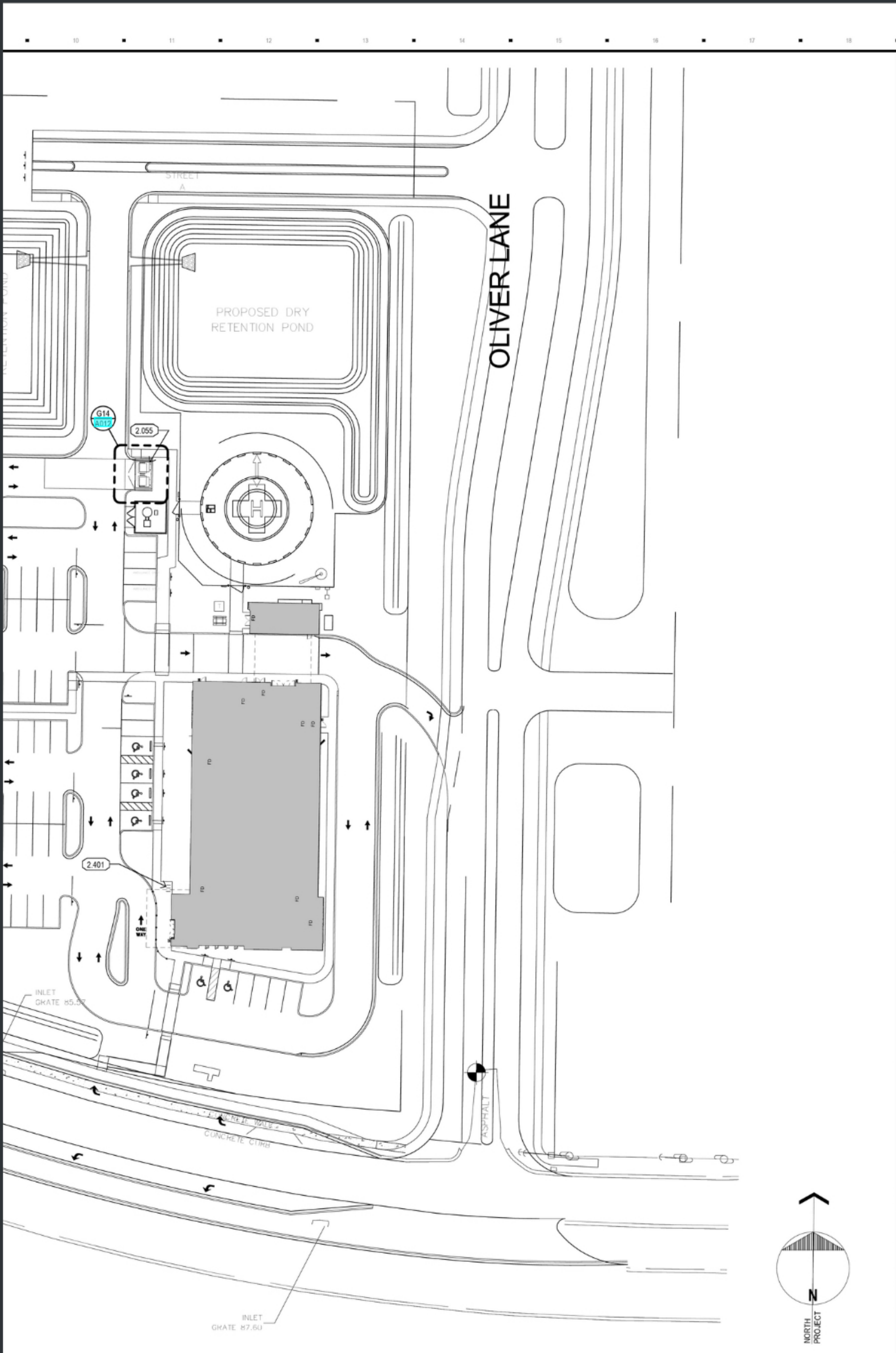
Text



Calibrate



Pin



2.055
2.401

SEAL

Advent Health
FRUITLAND
12 BED USED

Hunton Brady
ARCHITECTS

DATE	SUBMISSION
03.25.25	CONSTRUCTION DOCUMENT

ARCHITECTURAL SITE PLAN

PROJ. NO. H-23011.00 SHEET
DRAWN KF

A01



IS GRANTED as follows.

1. Variance to Chapter 163, Section 163.070(c)(1) subsections (ii, vi, and xvi).

The variance is granted only for the proposed signs with dimensions, and locations, attached as composite Exhibit "B" hereto, and only for purposes of the off-site emergency department. Additionally, relating to the illuminated beacon sign with ER lettering, the ER lettering may only be illuminated facing westward.

2. A variance that has not been utilized within two years of being granted shall not be utilized without a new public hearing in accordance with the requirements of Chapter 168.

3. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original resolution or a certified copy of the resolution and attaching the correct legal description.

3 / 4

4. This variance shall become effective immediately on its approval and adoption by the City Commission of the City of Fruitland Park, Florida.



Open in Word



CITY OF FRUITLAND PARK
STAFF REVIEW REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

VARIANCE

Owner: Adventist Health System/Sunbelt, Inc.

General Location: North of CR 466A and west of Oliver Lane

Number of Acres: 24.7 ±

Existing Zoning: Commercial PUD

Existing Future Land Use: High Intensity Commercial

Date: September 5, 2025

Description of Project

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.

	Surrounding Zoning	Surrounding Land Use
North	Agriculture	Rural
South	Agriculture, PUD	Rural, Villages of Fruitland Park
East	C-2, Agriculture	Commercial, Rural
West	PUD	The Villages

Assessment

In the CPUD district one (1) free standing sign per parcel for street frontage is allowed, the maximum signage allowed by code is 150 square feet and can be used as either wall or free-standing monument sign or a combination of both, and the maximum height along CR 466A is ten feet (10'). The subject site has frontage on CR 466A and Oliver Lane which would allow a maximum of two (2) ground signs.

The applicant is requesting a variance from Chapter 163, Section 163.070(c)(1)(i), Chapter 163, Section 163.070(c)(1)(ii) and Section 163.070(c)(1)(vi) regarding number of freestanding

monument signs, maximum height of freestanding monument sign along CR 466A and total square footage of signage allowed.

It appears that the variance request is to allow aggregate total signage from 150 square feet (Chapter 163, Section 163.070(c)(1)(vi)) to 790.5 square feet (10 signs) according to the table provided. According to the table, the total wall signage is 634.5 square feet (7 wall signs) and total monument signage is 156 square feet (1 sign of 60.2 square feet, and two (2) signs of 47.9 square feet each); and a variance from Chapter 163, Section 163.070(c)(1)(vi) regarding height from 10' to 12'.

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".

Conclusions

The applicant has submitted a justification statement for the variance (see attached).

When reviewing an application for variance, the Planning and Zoning Board and the City Commission shall consider the following requirements and criteria.

- 1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

RESPONSE: The applicant indicates the variance request arises from the unique and critical nature of the facility as a 24-hour emergency healthcare provider. The need for clear, visible, and properly distributed signage on all building elevations and surrounding approaches is a function of the buildings essential public service. Compliance with strict code allowances would materially impair the facility's ability to effectively guide patients, first responders, and emergency vehicles to and from the site in a timely and safe manner.

Additionally, signage visibility from all approach directions is needed – South (CR 466A), East (Oliver Lane), West (access driveways and internal road network), and North (rear ingress and egress).

In regards to the ER Beacon sign that applicant indicates that the property sits along a curve of CR 466A where line of sight is restricted. This condition creates a hardship that is not typical of standard commercial parcels and requires specialized signage solutions. Without a dedicated ER beacon, patients and EMS traveling eastbound may experience difficulty identifying the correct entrance in time to safely maneuver, particularly in emergency circumstances.

- 2) The special conditions and circumstances are not the results of actions of the applicant and/or registered property owner;

RESPONSE: *The applicant indicates that the special conditions and circumstances are not the result of the applicant. See response to item 1.*

- 3) Literal interpretation and enforcement of the Land Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code, and would work unnecessary undue hardship on the applicant;

RESPONSE: *The applicant indicates that strict adherence to current sign code limitations would unreasonably restrict AdventHealth from placing sufficient signage on key elevations, particularly the North and West facades which are crucial for vehicular access, EMS operations, and navigation by patients unfamiliar with the site. Additionally, the size of the building, its four-sided exposure, and the need for differentiated entry points (e.g., Emergency, Ambulance, General Public) create legitimate, code-unanticipated needs for additional signage beyond what is allowed by right.*

- 4) Granting of the variance request will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district; and

RESPONSE: *The applicant indicates that granting the requested variances will result in substantial justice being done by enabling AdventHealth to fulfill its public health mission while also meeting modern healthcare industry standards for site identification and emergency accessibility. The facility's signage system has been intentionally designed to enhance visibility from all approach directions – South (CR 466A), East (Oliver Lane), West (access driveways and internal road network), and North (rear ingress and egress). Ensuring such visibility benefits the entire community by reducing response times and facilitating intuitive wayfinding in urgent situations.*

- 5) The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

RESPONSE: *The City's LDR's address the purpose and intent of sign regulations including to provide a visually aesthetic and safe environment, promote the public health, safety and general welfare of the public. The aggregate signage should take into consideration the scale and type of development in which they are intended to serve.*

The applicant indicates the request is reasonable, justified by the unique operational needs of a 24-hour ER facility, and aligned with the public interest in promoting safety, clarity, and responsiveness in healthcare delivery. The signage plan has been designed with restraint, clarity, and proportionally, and the proposed variances are essential for the effective functioning of this vital community resource.

In addition, the applicant indicates that the proposed signage is professional in design, scaled appropriately to the building, and will not result in visual clutter or adversely impact surrounding properties. Rather, it will serve as an orderly, coherent system of communication that reinforces the site's medical function. The building is one-story institutional structure with large façade expanses, allowing for proportional signage that does not overwhelm the built environment. The signage is tastefully branded and limited to essential operational identifiers.



March 7, 2023

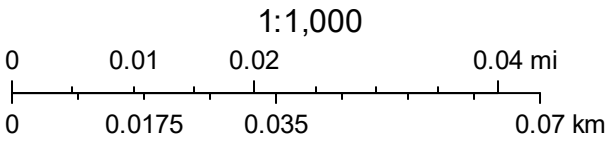
pointLayer

Override 1

polygonLayer

- Override 1
- County Boundary
- Surrounding Counties
- Street Names
- Local Streets 1K
- Subdivision Boundaries
- Subdivision Blocks
- Subdivision Lot Numbers
- Subdivision Lots
- Building Footprints

- Address Locations
- Boundary Line Dimensions
- Property Name
- Tax Parcels Alternate Key
- Tax Parcels
- Township/Range Grid
- Section Grid
- County Owned Property
- City Limits In



Lake County Property Appraiser
Lake BCC

RESOLUTION 2025-089

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING AN EXTENSION OF THE APPROVED MAJOR SITE PLAN ALLOWING FOR CONSTRUCTION OF A CAR WASH INCLUSIVE OF PARKING, STORM WATER MANAGEMENT, AND IRRIGATED LANDSCAPING ON VACANT PROPERTY LOCATED ON SOUTH DIXIE AVENUE AND U.S. HIGHWAY 27 NORTHWEST OF DR. MARTIN LUTHER KING BOULEVARD; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER AND INTERIM COMMUNITY DEVELOPMENT DIRECTOR TO ISSUE A DEVELOPMENT ORDER EXTENDING THE APPROVED MAJOR SITE PLAN UNTIL AUGUST 10, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, legal representative Axel Castro on behalf of the owner, MMAC Realty LLC, a Florida limited liability company, filed a request for consideration of extension of the Major Site Plan adopted by Resolution 2024-037 which allows for construction of a carwash on real property located at U.S. Hwy 441 and S. Dixie Avenue, Fruitland Park, Florida, (the "Property"); and

WHEREAS, the Notice of Site Plan Approval was approved August 8, 2024 and issued August 13, 2024 to Darren T.R. Eyre, P.E., 1502 W. Fletcher Ave, Suite 101, Tampa, FL 33612 and MMAC Realty LLC, Attn. Axel Castro, DMD, 422 S. Alafaya Trail, Suite #27, Orlando, FL 32827; and

WHEREAS, the request has been considered in accordance with the City's Land Development Regulations, Ch. 152.030(d)(2) since no permits have been issued; and

WHEREAS, the Planning and Zoning Board of the City of Fruitland Park has considered the request at a duly noticed public hearing; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the request in accordance with the City's Land Development Regulations (LDRs), Ch. 152.030(d)(2), and finds that: (1) No amendments to the LDRs having an impact on the project have been adopted since the original approval; and (2) No changes to surrounding land uses, development or other conditions have required modification of the plans to meet the requirements of the LDC.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Extension.

The request for an extension for an additional 12-month period is GRANTED. The expiration date of the Major Site Plan approved by Resolution 2024-037 is August 10, 2026.

See attached Exhibit A. (The Property and approved Site Plan) is attached hereto and incorporated herein.

Section 2. Resolution 2024-037.

All other terms and conditions set forth in Resolution 2024-037 remain in effect.

Section 3. Authorization.

The Interim Community Development Director and the City Manager are authorized to issue a development order extending the approved major site plan until August 10, 2026.

Section 4. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED AND RESOLVED 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 Johns, 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 _____

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION
(SEE ATTACHED MAJOR SITE PLAN)

July 31, 2025

MMAC REALTY, LLC
Attn: Axel Castro
422 S Alfaya Trail, Suite 27
Orlando, FL 32828
(407) 748-0651
Axeldmdrcm@gmail.com

City of Fruitland Park
Community Development Department
506 W Berckman St
Fruitland Park, FL 34731
(352) 360-6727
permits@fruitlandpark.com

Dear City of Fruitland Park,

I am submitting this letter for consideration by the City of Fruitland Park for a 12-month extension of the expiration date of the approved plans which would occur on 08/19/2025. The execution of the approved Development Order was approved and signed by the City Manager on 08/19/2024.

Property Location: S Dixie Ave/CR25A & US 441, Fruitland Park, FL with Alternate Key(s) 1699754

Parcel ID No. 10-19-24-0003-000-04200

Address: 3438 US HIGHWAY 27/441, FRUITLAND PARK, FL 34731

Attached:

- \$200 fee per the Land Development Regulations
- Approved Development Order: Blue Penguin Car Wash
- Resolution 2024-037

Thank you for your attention to this matter.

MMAC REALTY, LLC
Axel Castro



7/31/2025

August 21, 2025

MMAC REALTY, LLC
Attn: Axel Castro
422 S Alfaya Trail, Suite 27
Orlando, FL 32828
(407) 748-0651
Axeldmdrcm@gmail.com

City of Fruitland Park
Community Development Department
506 W Berckman St
Fruitland Park, FL 34731
(352) 360-6727
permits@fruitlandpark.com

Dear City of Fruitland Park,

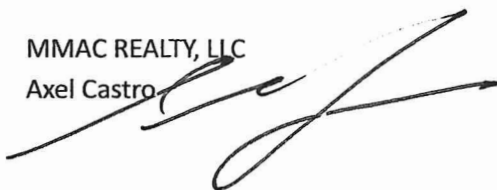
Re: Property Location: S Dixie Ave/CR25A & US 441, Fruitland Park, FL with Alternate Key(s) 1699754
Parcel ID No. 10-19-24-0003-000-04200
Address: 3438 US HIGHWAY 27/441, FRUITLAND PARK, FL 34731

As a follow up to the email received on August 20, 2025 from Emily Church, Administrative Assistant to the Community Development Department; City of Fruitland Park, please see below in regards to the request from the City Attorney's response from the original letter/request for extension of the expiration of plans dated July 31, 2025.

The reason for the extension request is that the economics of the car wash development has shifted due to various factors in the car wash industry. Items such as the cost of site work, building construction and equipment have changed drastically. The biggest factor is the cost of equipment due to tariffs. We had been working with another car wash group, Hang 10 Car Wash, who backed out of the project due to these financial factors. We have been working diligently with other groups to be strategic partners to move the development of this project forward and hope to have something worked out shortly. The extension from the City of Fruitland Park will be an integral part of being able to reach our ultimate goal of development of this vacant property.

Thank you for your attention to this matter and we look forward to working with the City of Fruitland Park in regards to the development of this property.

MMAC REALTY, LLC
Axel Castro



CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

SITE PLAN APPROVAL EXTENSION – BLUE PENGUIN CAR WASH

Owner: MMAC REALTY, LLC

General Location: West of US 27/441 and north of Dixie Ave.

Number of Acres: 2.13 ± acres

Existing Zoning: Commercial (C-2)

Existing Land Use: Highway Commercial

Date: August 12, 2025

Description of Project

The applicant/owner is seeking a one (1) year (12 months) extension of the site plan which was approved on August 8, 2024 via Resolution 2024-037. The site plan approval was for a 3,525 square foot car wash facility which is a single tunnel automatic carwash with no detailing provided. The facility will house a small office for employees only which is not accessible to customers. Vacuum stations are provided.

	Surrounding Zoning	Surrounding Land Use
North	C-2	Commercial High Intensity
South	C-2	Commercial High Intensity
East	C-2	Commercial High Intensity
West	C-2 and R-3A	Commercial and Multi-family High Density

Assessment

The applicant is requesting the extension request due to the economics of the car wash development shifted due to various factors in the car wash industry. Items such as construction of site work, building construction and equipment have changed drastically. The biggest factor is the cost of equipment due to tariffs. We have been working with other groups to be strategic partners and hope to have something worked out shortly.

Chapter 160, Section 160.050(a) addresses extensions of site plan approval which may be approved for a period not to exceed 12 months. Section 160.050(1) indicates that the City Commission shall consider the following:

A) The effect any delay in proposed project construction and completion has on the concurrency management system.

Delay of construction should not have any adverse effect to public facilities as outlined below:

The anticipated wastewater flow based on the previous concurrency application was 5,000 GPD and the anticipated water flow was also 5,000 GPD. Delay of construction should not adversely affect the level of service of the existing facilities.

The previous traffic reviewed indicated a de minimis impact; therefore, delay of construction should not adversely affect the level of service of roadways.

There are no anticipated adverse impacts associated with solid waste.

B) The impacts of having any new and existing regulations applied to the project.

Section 160.050(2) indicates that the City Commission may attach conditions to a site plan extension approval that further the intent and purpose or satisfy the requirements of any comprehensive plan policies or land development requirements. No extensions may be granted unless the City Commission determines that an extension satisfies the applicable requirements of the concurrency regulations of Chapter 153.

To the best of planning staff's knowledge, no new regulations have been adopted which would affect the site design and approvals previously granted.

Conclusions

The request for extension was dated July 31, 2025 prior to the expiration date of the site plan. The extension request meets the technical requirements of the Land Development Regulations as outlined in Chapter 153 and Chapter 160, Section 160.050.

Business Impact Estimate

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and **must be posted on the City's website not later than the time notice of the proposed ordinance is published in the newspaper.***

ORDINANCE 2025-023

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING SEC. 157.060(D)(20, 28, AND 29) AND SECTION 157.060(E) AND (F) OF THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE DESIGNATING AN ADMINISTRATIVE AUTHORITY TO RECEIVE, REVIEW, AND PROCESS A PLAT OR REPLAT SUBMITTAL, AND DESIGNATING AN ADMINISTRATIVE OFFICIAL TO APPROVE, APPROVE WITH CONDITIONS OR DENY A PLAT OR REPLAT, AS REQUIRED BY CHAPTER 2025-164, LAWS OF FLORIDA; REVISING CERTIFICATIONS ON THE FINAL PLAT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243

¹ See Section 166.041(4)(c), Florida Statutes.

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare): The ordinance amends the land development code to designate an administrative authority, and an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat in lieu of a plat or replat going before any planning and zoning board or the commission. It amends certification requirements currently in the code to be consistent with approval by the administrative authority. This ordinance is required to comply with Chapter 2025-164, Laws of Florida that requires that each municipality appoint through a resolution or ordinance an administrative authority including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat. Adoption serves a public purpose.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any: No economic impact.
 (a) An estimate of direct compliance costs that businesses may reasonably incur; No costs of compliance.
 (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; No new charge or fee is imposed by the ordinance. and
 (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs. No regulatory costs are incurred. No revenues are generated as there are no new charge or fee being imposed by the ordinance

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: None.

4. Additional information the governing body deems useful (if any): None.

ORDINANCE 2025-023

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING SEC. 157.060(D)(20, 28, AND 29) AND SECTION 157.060(E) AND (F) OF THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE DESIGNATING AN ADMINISTRATIVE AUTHORITY TO RECEIVE, REVIEW, AND PROCESS A PLAT OR REPLAT SUBMITTAL, AND DESIGNATING AN ADMINISTRATIVE OFFICIAL TO APPROVE, APPROVE WITH CONDITIONS OR DENY A PLAT OR REPLAT, AS REQUIRED BY CHAPTER 2025-164, LAWS OF FLORIDA; REVISING CERTIFICATIONS ON THE FINAL PLAT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, effective July 1, 2025, Chapter 2025-164, Laws of Florida requires that each municipality appoint through a resolution or ordinance an administrative authority including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat; and

WHEREAS, to comply with the requirements of Chapter 2025-164, Law of Florida, it is necessary for the City Commission to adopt an ordinance amending its land development code to designate an administrative authority, and an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat in lieu of a plat or replat going before any planning and zoning board or the commission; and

WHEREAS, it is necessary to amend certification requirements currently provided in the land development code to remove references to approval of final plats by the planning and zoning board and city commission; and

WHEREAS, the City Commission of the City of Fruitland Park at second reading held a public hearing for adoption of this ordinance at least 10 days after the date of advertisement.

WHEREAS, the City of Fruitland Park desires to amend the Land Development Code for the City of Fruitland Park as set forth below.

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA AS FOLLOWS:

Section 1. The above recitals are true and correct and made an integral part of this ordinance.

Section 2. Section d) 20) in Section 157.060 of the Land Development Code of the City of Fruitland Park, Florida, is hereby amended to read as follows:

20) *Final plat*. The approved final plat is the official record of the subdivision to be filed with the city clerk and a copy shall be submitted to the community development department. It is verification that the subdivided land has been developed substantially in accordance with the approved construction plans, approved preliminary plat, or that a bond has been posted which will secure the development as specified in the final plat. The administrative authority to receive, review, and process the plat or replat submittal is the Community Development Department. The administrative officer with authority to administratively approve plats and replats on behalf of the City of Fruitland Park is hereby delegated to the community development director, and in the absence of the community development director, the community development administrative manager. The final plat must be approved by the city commission administrative officer with authority to approve plats and replats and recorded in the public records of the county prior to the developer selling any lot or parcel.

- A) *Procedure*. No final plat application shall be approved prior to the issuance of a land development permit. The final plat shall be accompanied by:
- i) A complete final plat application furnished by the community development department;
 - ii) The appropriate filing fee and application;
 - iii) A certificate of concurrency covering the area to be platted;
 - iv) When required in conjunction with a construction contract or maintenance agreement, a certified cost estimate (exhibit) shall be prepared by the developer's engineer and shall include the cost of surveying, engineering and construction of all required improvements; the actual contract price may be substituted for the engineer's cost estimate;
 - v) Appropriate security for required improvement as specified in the Land Development Code unless a certificate of completion has been issued by the city;
 - vi) One paper copy and one electronic copy of the final plat drawing showing the required information and certifications;
 - vii) Security for maintenance of improvements meeting the requirements of the Land Development Code when a certificate of completion has been issued; and improvements are dedicated to the city;
 - viii) A copy of the property owner's association documents which accept the responsibility for maintenance of all private streets, rights-of-way, easements, recreation areas, stormwater management facilities or other improvements;
 - ix) A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant;
 - x) All applicable informational requirements of the Land Development Code;
 - xi) The community development director or designee shall determine whether or not an application is complete and can be routed for interdepartmental review; no incomplete application shall be routed for review;
 - xii) Current opinion of title prepared by a state attorney-at-law or title policy. Less than 30 days at time of submittal and updated and less than 30 days at time of plat recording.

Section 3. Section d) 28) in Section 157.060 of the Land Development Code of the City of Fruitland Park, Florida, is hereby amended to read as follows:

- 28) *Certificate of approval by the city ~~commission~~*. The plat shall contain the approval and signature block for the city ~~commission~~ and the acknowledgment and signature block of the clerk of circuit court and the city attorney. In the event the plat contains dedications to the city, this certificate shall also indicate whether the city accepts in whole or in part the dedications made. The following form is acceptable:

CERTIFICATE OF APPROVAL BY CITY ~~COMMISSION~~

THIS IS TO CERTIFY, that on _____, the foregoing plat was approved by the City ~~Commission~~ of Fruitland Park, Florida. (Address acceptance of dedications in whole or in part, as appropriate).

Mayer- Community Development Director	
Attest:	
City Clerk	
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	
City Attorney	

Section 4. Section d) 29) in Section 157.060 of the Land Development Code of the City of Fruitland Park, Florida, is hereby deleted in its entirety.

Section 5. Section e) in Section 157.060 of the Land Development Code of the City of Fruitland Park, Florida, is hereby amended to read as follows:

e) Review of final plat documents. The community development director or designee shall schedule all applications for review by the TRC. The city attorney and city surveyor must review Mylars prior to consideration for approval by the community development director. ~~scheduling the final plat for the city commission agenda.~~

Section 6. Section f) in Section 157.060 of the Land Development Code of the City of Fruitland Park, Florida, is hereby amended to read as follows:

f) Approval by city ~~commission~~.

Upon completion of city staff review, the final plat and application along with recommendations shall be forwarded to the community development director, and in the absence of the community development director, the community development administrative manager ~~city commission~~ for review and consideration of approval. The community development director, and in the absence of the community development director, the community development administrative manager ~~city commission~~ shall determine whether the final plat is in substantial conformity with the preliminary plat and meets all the requirements of the laws, rules and regulations of the city and after consideration shall approve, postpone for future consideration, approve subject to specified conditions or disapprove for stated reasons.

In rejecting any final plat, the community development director, and in the absence of the community development director, the community development administrative manager ~~city commission~~ shall provide reasons for such action and recommendation making reference to specific sections in the Land Development Code and F.S. ch. 177 or applicable city policy established by the commission. The community development department director ~~director~~ shall send a copy of such reasons to the developer within ten working days following the decision of the community development director, and in the absence of the community development director, the community development administrative manager ~~commission meeting~~. The subdivider may comply with the recommendations made by the community development director, and in the absence of the community development director, the community

~~development administrative manager city commission~~ and resubmit the final plat to the community development department for processing as prescribed above. The ~~city commission~~ shall indicate approval on the final plat by signature of the community development director, and in the absence of the community development director, the community development administrative manager ~~mayor~~.

Section 7. Applicability. This ordinance shall be applicable to property located within the City of Fruitland Park municipal boundaries.

Section 8. Conflicts. In the event of a conflict or conflicts between this ordinance and other ordinances, this ordinance shall control and supersede.

Section 9. Severability. If any section or phrase of this ordinance is held to be unconstitutional, void or otherwise invalid, the validity of the remaining portions of this ordinance shall not be affected thereby.

Section 10. Inclusion. It is the intention of the City Commission of the City of Fruitland Park that this ordinance shall become and be made a part of the Land Development Code for the City. Sections may be renumbered or reorganized for editorial and codification purposes and such renumbering or reorganization shall not constitute nor be considered a substantive change to the Land Development Code as adopted.

Section 11. Effective Date. The effective date of this ordinance is upon adoption; however, planning and zoning board shall continue to serve in its capacity until such time as a special master is approved by the City Commission.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this ____ day of _____, 20__.

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)

First Reading _____

Second Reading _____

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

CHAPTER 2025-164

Committee Substitute for Committee Substitute for Committee Substitute for Senate Bill No. 784

An act relating to platting; amending s. 177.071, F.S.; requiring that certain plat or replat submittals be administratively approved with no further action by certain entities under certain circumstances; requiring the governing body of such county or municipality to designate an administrative authority to receive, review, and process plat or replat submittals; providing requirements for such designation; defining the term “administrative authority”; requiring the administrative authority to submit a certain notice to an applicant; providing requirements for such notice; requiring the administrative authority to approve, approve with conditions, or deny a plat or replat submittal in accordance with the timeframe in the initial written notice to the applicant; requiring the administrative authority to notify the applicant in writing if it declines to approve a plat or replat submittal; requiring that the written notification contain the reasons for denial and other information; prohibiting the administrative authority or other official, employee, agent, or designee from requesting or requiring that the applicant request an extension of time; amending s. 177.111, F.S.; conforming provisions to changes made by the act; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 177.071, Florida Statutes, is amended to read:

177.071 Administrative approval of plats plat by designated county or municipal official governing bodies.—

(1)(a) A plat or replat submitted under this part must be administratively approved and no further action or approval by the governing body of a county or municipality is required if the plat or replat complies with the requirements of s. 177.091. The governing body of the county or municipality shall designate, by ordinance or resolution, an administrative authority to receive, review, and process the plat or replat submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.

(b) As used in this section, the term “administrative authority” means a department, division, or other agency of the county or municipality. For purposes of issuing a final administrative approval of a plat or replat submittal, the term also includes an administrative officer or employee designated by the governing body of a county or municipality, including but not limited to, a county administrator or manager, a city manager, a deputy county administrator or manager, a deputy city manager, an assistant county administrator or manager, an assistant city manager, or other high-ranking county or city department or division director with direct or indirect

oversight responsibility for the county's or municipality's land development, housing, utilities, or public works programs.

(2) Within 7 business days after receipt of a plat or replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with s. 177.091. The written notice must also provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.

(3) Unless the applicant requests an extension of time, the administrative authority shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (2). If the administrative authority does not approve the plat or replat, it must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet. The administrative authority, or an official, an employee, an agent, or a designee of the governing body, may not request or require the applicant to file a written extension of time.

(4)(1) Before a plat or replat is offered for recording, it must be administratively approved as required by this section by the appropriate governing body, and evidence of such approval must be placed on the plat or replat. If not approved, the governing body must return the plat or replat to the professional surveyor and mapper or the legal entity offering the plat or replat for recordation. For the purposes of this part:

(a) When the plat or replat to be submitted for approval is located wholly within the boundaries of a municipality, the governing body of the municipality has exclusive jurisdiction to approve the plat or replat.

(b) When a plat or replat lies wholly within the unincorporated areas of a county, the governing body of the county has exclusive jurisdiction to approve the plat or replat.

(c) When a plat or replat lies within the boundaries of more than one county, municipality, or both governing body, two plats or replats must be prepared and each county or municipality governing body has exclusive jurisdiction to approve the plat or replat within its boundaries, unless each county or municipality with jurisdiction over the plat or replat agrees the governing bodies having said jurisdiction agree that one plat is mutually acceptable.

(5)(2) Any provision in a county charter, or in an ordinance of any charter county or consolidated government chartered under s. 6(e), Art. VIII of the

State Constitution, which provision is inconsistent with anything contained in this section shall prevail in such charter county or consolidated government to the extent of any such inconsistency.

Section 2. Section 177.111, Florida Statutes, is amended to read:

177.111 Instructions for filing ~~plats~~ plat.—After the approval by the appropriate administrative authority governing body required by s. 177.071, the plat or replat must ~~shall~~ be recorded by the circuit court clerk or other recording officer upon submission thereto of such approved plat or replat. The circuit court clerk or other recording officer shall maintain in his or her office a book of the proper size for such papers so that they ~~will~~ shall not be folded, to be kept in the vault. A print or photographic copy must be filed in a similar book and kept in his or her office for the use of the public. The clerk shall make available to the public a full size copy of the record plat or replat at a reasonable fee.

Section 3. This act shall take effect July 1, 2025.

Approved by the Governor June 20, 2025.

Filed in Office Secretary of State June 20, 2025.

(1) 1288339, (2) 1288347, (3) 3884327 and (4) 1288053—VITA SERENA

Sumter County



ORDINANCE 2025-025

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 93.74 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CR 466A 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.

WHEREAS, a petition has been submitted by Richard Wohlfarth, as Applicant, on behalf of Joseph C. Burke, Jr., Owner, requesting that approximately 93.73 ± acres of real property generally located north of CR 466A and west of Micro Racetrack Road (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, the Property is contiguous to the City limits and is reasonably compact.

WHEREAS, the City Commission has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; 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, all other procedural and notice requirements mandated by State law and the City's Code of Ordinances have been followed and satisfied; 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 93.73 acres of land generally located north of CR 466A and west of Micro Racetrack Road, 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. 1288339, 1288347, and 3884327

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.

Section 3. 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. 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 5. Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the City of Fruitland Park and shall be entitled to the same privileges and benefits as other parts of the City of Fruitland Park upon the effective date of the annexation.

Section 6. 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. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park in accordance with law.

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, City Clerk

Anita Geraci-Carver, City Attorney

Vice-Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Mobilian	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT A

DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: 1288347 (Unincorporated Lake County)

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 2: 3884327 (Unincorporated Lake County)

THE EAST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING NORTH OF CR 466A, LESS AND EXCEPT THE SOUTH 300 FEET THEREOF, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 3: 1288339 (Not Applicable for Annexation); Fruitland Park

THE SOUTH 300 FEET OF THE EAST 165 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LESS AND EXCEPT THAT PORTION CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 556, PAGE 205, AND LESS THE RIGHT OF WAY FOR STATE ROAD 466-A, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 4: 1288053 (Unincorporated Lake County)

THE NORTH 1 /2 OF THE SOUTH 1 /2 OF THE NORTHEAST 1 /4 OF THE NORTHWEST 1 /4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.



Timothy Morris
County Commissioner, District 5

December 8, 2025

Mayor Chris Cheshire
City of Fruitland Park
506 W. Berkman St.
Fruitland Park, FL 34731

RE: Annexation of Vita Serena (AK #1288347, 3884327, & 1288053)

Dear Mayor Cheshire:

On behalf of the Board of County Commissioners, I am reaching out to you regarding concerns associated with the annexation of the above-mentioned properties. According to the Notice of Annexation received by the County on October 27, 2025, the property consists of approximately 94.67 +/- acres of land, generally located North of C.R. 466A, West of Micro Racetrack Road, in unincorporated Fruitland Park and identified as Alternate Keys 1288347, 3884327, and 1288053, Lake County, Florida. If annexed, the intent is to develop the property as villa duplex units in accordance with the regulations of Fruitland Park.

The Lake County Comprehensive Plan designates this property as Rural with a maximum density of 1 dwelling unit per 5 net acres and a minimum 35% open space requirement. The intent of the Rural Future Land Use Category is to protect rural lifestyles represented by single family homes on large lots and to accommodate agricultural pursuits. Further, the County's Comprehensive Plan has identified this area as one where rural character and agricultural potential shall be preserved and enhanced and environmental qualities shall be protected by limiting density and intensity. An aerial is attached for reference.

Under the Rural Future Land Use Category, at 95 acres and 1 unit per 5 net acres, the maximum density allowed on these parcels would be approximately 19 residential units. Under the proposed Multi-family Low Density City Category, if annexed, the developer is seeking a density of 4.3 units per 1 acre which would result in approximately 408 units with an open space requirement of only 20%. This type of density would be a significant change in the character of the area. Therefore, the County objects to the annexation and ultimate development of this property at urban densities in an area that the County intends to protect rural and agricultural lifestyles. Approval of the annexation and proposed development plan will negatively impact existing infrastructure and public services, potentially leading to a decrease in the quality of life for current residents.

Notwithstanding the foregoing, if the City moves forward with the annexation, the following transportation concerns must be addressed:

- Access from C.R. 466A and Micro Racetrack Road will require permitting with the County.

P.O. Box 7800 • 315 W. Main St., Suite 316 • Tavares, FL 32778-7800
P 352-343-9850 • F 352-343-9495

- Access from C.R. 466A (Miller Blvd.) to Oliver Lane will require a dedicated left turn lane on C.R. 466A and a traffic signal which will be designed, permitted, and constructed by the developer.
- Access from Mirco Racetrack Road will require a roundabout as the widening for the turn lanes will not fit within the existing right-of-way. The inside circle of the roundabout would have Florida native tree(s) with Florida native plants and then a band of Bahia grass between the planting and the truck apron.
- Additional right-of-way will be required for Micro Racetrack Road to accommodate the roundabout improvements.

I look forward to working with the City of Fruitland Park to make Lake County the best it can be. Please let me know if you have any questions or need any additional information.

Sincerely,



Timothy Morris
Commissioner – District 5

cc: Board of County Commissioners {via email only}
County Manager {via email only}
County Attorney {via email only}



ORDINANCE 2025-026

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.

WHEREAS, a petition has been received from Richard Wohlfarth, applicant on behalf of Joseph C. Burke, Jr. as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Multi-Family Low Density" 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 94.59 $\pm$ acres generally located north of CR 466A and west of Micro Racetrack Road as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Multi-Family Low Density 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, City Clerk

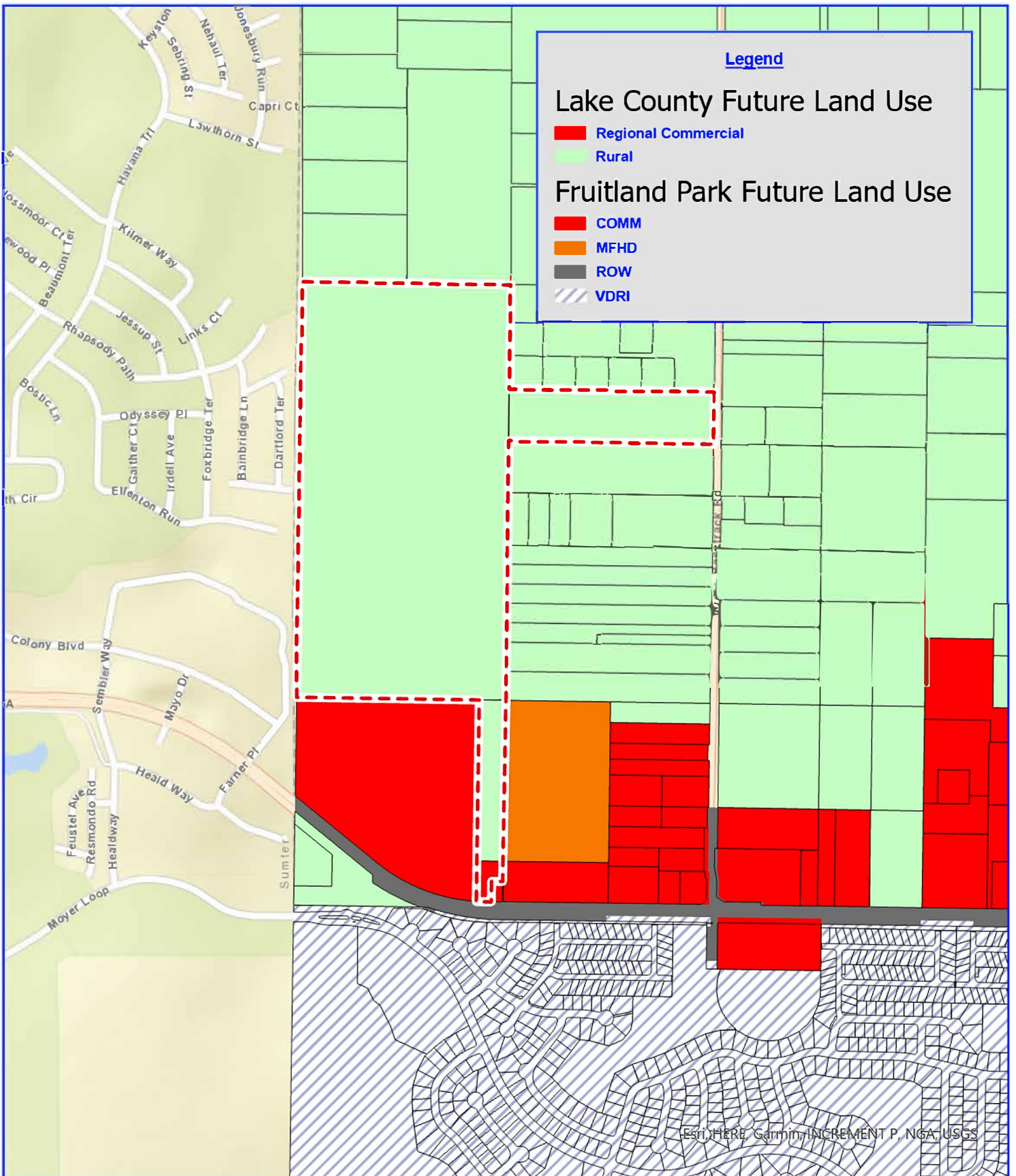
Anita Geraci-Carver, City Attorney

Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice-Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Mobilian	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

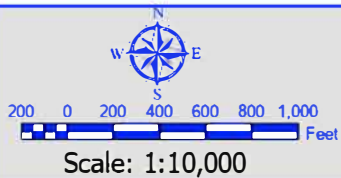
Passed First Reading _____
Passed Second Reading _____
(SEAL)

“EXHIBIT A”

EXHIBIT B



Esri, HERE, Garmin, INCREMENT P, NOAA, USGS

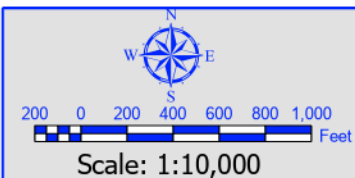
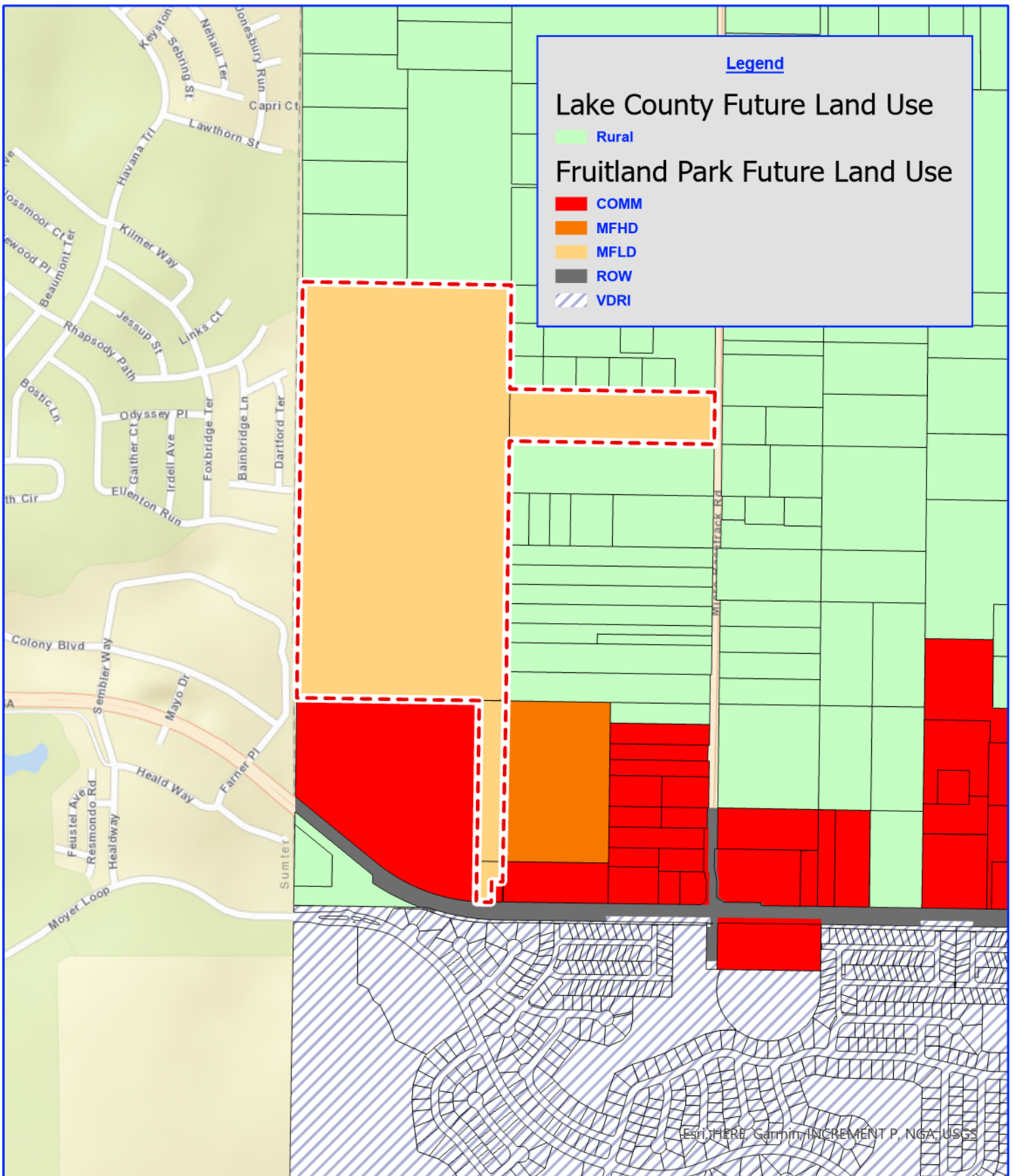


Vita Serena

Fruitland Park, Florida
Existing Future Land Use Map

Project: 398/25/04
File: Existing FLU
Name: Vita Serena
PM: S. Lindh
Date: May 1, 2025
Created By: T. Kalebaugh





Vita Serena

Fruitland Park, Florida
Proposed Future Land Use Map

Project: 398/25/04
File: FLU
Name: Vita Serena
PM: S. Lindh
Date: May 1, 2025
Created By: T. Kalebaugh



ORDINANCE 2025 - XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 95.44-35 ± 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.

WHEREAS, a petition has been submitted by Richard Wohlfarth, as Applicant, on behalf of Joseph C. Burke, Jr., Owner, requesting that approximately 95.44-35 acres of real property generally located north of CR 466-A and west of Micro Racetrack Road (the "Property") be rezoned from Lake County Agriculture and City of Fruitland Park C-2 to the City of Fruitland Park Planned Unit Development (PUD) 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 rezoning 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 the City of Fruitland Park, Florida, as follows:

Section 1. The following described property consisting of approximately 95.44 ± acres of land generally located north of CR 466-A and west of Micro Racetrack Road shall hereafter be designated as PUD, Planned Unit Development, as defined in the Fruitland Park Land Development Regulations. The property is more particularly described and depicted as set forth on **Exhibit "A"**. The Property shall hereafter be developed according to the Development Agreement attached hereto as **Exhibit "B"**, which includes, but is not limited to, the concept plans attached to the Development Agreement.

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.

V 9-23-25

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, CMC, 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)

(SEAL)

Passed First Reading _____
Passed Second Reading _____

V 9-23-25

EXHIBIT "A"
LEGAL DESCRIPTION AND MAP

EXHIBIT A

DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: 1288347 (Unincorporated Lake County)

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 2: 3884327 (Unincorporated Lake County)

THE EAST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING NORTH OF CR 466A, LESS AND EXCEPT THE SOUTH 300 FEET THEREOF, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 3: 1288339 (Not Applicable for Annexation); Fruitland Park

THE SOUTH 300 FEET OF THE EAST 165 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LESS AND EXCEPT THAT PORTION CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 556, PAGE 205, AND LESS THE RIGHT OF WAY FOR STATE ROAD 466-A, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 4: 1288053 (Unincorporated Lake County)

THE NORTH 1 /2 OF THE SOUTH 1 /2 OF THE NORTHEAST 1 /4 OF THE NORTHWEST 1 /4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

V 9-23-25

EXHIBIT “B”
MASTER DEVELOPMENT AGREEMENT

Record and Return to:
City of Fruitland Park
Attn: City Clerk
506 W. Berckman Street
Fruitland Park, Florida 34731

MASTER DEVELOPMENT AGREEMENT
ENCLAVE AT LAKE GENEVA MPUD

THIS AGREEMENT is entered into and made as of the ____th day of _____, 2025, between the **CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation**, (hereinafter referred to as the “City”), and **FRUITLAND LAKE ELLA, LLC** (hereinafter referred to as the “Owner”).

RECITALS

1. The Owner seeks to rezone 45.31 +/- acres of real property within the City of Fruitland Park, described and depicted as set forth on **Exhibit “A”** attached to and incorporated in this Agreement (hereafter referred to as the “Property” to Mixed Use Planned Unit Development (MPUD); and

2. The Property is currently located within the City of Fruitland Park and is currently zoned City of Fruitland Park Mixed-Use Planned Unit Development and City General Commercial (C-2) with a future land use designation on the City of Fruitland Park Future Land Use Map of “Mixed Community (MC)” and “Commercial (COMM).”

3. Owner has filed an application for a small-scale comprehensive plan amendment to change the future land use designation for a portion (Alt. Key No. 1284422) of the Property from Commercial to Mixed Community (MC).

4. Owner has filed an application to rezone the Property to Mixed Use Planned Unit Development (MPUD).

5. The Property is being developed as part of a larger project known as Enclave at Lake Geneva consisting of Parcels A-F.

6. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.

7. The City of Fruitland Park has determined that the rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.

8. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.

9. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application for rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement and adopts an ordinance rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "MPUD Conceptual Plan" prepared by Wohlfarth Consulting Group, LLC, dated October 22, 2025, and attached as **Composite Exhibit "B"** (which may be referred to as the "Plan" or the "MPUD Master Plan" or "Development Plan"). The project shall be developed in accordance with the Permitted Uses set forth below. All development shall be consistent with City's "MPUD" (Mixed Use Planned Unit Development) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 4. Permitted Uses. Permitted Uses shall include:

- a. Single family not to exceed 121 units.
- b. Recreation amenities.
- c. Commercial Uses specified under C-1 Zoning in accordance with the City's Land Development Regulations, as well as the commercial uses specified under C-2 Zoning.

Section 5. Development Standards. Development Standards shall be as follows:

- a. Minimum Open Space 25%, which may include all buffers, recreation and other pervious area not located within platted road right of way. Stormwater ponds may not be utilized for open space.
- b. Maximum Building Height of thirty-five feet (35'), measured to the mean height of hip or gabled roofs.
- c. Minimum Setback requirements, as measured from the MPUD perimeter property lines shall be:
 - i. North: Twenty-five feet (25')
 - ii. South: Fifty feet (50'), except if adjacent to Enclave at Lake Geneva Residential PUD, 0' is allowed.
 - iii. East: Twenty-five feet (25')

- iv. West: Twenty-five feet (25'), except if adjacent to Enclave at Lake Geneva Residential PUD, 0' is allowed.
- d. Density may not exceed 4.30 du/ac.

Single Family Detached:

- i. Minimum Building Setbacks
 - a. Front: 20 feet
 - b. Front-Garage: 25 feet
 - c. Side: 5 feet (between building pads)
 - d. Side: 15 feet (building to street)
 - e. Rear: 15 feet, except 5 feet for patio, pool and screen structures

40' Lots:

- ii. Minimum Living Area: 1,200 SF
- iii. Minimum Lot Width: 40 feet
- iv. Minimum Lot Area: 4,800 SF
- v. Maximum Impervious Surface Ratio (Lots): 75%
- vi. Maximum Building Coverage: No more than 55% of Lot Area

50' Lots:

- vii. Minimum Living Area: 1,200 SF
- viii. Minimum Lot Width: 50 feet
- ix. Minimum Lot Area: 6,000 SF
- x. Maximum Impervious Surface Ratio (Lots): 75%
- xi. Maximum Building Coverage: No more than 55% of Lot Area

- e. Open space shall not be less than twenty-five (25) percent of the total property area. Stormwater ponds may not be included as open space.
- f. Parking: The Owner will be required to meet the parking requirements of the Fruitland Park Land Development Regulations.
- g. Type "C" landscape buffers of twenty-five feet (25') shall be provided along the MPUD perimeter property boundaries.
- h. Recreational amenities. At a minimum the following must be provided:

Section 6. Design Standards.

Design Standards for Residential shall be as follows:

- a. Single-family development shall meet the R-4 SFMD zoning development standards, except where in conflict with this Master Development Agreement.

- b. Architectural features - All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the single-family units. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc. Designs may vary throughout the development.
 - 1) Dormers
 - 2) Gables
 - 3) Recessed or raised entries
 - 4) Covered porch entries
 - 5) Cupolas
 - 6) Pillars or decorative posts
 - 7) Bay window (minimum 12 inch projections)
 - 8) Eaves (minimum 6-inch projections)
 - 9) Front windows with arched glass tops and minimum 4-inch trim
 - 10) Metal roofs
 - 11) Decorative Corbels and Brackets
- c. Building Materials - Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:
 - i. The exterior wall area may be any type of lap siding and/or stucco, including a “cementitious” lap siding. (A “cementitious” lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.) The exterior may include full width or cast brick or stone.
 - ii. All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.
- d. Details, such as, brackets, corbels, decorative panels, may be made from alternative materials, such foam with a hard shell finish.
- e. Recreational Buildings shall have landscape areas planted with trees, shrubs or groundcovers, other than sod, around the building as follows:
 - i. Building Perimeter landscaping. A minimum three (3) foot wide landscape area, with an average of five (5) feet or more, around a minimum of forty (40) percent of the total building perimeter and within twenty-five (25) feet of the building walls.
 - ii. *Minimum planting requirement.* One (1) canopy tree or three (3) understory trees, and twenty-eight (28) shrubs shall be required for every three hundred and fifty (350) feet of planting area in e. 1) above. Trees installed for any other requirement of this subsection e. may be credited towards this requirement if in the required location.

Design Standards for Non-Residential shall be as follows: Nonresidential development must adhere to the nonresidential design district standards set forth in Chapter 154, of the City's Land Development Regulations.

Section 7. Development Phasing. The proposed project must be constructed in no less than three phases in accordance with the Planned Unit Development Master Plan (attached as part of these conditions) which is also provided in the Phasing Table below. Changes to the Planned Unit Development Master Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process. If such changes are consistent with this Master Development Agreement, the amendment to the Planned Unit Development Master Plan will be processed as a Minor Development under LDC section 160.040.

Enclave at Lake Geneva MPUD							
Phasing Table							
Infrastructure		Building		Commercial			
Start	Finish	Start	Finish	Acreage	40' X 120'	50' X 120'	Total
6/1/2028	7/1/2029	8/1/2029	8/1/2031	14.253	116	6	122

Section 8. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by a minimum of four (4) access points; two (2) full-access driveways on Lake Ella Road and one (1) full-access driveway on Spring Lake Road for the residential portion, and one (1) full-access connection and one (1) right-in/right-out access driveway on US 27/441, utilizing the existing 7-Eleven driveways, and one (1) additional right-in/right-out access on US 27/441 for the commercial portion. The access points shall be reviewed during the development review process.

- The Owner shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park.
- All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements. Drive aisles within parking areas shall not be required to be constructed to City street standards.
- Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.
- The City of Fruitland Park will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Owner shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements, inclusive of all sidewalks.
- A traffic/transportation study shall be submitted prior to preliminary plan approval for review and determination of any necessary access improvements required by Lake

County and/or the City of Fruitland Park. Said improvements will be the responsibility of the Owner.

- f. At such time that traffic signals are warranted at the proposed project entrance, the Owner shall pay their pro rata share of the cost of the signal(s) as determined by Lake County or the City.
- g. Internal streets shall be a minimum of 250 feet as measured from centerline to centerline.

Section 9. Homeowners Association. The Developer shall establish a homeowner's association, which shall be responsible for maintenance of common areas and infrastructure within the Property, including, but not limited to, parks and recreation areas, stormwater retention, open space areas, and common areas, unless some or all of those responsibilities are undertaken by a Community Development District pursuant to Section 10 below. The Developer agrees to, at Developer's expense, provide landscaping and improvements to the park and recreation areas located within the Property as agreed to by City at site plan approval. Developer shall record declarations satisfactory to City setting forth these requirements and detailing assessments in conjunction with the platting of the Property.

Section 10. Community Development District. Developer may establish a Community Development District ("CDD") pursuant to and consistent with Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures as allowed by Section 190.12, F.S.

Section 11. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way and parking areas.

Section 12. Water, Wastewater, and Reuse Water.

A. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. Except as otherwise provided herein, all such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. If any such utility facilities are oversized at the City's request, the City shall provide impact fee credits or cash to reimburse Developer for the materials directly related to such oversizing. If any utility facilities serve to provide any other property with connection ability which would not exist otherwise, the City and Developer will enter into an agreement with the owner or developer of such other property to provide for an appropriate reimbursement payment by such other property owner or developer upon connection to the utility facilities, to the City or Developer.

B. Owner shall own and maintain all onsite water and wastewater improvements including any lift station(s) up to the point of connection at the property line for the wastewater improvements and up to

the point of connection to the City water meter for the water utility improvements. Owner shall, at its expense, install fire hydrant(s) and extend utility line(s) as required by the City of Fruitland Park.

C. During the construction plans and specifications review process, Owner must request a concurrency determination for potable water and wastewater collection and treatment capacity. City has limited potable water and wastewater collection and treatment capacity for the Project therefore, the Project does not have concurrency approval for potable water and wastewater. Conditional construction plan and specifications approval may be granted by the City if during concurrency review capacity is determined to be available, or if construction of additional potable water and/or wastewater capacity is underway and nearing completion; however, should Owner choose to commence with construction prior to the City issuing unconditional construction plan and specification approval, it will be at Owner's risk. Owner further understands that issuance of a certificate of occupancy cannot occur until both potable water and wastewater capacity is available.

D. If water and wastewater capacity is reserved, then Owner shall pay to the City user fees for the number of residential units equal to the difference between the number of residential units for which capacity is reserved and the actual number of residential units which have received certificates of occupancy by December 31, 2030. Said user fees shall be paid by Owner on a monthly basis pursuant to the City's monthly utility billing cycle, and shall continue until all of the residential units for which capacity was reserved have received certificates of occupancy.

E. Owner may utilize corrugated polyethylene pipe (HP) instead of reinforced concrete pipe as required by Sec. 157.080(a)(4)(c), LDRs provided the following conditions are met:

1. Minimum and Maximum cover heights should follow the requirements set forth in the FDOT Drainage Manual, Appendix C, as reiterated in Table 1. Polypropylene pipe can be installed in deeper conditions once supporting calculations and documentation associated with this analysis are approved.
 - a. Polypropylene Pipe is required to be installed with an RCP end section.
 - b. Polypropylene Pipe in Wall Zone installations should follow the requirements set forth in the FDOT Drainage Manual Section 3.11, Appendix D and in the latest version of FDOT Standard Specifications, section 430-4.1.
 - c. FDOT's pipe repair matrix should be used as guidance for any repairs
 - d. Polypropylene Pipe must be produced from a FDOT approved production facility for Class II Polypropylene Pipe
 - e. Class I Polypropylene Pipe is not accepted for use within roadways
 - f. Post inspection services are provided by the pipe manufacturer

Section 13. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate at the time the building permit is issued. Owner agrees to pay all impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued.

Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will

be available. Accordingly, if capacity is available at the time of preliminary plan and City is willing to allocate such capacity to Owner, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

Section 14. Easements. Owner shall provide the City such easements or right of way in form acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of roads, sidewalks, bikeways, street lighting or utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 15. Landscaping/Buffers. Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. All landscaping and tree protection shall comply with Chapter 164 of the City of Fruitland Park Land Development Regulations.

Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping.

Owner shall design and construct, at its sole expense, the interior landscaped areas and islands within the parking areas of the Property in accordance with all applicable City of Fruitland Park Land Development Regulations. Owner shall maintain such areas.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Fruitland Park Land Development Regulations pertaining to tree removal and replacement.

Landscaping for buffers and internal lots shall be in accordance with the following conditions, as detailed in **Exhibit "C"**. In the event of a conflict between the following conditions and Exhibit "C", Exhibit "C" shall control.

- A. A single canopy tree shall be planted in the front yard of all Single-Family Detached units.
- B. A single canopy tree and a single understory tree shall be planted in the front yard of all Duplex buildings.
- C. No trees shall be required in rear yard that is adjacent to any landscape buffer.
- D. Where Lots are back-to-back a canopy tree shall be planted in the rear yard five feet (5') from the property line and be staggered from lot to lot. The intent is that trees shall be spaced equal to the width of the lot.
- E. The landscape buffers shall be a minimum width of twenty-five feet (25') and have a minimum of two (2) canopy trees and one (1) understory tree per every one-hundred feet (100').
- F. Each Lot shall have a minimum of one (1) canopy tree planted five feet (5') within the landscape buffer and centered on such Lot and one (1) understory tree shall be planted ten feet (10') within the landscape buffer along the boundary of each adjacent Lot.
- G. A continuous hedge shall be planted three feet (3') within the landscape buffer.
- H. The planting material shall consist of a minimum of sixty percent (60%) native material. All materials shall be Florida-Friendly Material and noted on the preliminary plans.
- I. The planting material shall consist of the following species:

Canopy Trees

Quercus Virginiana

Live Oak

Magnolia Grandiflora	Southern Magnolia
Cronus Florida	Dogwood
Juniperus Virginiana	Eastern Red Cedar
Pinus Elliottii	Slash Pine
Sabal Palmetto	Sable Palm
Platanus occidentalis	Sycamore
Acer rubrum	Red Maple
Liquidambar styraciflua	Sweetgum

Understory Trees

Red cedar	(Juniperus virginiana)
Little Gem Magnolia	
Red Maple	
Crape Myrtle	
Wax Myrtle	
Japanese Blueberry	
Bottlebrush	
Weeping Bottlebrush	
Ilex Vomitoria	
Sweet Viburnum	
Eastern Redbuddim	

Shrubs

Walter Viburnum
Sweet Viburnum
Wax Myrtle
Ilex Vomitoria

Canopy Trees shall be 2" cal. and 12' Height when planted.

Understory Trees shall be 1 ½" cal. and 8' Height when planted.

Hedges shall be 24" in height when planted, with the maximum spacing for hedges at 30 inches on center.

Section 16. Stormwater Management. Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 17. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other property owners within the City.

Section 18. Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 19. Signage. Owner shall submit a master sign plan as a component of the final site plan (i.e., construction plan) application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations. Alternatively, the Owner, in the Owner's discretion, may apply to amend the MPUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.

Section 20. Issuance of Permits. After the approved Conceptual Site Plan and this Master Development Agreement is recorded, and prior to issuance of any permits for construction, excluding clearing and landfill, a preliminary plat and construction plans, shall be prepared and submitted for review and approval in the manner required by the City's Land Development Code, as amended.

Section 21. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 22. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 23. Due Diligence.

The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 24. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes*.

Section 25. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 26. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their successors in interest and/or assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 27. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege

hereunder, not will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 28. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 29. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone Anita Geraci-Carver Law Office of Anita Geraci-Carver, P.A. 1560 Bloxam Avenue Clermont, Florida 34711 352-243-2801 Telephone 352-243-2768 Facsimile
As to Owner:	Fruitland Lake Ella LLC 12291 SW 124 th Terrace Miami, FL 33186
Copy to:	Andon Calhoun FRUITLAND PARK DEVELOPMENT VI, LLC 2544 Connection Point Oviedo, FL 32765

Section 30. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 31. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, or the effective date of the annexation of the Property, whichever occurs later, and shall terminate five (5) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing before the City Commission.

Section 32. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 33. Severability. If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not effect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Owner and the City have executed this Agreement as of the day and year first above written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

OWNER: FRUITLAND LAKE ELLA LLC,

Witness Signature

Owner Signature

Print Name

Print Name

Witness Signature

Title

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by [☐] physical presence or [☐] online notarization this ____ day of _____ by _____ as _____ of FRUITLAND LAKE ELLA, LLC, a Florida limited liability company on behalf of the company, who is personally known to me or who have produced _____ as identification.

Notary Public

Notary Public - State of Florida

Commission No _____

My Commission Expires _____

ACCEPTED BY THE CITY OF FRUITLAND PARK

Approved as to form and
Legality for use and reliance
by the City of Fruitland Park

By: _____
Chris Cheshire, Mayor

Date: _____

Anita Geraci-Carver
City Attorney

ATTEST: _____
Gwen Johns
City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by [X] physical present or [] online notarization this ____ day of _____ by Chris Cheshire, Mayor of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation and Gwen Johns, City Clerk of the City of Fruitland Park, Florida, on behalf of the corporation, who are [X] personally known to be me or produced _____ as identification.

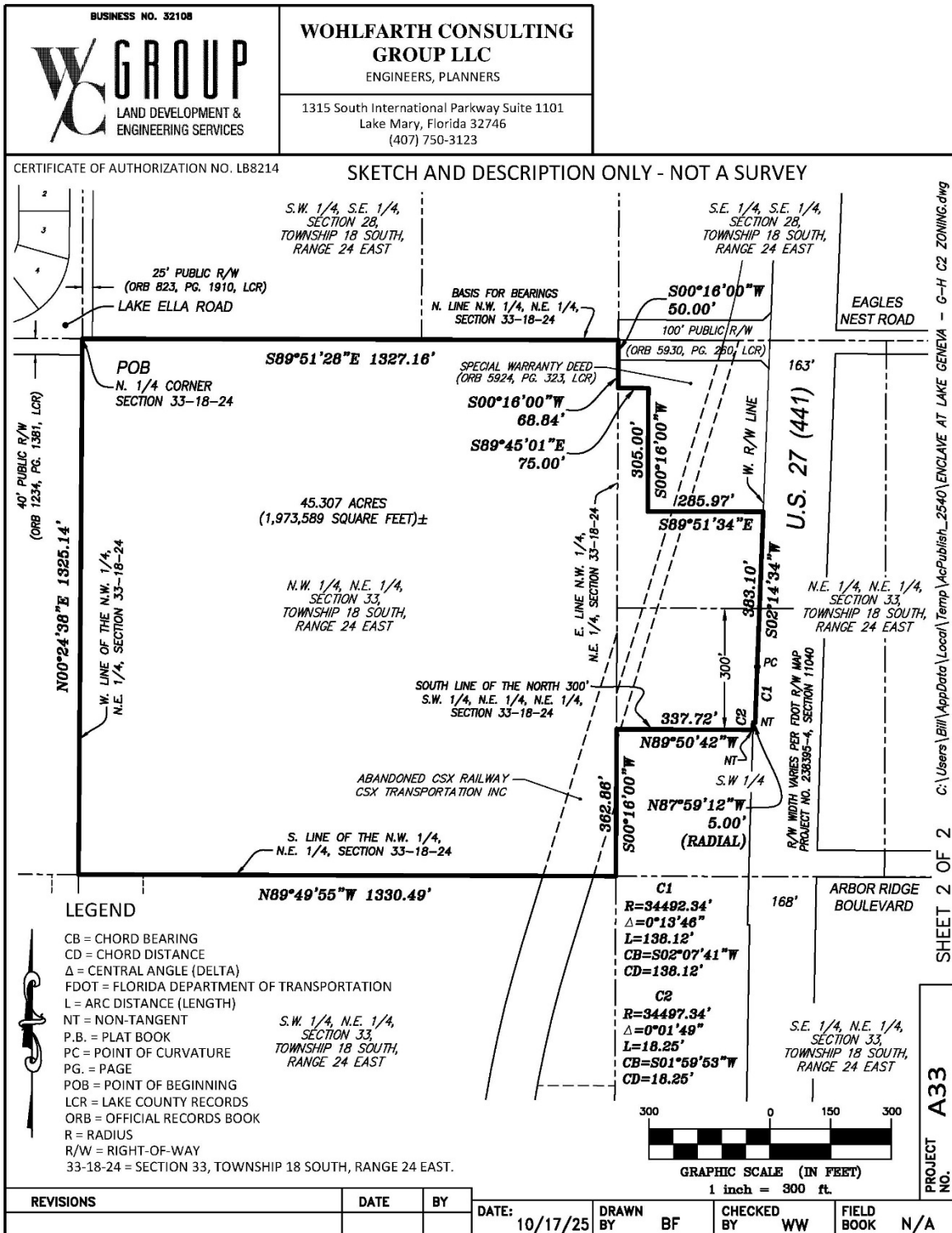
Notary Public
Notary Public - State of Florida
Commission No _____

My Commission Expires _____

EXHIBIT "A" **LEGAL DESCRIPTION**

BUSINESS NO. 32108 WOHLFARTH CONSULTING GROUP LLC ENGINEERS, PLANNERS 1315 South International Parkway Suite 1101 Lake Mary, Florida 32746 (407) 750-3123	CERTIFICATE OF AUTHORIZATION NO. LB8214 SKETCH AND DESCRIPTION ONLY (NOT A SURVEY) DESCRIPTION: A PORTION OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE SOUTH 89°51'28" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,327.16 FEET; THENCE SOUTH 00°16'00" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 50.00 FEET, THE FOLLOWING FOUR (4) COURSES BEING ALONG THE WEST AND SOUTH BOUNDARIES OF THAT CERTAIN LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5924, PAGE 323, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°16'00" WEST, A DISTANCE OF 68.84 FEET; THENCE SOUTH 89°45'01" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00°16'00" WEST, A DISTANCE OF 305.00 FEET; THENCE SOUTH 89°51'34" EAST, A DISTANCE OF 285.97 FEET, THE FOLLOWING FOUR (4) DESCRIBED COURSES BEING ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27/441 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP F.P. NO. 238395-4, SECTION 11040; THENCE SOUTH 02°14'34" WEST, A DISTANCE OF 383.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 34,492.34 FEET, A CENTRAL ANGLE OF 00°13'46", A CHORD BEARING OF SOUTH 02°07'41" WEST AND A CHORD DISTANCE OF 138.12 FEET; THENCE SOUTHERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 138.12 FEET; THENCE NORTH 87°59'12" WEST ALONG A NON-TANGENT LINE, A DISTANCE OF 5.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 34,497.34 FEET, A CENTRAL ANGLE OF 00°01'49", A CHORD BEARING OF SOUTH 01°59'53" WEST AND A CHORD DISTANCE OF 18.25 FEET; THENCE SOUTHERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 18.25 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 300 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE RUN NON-TANGENT TO THE LAST DESCRIBED CURVE NORTH 89°50'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 337.72 FEET; THENCE SOUTH 00°16'00" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 362.86 FEET; THENCE NORTH 89°49'55" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,330.49 FEET; THENCE NORTH 00°24'38" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,325.14 FEET TO THE POINT OF BEGINNING. CONTAINING 45.307 ACRES (1,973,589 SQUARE FEET), MORE OR LESS. NOTES: 1. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY WOHLFARTH CONSULTING GROUP LLC FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD. 3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY. 4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, SAID NORTH LINE HAVING AN ASSUMED BEARING OF SOUTH 89°51'28" EAST. 5. WOHLFARTH CONSULTING GROUP LLC CERTIFICATE OF AUTHORIZATION NO. LB 8214 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.														
PROJECT NAME: Enclave at Lake Geneva LOCATION: City of Fruitland Park, Lake County, Florida															
CERTIFICATION: I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. FOR THE FIRM WOHLFARTH CONSULTING GROUP LLC:															
WILSON E. WAY, P.S.M. PROFESSIONAL SURVEYOR and MAPPER #2885 STATE OF FLORIDA															
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%;">REVISIONS</th> <th style="width:20%;">DATE</th> <th style="width:30%;">BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISIONS	DATE	BY				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%;">DATE:</td> <td style="width:20%;">DRAWN BY:</td> <td style="width:20%;">CHECKED BY:</td> <td style="width:40%;">FIELD BOOK:</td> </tr> <tr> <td align="center">10/17/25</td> <td align="center">BF</td> <td align="center">WW</td> <td align="center">N/A</td> </tr> </table>	DATE:	DRAWN BY:	CHECKED BY:	FIELD BOOK:	10/17/25	BF	WW	N/A
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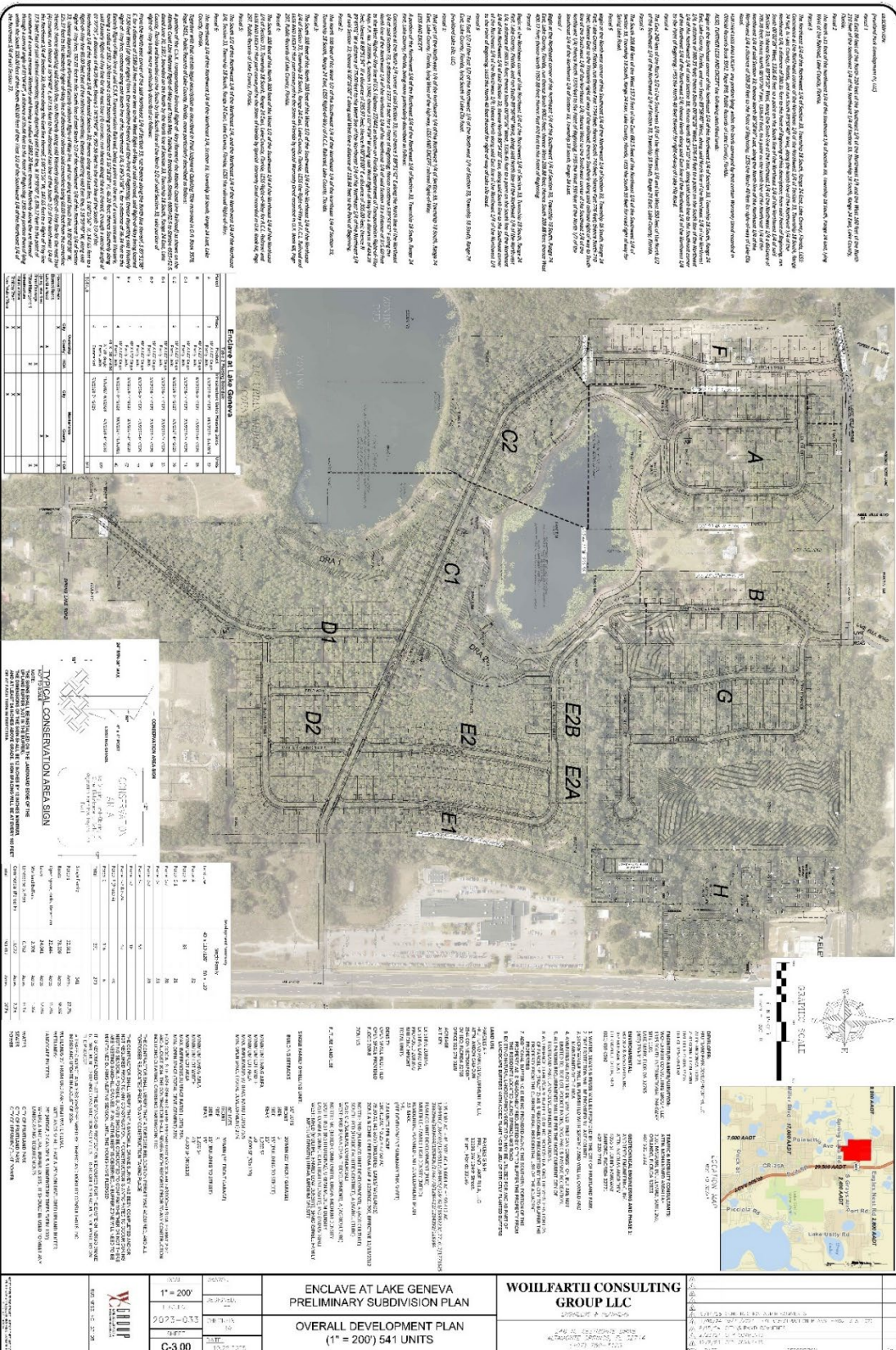
SHEET 1 OF 2
PROJECT A33
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COMPOSITE EXHIBIT “B”

**Enclave at Lake Geneva MPUD Master Development Plan prepared by Wohlfarth Consulting Group,
LLC., dated October 22, 2025**

[SEE ATTACHED]



WOILFARTH CONSULTING GROUP LLC

PROJECT NO. 2023-013

DATE: 07/11/2023

SCALE: 1" = 200'

ENCLAVE AT LAKE GENEVA

PRELIMINARY SUBDIVISION PLAN

OVERALL DEVELOPMENT PLAN

(1" = 200') 541 UNITS

W

1" = 200'

2023-013

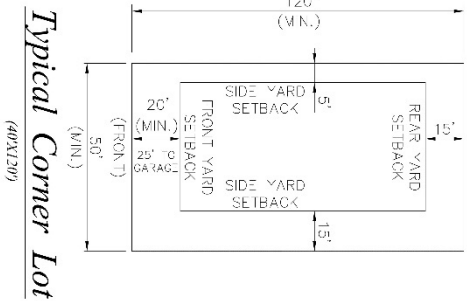
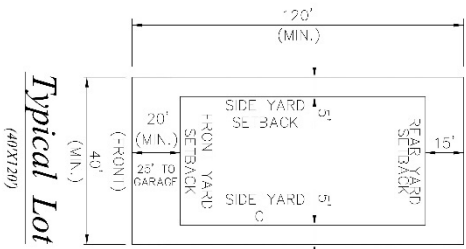
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EXHIBIT "C"

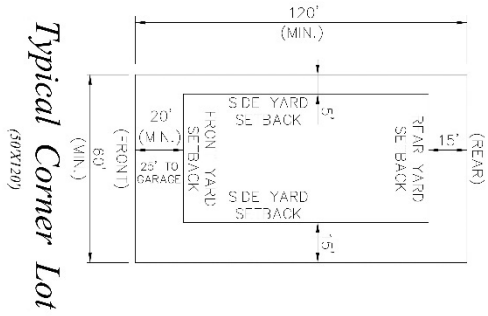
Landscaping for Buffers and Internal Lots

[SEE ATTACHED]

T:\2025\20250115_Vlu Geneva\Concepts & Renderings\003 Typical Lot Layout\A\20250115_Landscape.dwg Plotted: 12/23/2025 By: jcorrea



2025-087 10/28/2025 	SCALE	DRAWN	ENCLAVE AT LAKE GENEVA PRELIMINARY SUBDIVISION PLAN	WOHLFARTH CONSULTING GROUP LLC	1215 INTERSTATE, FORT WORTH SUITE 110 LAW OFFICE, FORT WORTH, TEXAS (817) 400-1110	☒			
	1"=20'	SD				☒			
	PROJECT	DESIGNED				☒			
	2025-087	CHECKED				☒			
		3M				☒			
	SHEET	DATE				☒			
		10/28/2025				☒			
						☒			
						☒			
						☒			
		☒	40' X 120' LOT LANDSCAPE TREATMENT			☒			
						REV	DATE	DESCRIPTION	BY

[illegible]



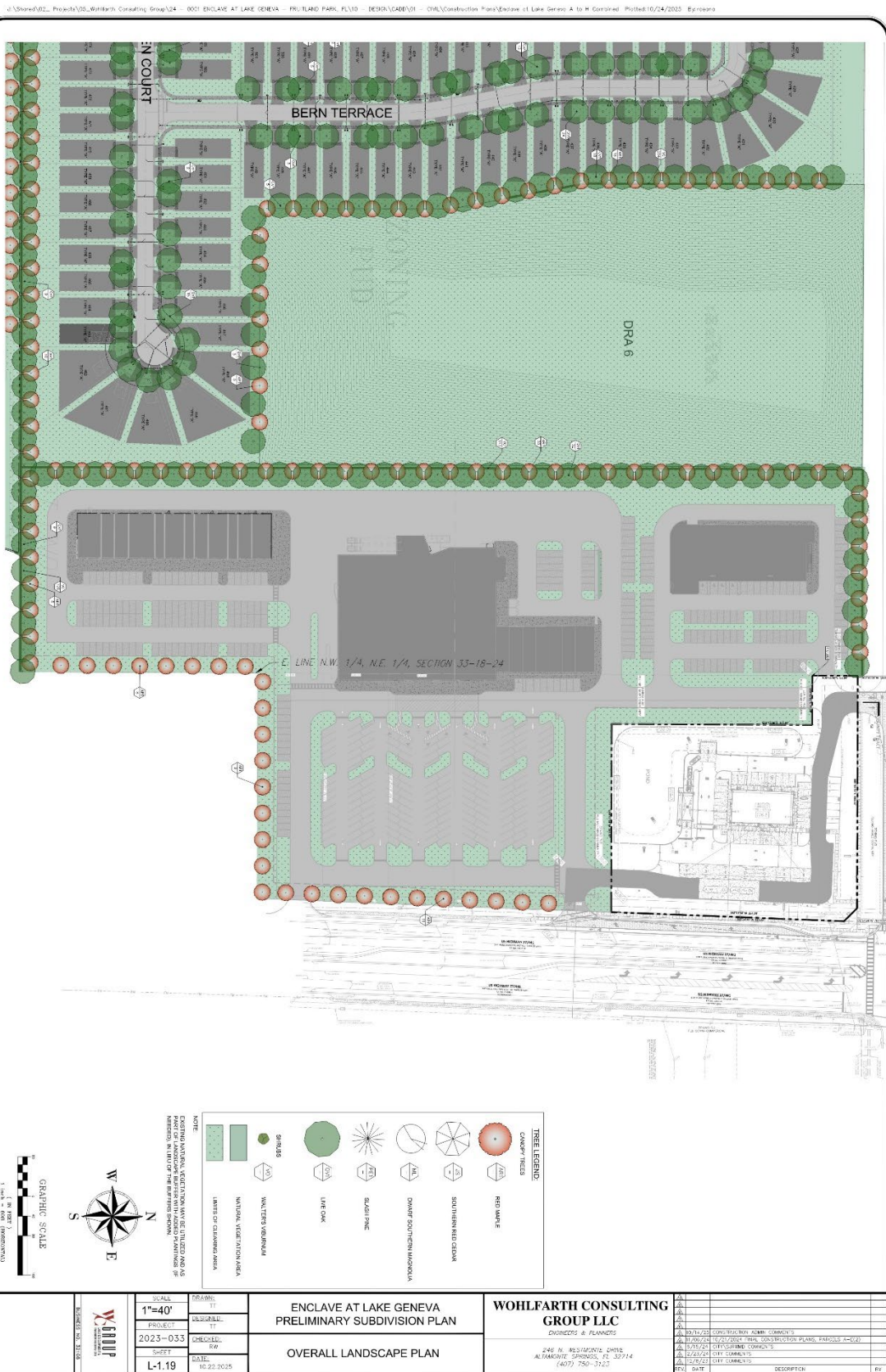
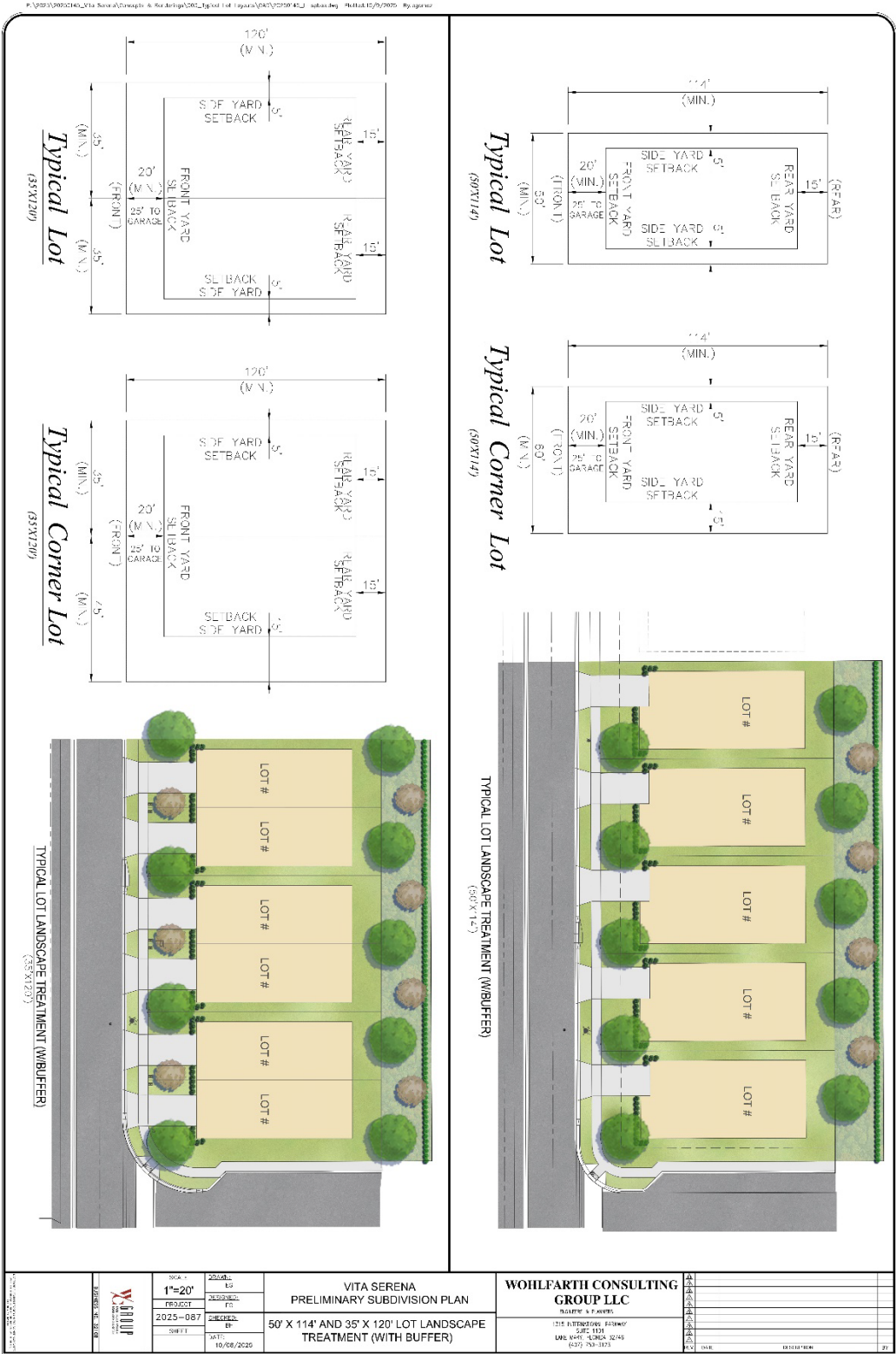
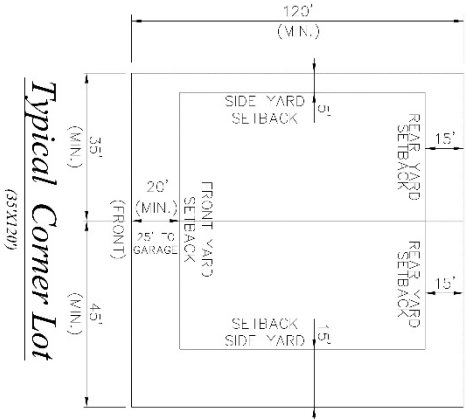
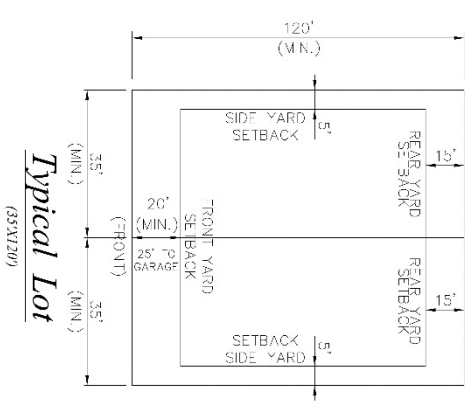


EXHIBIT "C"

Landscaping for Buffers and Internal Lots



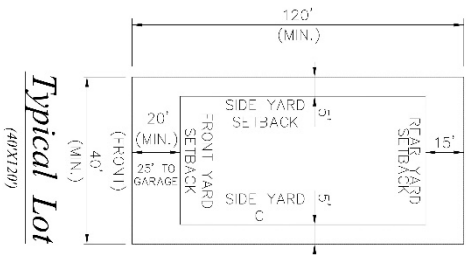
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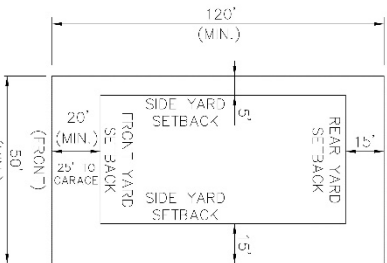
TYPICAL LOT LANDSCAPE TREATMENT
(35' X 120')

VITA SERENA PRELIMINARY SUBDIVISION PLAN		WOHLFARTH CONSULTING GROUP LLC	
35' X 120' LOT LANDSCAPE TREATMENT		1215 INTERSTATE 195 HWY SUITE 110 LAKELAND, FL 33909-3716 (813) 666-1115	
SCALE 1"=20'	DRAWN LG	PROJECT 2025-087	CHECKED BM
SHEET	DATE 10/09/2025	REV. DATE DESCRIPTION	

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Typical Lot
(40'x120')

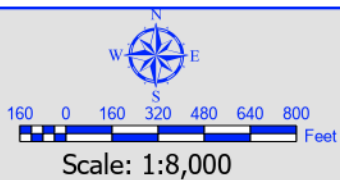
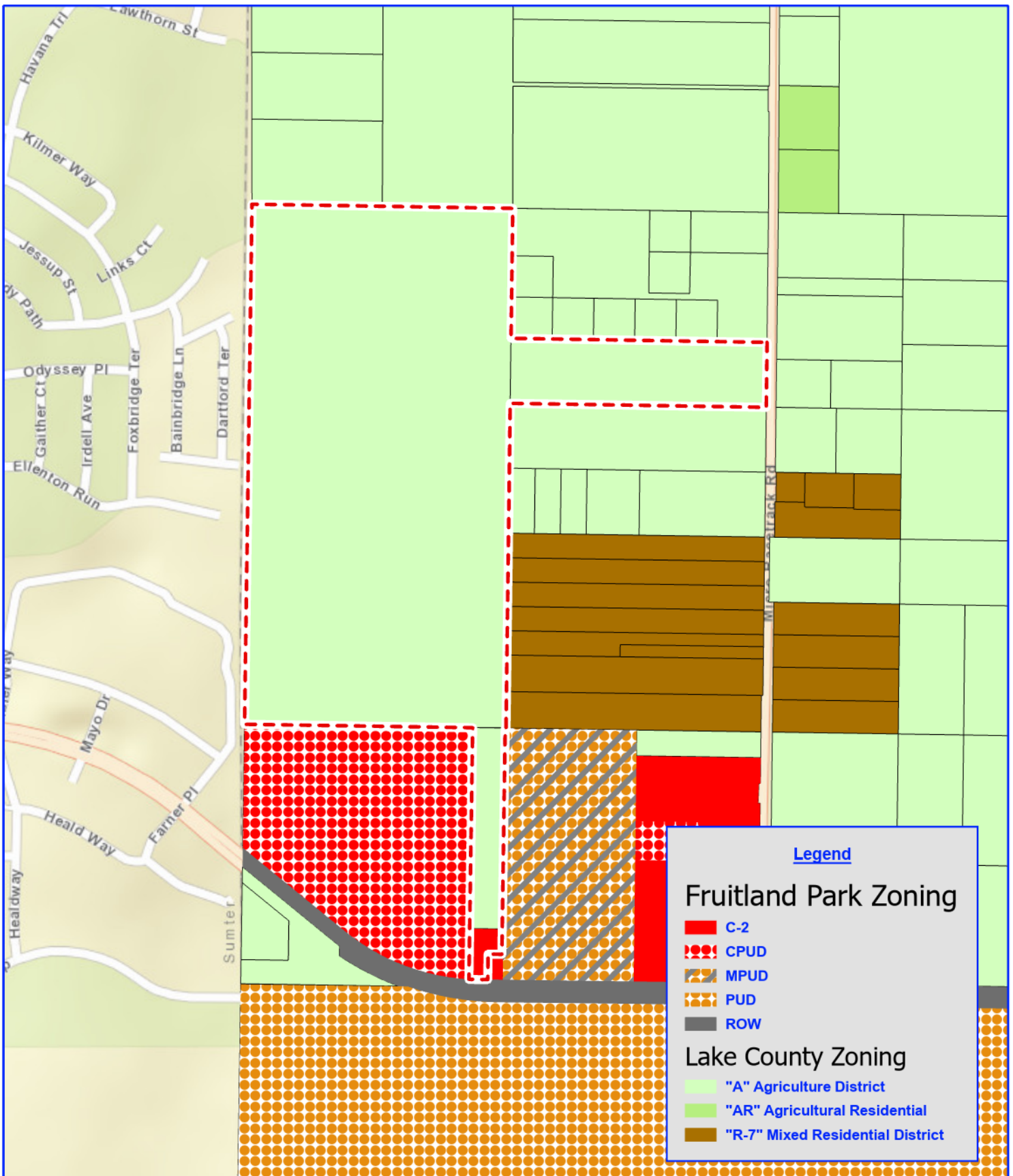


Typical Corner Lot
(40'x120')



Typical Lot Landscape Treatment
(40'x120')

VITA SERENA PRELIMINARY SUBDIVISION PLAN		WOHLFARTH CONSULTING GROUP LLC	
40' X 120' LOT LANDSCAPE TREATMENT		1215 INDIANA AVE., 15th FLOOR SUITE 1110 LAKESIDE, ILLINOIS 60067 (847) 662-1110	
SCALE: 1"=20'	DRAWN: LG	REV: 1	DATE: 5/9/2025
PROJECT: 2025-087	DESIGNED: TP	REV: 2	DATE: 5/9/2025
SHEET: 1	CHECKED: BM	REV: 3	DATE: 5/9/2025
	DATE: 5/9/2025	REV: 4	DATE: 5/9/2025
WOHLFARTH CONSULTING GROUP LLC		REV: 5	DATE: 5/9/2025
1215 INDIANA AVE., 15th FLOOR		REV: 6	DATE: 5/9/2025
SUITE 1110		REV: 7	DATE: 5/9/2025
LAKESIDE, ILLINOIS 60067		REV: 8	DATE: 5/9/2025
(847) 662-1110		REV: 9	DATE: 5/9/2025
		REV: 10	DATE: 5/9/2025
		REV: 11	DATE: 5/9/2025
		REV: 12	DATE: 5/9/2025
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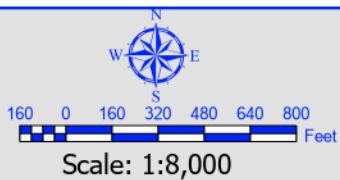
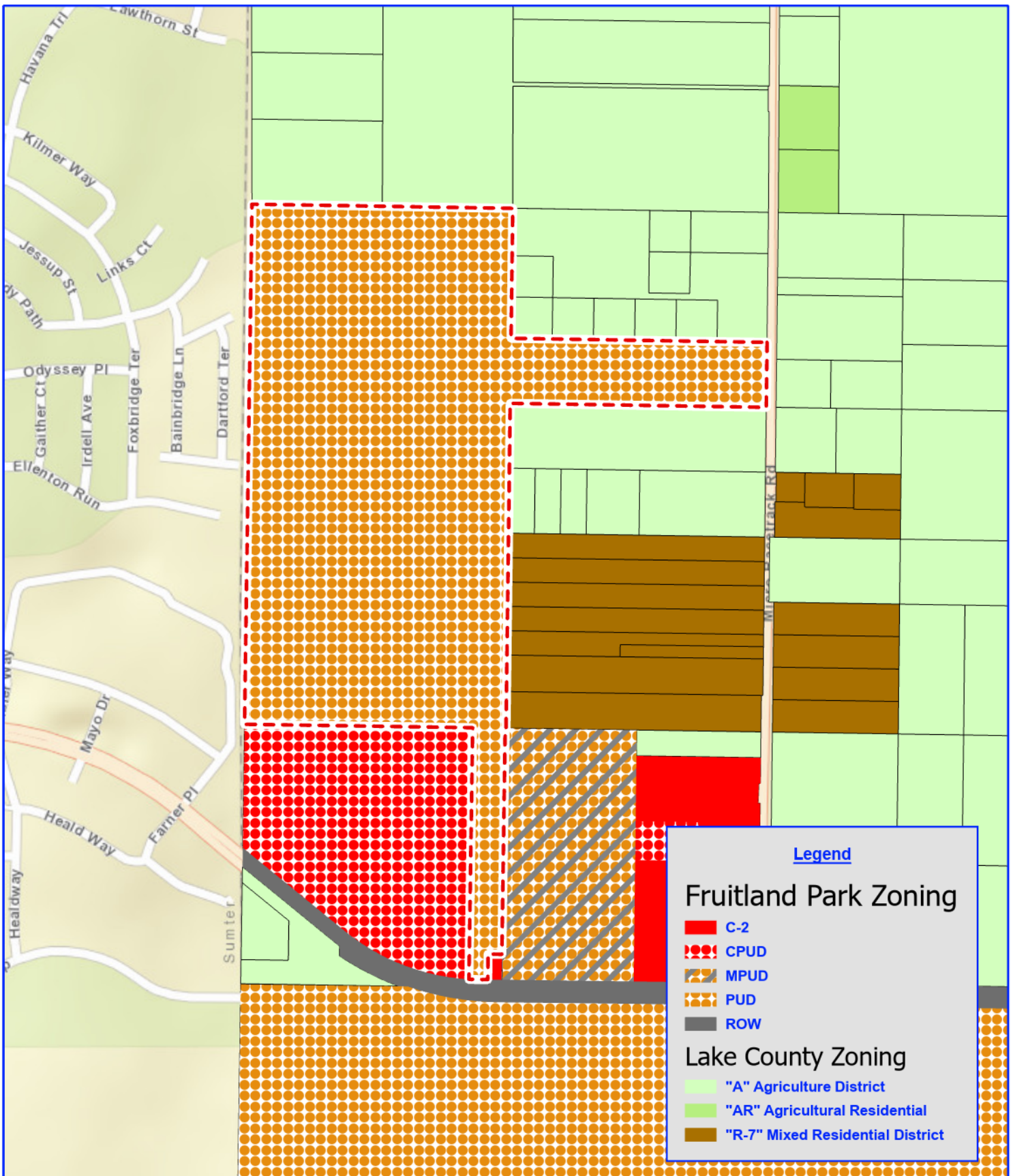


Vita Serena

Fruitland Park, Florida
Existing Zoning Map

Project: 398/25/04
File: Existing Zoning
Name: Vita Serena
PM: S. Lindh
Date: May 1, 2025
Created By: T. Kalebaugh





Vita Serena

Fruitland Park, Florida
Proposed Zoning Map

Project: 398/25/04
File: Proposed Zoning
Name: Vita Serena
PM: S. Lindh
Date: May 1, 2025
Created By: T. Kalebaugh



**CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC**

ANNEXATION, LARGE SCALE COMP PLAN AMENDMENT AND REZONING

Owner: Joseph C. Burke, Jr., Trustee

Applicant: Vita Serena Development, LLC – Richard Wohlfarth, P.E.

General Location: North side of CR 466A & West of Micro Racetrack Road

Number of Acres: 95.44 ± acres

Existing Zoning: Lake County Agriculture and City C-2

Existing Land Use: Lake County Rural (1 unit/5 acres) and City Commercial

Proposed Land Use: Multi-Family Low Density (8 units/acre)

Proposed Zoning: Planned Unit Development (PUD)

Date: October 6, 2025

Description of Project

The proposed development consists of 410 units, which appear to be 155 SF units on 40' lots, 101 SF units on 50' lots, and 154 villa (duplex) units on 35' lots. The requested building heights for the single-family units are 2-story (35'). The minimum living area proposed for the single-family is 1,200 SF. The proposed gross density is 4.30 units/acre. The project at build out is anticipated to have a population of 959 residents (2.34 pph x 410 units).

	Surrounding Zoning	Surrounding Land Use
North	Lake County Agriculture (Ag)	Lake County Rural (1 unit/5 net acres)
South	Commercial PUD & PUD	Commercial & Villages of Fruitland Park DRI
East	Lake County Ag and R-7, City MUPUD & C-2	Lake County Rural (1 unit/5 net acres), Commercial and MFHD
West	Sumter County RPUD	Sumter County Mixed Use – The Villages of Sumter

Assessment

Chapter 152, Section 152.040(e) list criteria for review of comprehensive plan and rezoning amendments as follows:

1) Consistency with the Comprehensive Plan, or in the case of a Plan amendment, consistency with the remainder of the Plan and its goal, objectives and policies.

Staff conducted an analysis as outlined below under Comprehensive Plan.

2) Consistency with applicable sections of the Land Development Code.

Chapter 154, Section 154.030(11) indicates that a conceptual or preliminary plan is required for the rezoning which the applicant has submitted. Please see additional comments regarding the preliminary plan outlined below in the staff report.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

Annexation requires an assignment of a city zoning district. In order to accommodate the proposed mixed use house types a rezoning to Planned Unit Development (PUD) is required.

B) Whether adequate sites already exist for the proposed district uses.

A PUD zoning allows for specific development criteria allowing for a mix of lot or housing types which cannot be achieved by a straight zoning category. The proposed development requires a PUD zoning which the applicant has applied for.

C) Whether specific requirements of the Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan.

Any proposed development must comply with the land development regulations including landscape buffers which assist in buffering adjacent uses. The applicant submitted a statement indicating that the current land use is County Rural and City Commercial. The proposed Multi-Family Low Density (8 units/acre) is compatible to the adjacent land uses of Sumter County Mixed Use, Multi-Family High Density and provides a transition of density with the proposed density of 4.30 units/acre per the PUD zoning

Annexation

The subject site consisting of 4 parcels is contiguous and compact to the city limits along the southern property boundary of the main 80.76 acre parcel, eastern and western boundaries of two of the parcels, and therefore is eligible for voluntary annexation.

Preliminary Plan

The proposed development consists of 410 units, consisting of 155 single family (SF) units on 40' x 120' lots (4,800 SF), 101 SF units on 50' x 114 (6,000 SF), and 154 villa units on 35' x 120' lots (4,200 SF). The applicant is requesting a waiver from Chapter 154 which indicates that the residential districts maximum building coverage is 30% to allow a maximum building coverage of 55%. It is proposed to develop the site in three (3) phases. Setbacks requested are as follows:

Front: 20'
Front Garage: 25'
Rear – 15'
Side – 5'
Side Street – 15'
Accessory Structure, including pool enclosure – 5'

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'.

The survey indicates an existing 170' wide utility easement granted to Florida Power near the western boundary. The plans indicate road crossings and open space within the easement.

Chapter 154, Section 154.030(H) identify open space requirements of 25% of the total project area (23.86 acres) shall be established for common open space. Further, common open space set aside for recreational use shall be suitable improved. Based on the size of the development, it is highly recommended that at least 4 amenities be provided. Amenities include an amenity building with pool, two (2) dog parks, and pickleball courts. The plans indicate 30.78 acres of open space; however, approximately 15.554 acres of open space includes buffers, recreation, WRA with dog park and open areas with the remaining 15.226 acres being dry retention ponds. Please be advised if dry retention ponds are being utilized for open space they will need to be designed as an amenity (i.e. trails, dog park, etc.).

Chapter 164, Section 164.030(b) indicates that the buffers within a PUD are to be reviewed individually with each application. The plan does indicate that they are providing a 25' perimeter buffer with notes indicating that they will meet the LDR requirement. Please be advised that Chapter 164, Section 164.030(b) identifies that a 25' buffer is a Type "C" consisting of 5 canopy trees, 4 understory trees, and 30 shrubs per 100'. It appears the applicant is proposing buffer type plantings that do not conform to the LDR buffer types which will require a waiver. Please also be advised that stormwater ponds are not allowed within the buffers (Chapter 164, Section 164.030(c)).

Chapter 157 and Chapter 164, Section 164.090(c) require the submittal of a tree survey and mitigation plan, if trees are proposed to be removed.

The approved development abutting the project to the south formerly known as The Commons, a commercial development. The applicant should consider cross access to the site such as a golf cart path or multi-modal trail.

It is recommended that the applicant submit proposed elevations of the units.

Environmental

An environmental assessment was conducted by Modica & Associates and results of the assessment indicates the presence of gopher tortoises. There are no wetlands, waterbodies or 100-year flood zones. Prior to development the appropriate regulatory permits will be secured.

Concurrency

Schools – It is staff's understanding that school mitigation is required and the applicant is currently working with Lake County Schools on an agreement.

Solid Waste Impact Analysis - The LOS for solid waste is 2 collections per week pursuant to Public Facilities Policy 4-6.1. The City utilizes a private waste hauler through a franchise agreement. The amendment will not cause a deficiency the LOS.

Utility Impact Analysis – The subject site is within the City of Fruitland Park Utility Service Area and central water is available. The LOS for water is 172 gallons per resident per day pursuant to Public Facilities Policy 4-10.1. The estimated population based on US Census data (estimated 2023) of 2.34 persons per household is 959. The estimated water usage is .16 mgpd.

The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.879 MGD and the permitted consumptive use permit capacity is 1.389 MGD (CUP 2482-7). The City has a current available capacity of .284 mgpd and an analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.124 mgpd.

The City of Fruitland Park provides sanitary sewer. The City of Fruitland Park has an agreement with the Town of Lady Lake to treat sewage and the maximum capacity is 500,000 gallons per day (0.5 mgd). The City currently has an available capacity of 0.188 mgd for concurrency purposes (includes Invco amendment). The LOS for sanitary sewer is 122 gallons per resident per day pursuant to Public Facilities Policy 4-2.1. The estimated population based on US Census data (estimated 2023) of 2.34 person per household is 959. The estimated sanitary sewer usage is 0.116 (mgd). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.072 (mgd).

Comprehensive Plan Amendment

Residential Needs Analysis – The housing element data and analysis indicates that the city requires a minimum of 5,460 additional dwelling units to meet the projected need through 2035. The FLU map when adopted indicated that within the existing corporate limits the future land use map provided for the ability of an additional 8,371 units. To date the city has approved approximately 4,405 units of which 1,608 units were designated as multi-family. Based on the above, there is a minimum need of an additional 1,055 units to meet the projected need within the existing corporate limits. The proposed project would add an additional 410 units.

Comprehensive Plan Compliance

The subject amendment is consistent with the following Comprehensive Plan policies, among others. The amendment will further the City's goals in meeting projected housing demands through 2035.

FLU Policy 1-1.1: Adequate Residential Land Area. The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, and which enables efficient provision of public facilities and services. ***The City shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.***

FLU Policy 1-1.2: Density and Intensity Standards and Table 1-1 – Multi- Family Low Density, 8 units/acre.

FLU Policy 1-2.1: Promote Orderly, Compact Growth. Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service.

Policy 1-1.5: Multiple-Family Low Density. Development in this land use category shall be limited to single-family detached, single-family attached, two-family (duplex), multi-family homes, and mobile homes. However, mobile homes shall only be permitted in mobile home parks subdivisions. Density shall not exceed 8 dwelling units/acre; however, density shall be limited to 4 dwelling units/acre unless a centralized sanitary sewer system is provided. Small scale commercial uses may be permitted adjacent to major highways provided they are intended to provide for the daily needs of residents within the development and the adjoining residential area. Such businesses will generally not exceed 15,000 sq. ft. in size and will require Planned Unit Development (PUD) zoning.

Policy 1-3.1: Planned Unit Development. Planned unit development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative

development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites.

Policy 2-1.7: On-Site Transportation Improvements. The following standards shall apply to new development in order to ensure safe and convenient on-site traffic flow that provides for the circulation and parking needs of both motorized and non-motorized transportation: requiring developments to comply with applicable State and County access management requirements; requiring development to provide adequate vehicle parking and loading areas, if applicable, based on the type of land use approved; requiring the provision of bicycle storage facilities for commercial, industrial, institutional/public facility land uses; and requiring on-site trafficways to be built to widths adequate to accommodate the amount and type of traffic to be generated by the type of land use approved.

Policy 3-1.2: Promote a Diversity of Housing Types. The City's Future Land Use Map shall designate acreage to allow a wide range of housing types to accommodate a diversity of housing need. These may include single family attached, zero lot lines, cluster development, multi-family homes and apartments, mobile homes, and the construction of smaller homes.

Urban Sprawl Analysis

Section 163.3177, Florida Statutes (FS), requires any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Specifically, Section 163.3177(6)(a)9a, identifies 13 primary urban sprawl indicators and states that "the evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

An evaluation of each primary indicator is provided below.

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single use development or uses.

The proposed amendment does not contain low-density or low-intensity development. The applicant's request and related development propose a mixed housing type development with associated amenities. The request supports the City's objective of allocating sufficient land area to meet their projected long-term residential needs and provide a diversity of housing types.

- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

While the property is currently designated Rural by Lake County, the proposed development is located in an urbanizing area and adjacent to a developing CR 466A

corridor. The property is adjacent to existing Commercial land use designations within the City and within Sumter County associated with The Villages development which is located adjacent to the subject site.

- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed amendment is not isolated or in an area of strip development. The subject property is along the developing CR 466A corridor, and as development has progressed, has created a pattern of infill development in the area.

- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

There are no wetlands, flood zone, or environmentally sensitive areas on the site.

- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The proposed amendment will not have an adverse impact on agricultural activities within the County or City. Further, 25' landscape buffers are proposed around the perimeter.

- VI. Fails to maximize use of existing public facilities and services.

The proposed amendment and associated uses will utilize existing facilities available in the area without degrading adopted LOS.

- VII. Fails to maximize use of future public facilities and services.

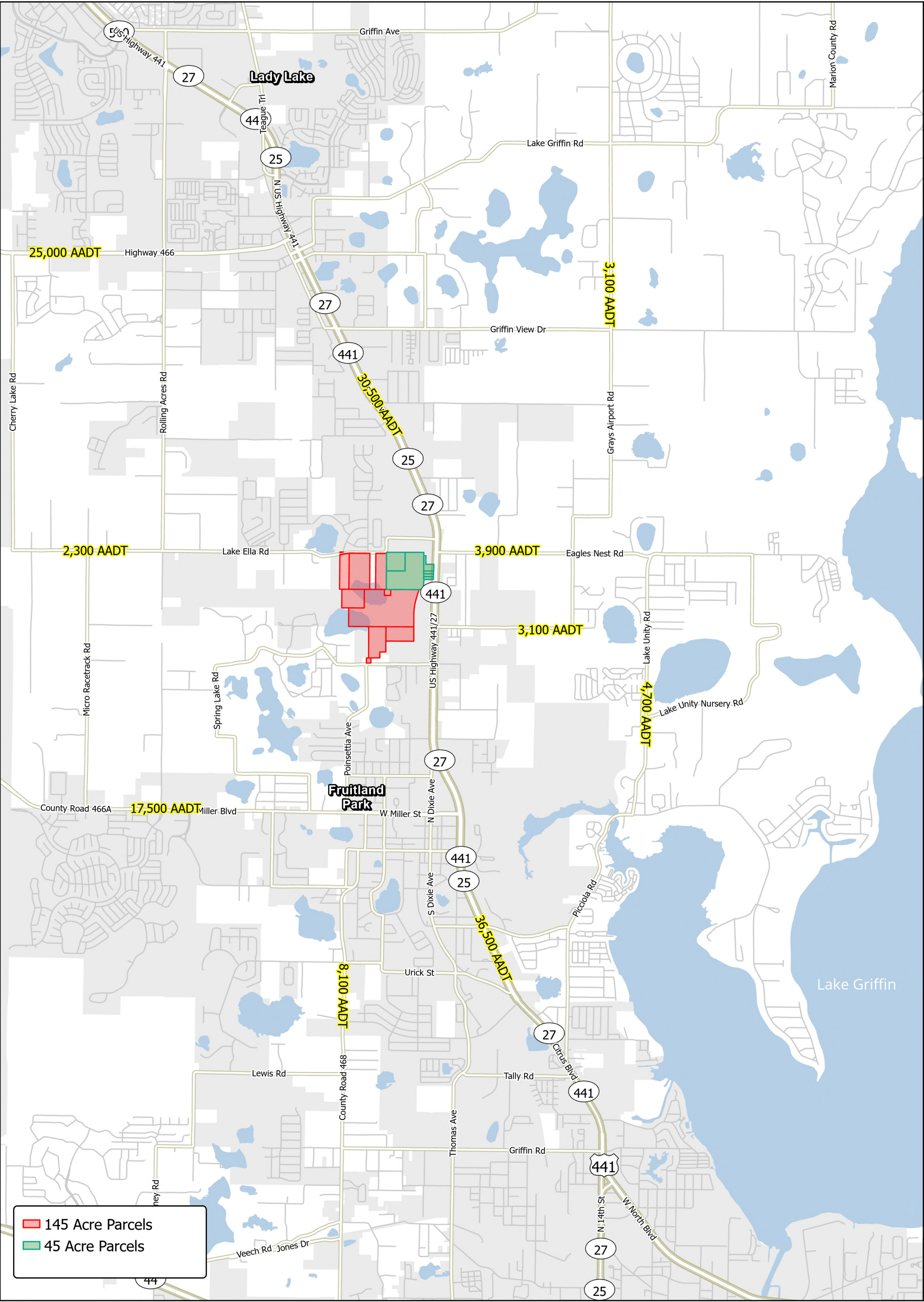
The proposed amendment will utilize current and future improvements to the City's public facilities and services, as may be required; the surrounding area is currently served by existing public facilities and services. Other than extensions of individual services into the site, no significant extension or capital projects are required (anticipated) to serve the property.

- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed use of the site will not disproportionately increase the cost of public services in the area, as facilities are currently in place or already approved to service the area.

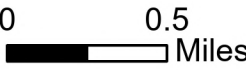
Conclusions

The proposed comp plan amendment is consistent with the City's comprehensive plan and is not consisted urban sprawl. The proposed rezoning to PUD and waiver requests meet the minimum technical requirements of the LDRs.



Enclave at Lake Geneva

Location and Traffic Map





WOHLFARTH CONSULTING GROUP LLC

ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

SKETCH AND DESCRIPTION ONLY (NOT A SURVEY)

DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE SOUTH 89°51'28" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,327.16 FEET; THENCE SOUTH 00°16'00" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 50.00 FEET, THE FOLLOWING FOUR (4) COURSES BEING ALONG THE WEST AND SOUTH BOUNDARIES OF THAT CERTAIN LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5924, PAGE 323, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°16'00" WEST, A DISTANCE OF 68.84 FEET; THENCE SOUTH 89°45'01" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00°16'00" WEST, A DISTANCE OF 305.00 FEET; THENCE SOUTH 89°51'34" EAST, A DISTANCE OF 285.97 FEET, THE FOLLOWING TWO (2) DESCRIBED COURSES BEING ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27/441 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP F.P. NO. 238395-4, SECTION 11040; THENCE SOUTH 02°14'34" WEST, A DISTANCE OF 239.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°14'34" WEST, A DISTANCE OF 100.07 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 89°50'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 279.66 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD (AN ABANDONED RAILWAY); THENCE NORTH 16°59'50" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 89°50'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF 253.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.611 ACRES (26,635 SQUARE FEET), MORE OR LESS.

NOTES:

1. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY WOHLFARTH CONSULTING GROUP LLC FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.

4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, SAID NORTH LINE HAVING AN ASSUMED BEARING OF SOUTH 89°51'28" EAST.

5. WOHLFARTH CONSULTING GROUP LLC CERTIFICATE OF AUTHORIZATION NO. LB 8214 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

PROJECT NAME: Enclave at Lake Geneva

LOCATION: City of Fruitland Park, Lake County, Florida

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE FIRM
WOHLFARTH CONSULTING GROUP LLC:

WILSON E. WAY, P.S.M.

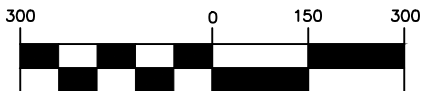
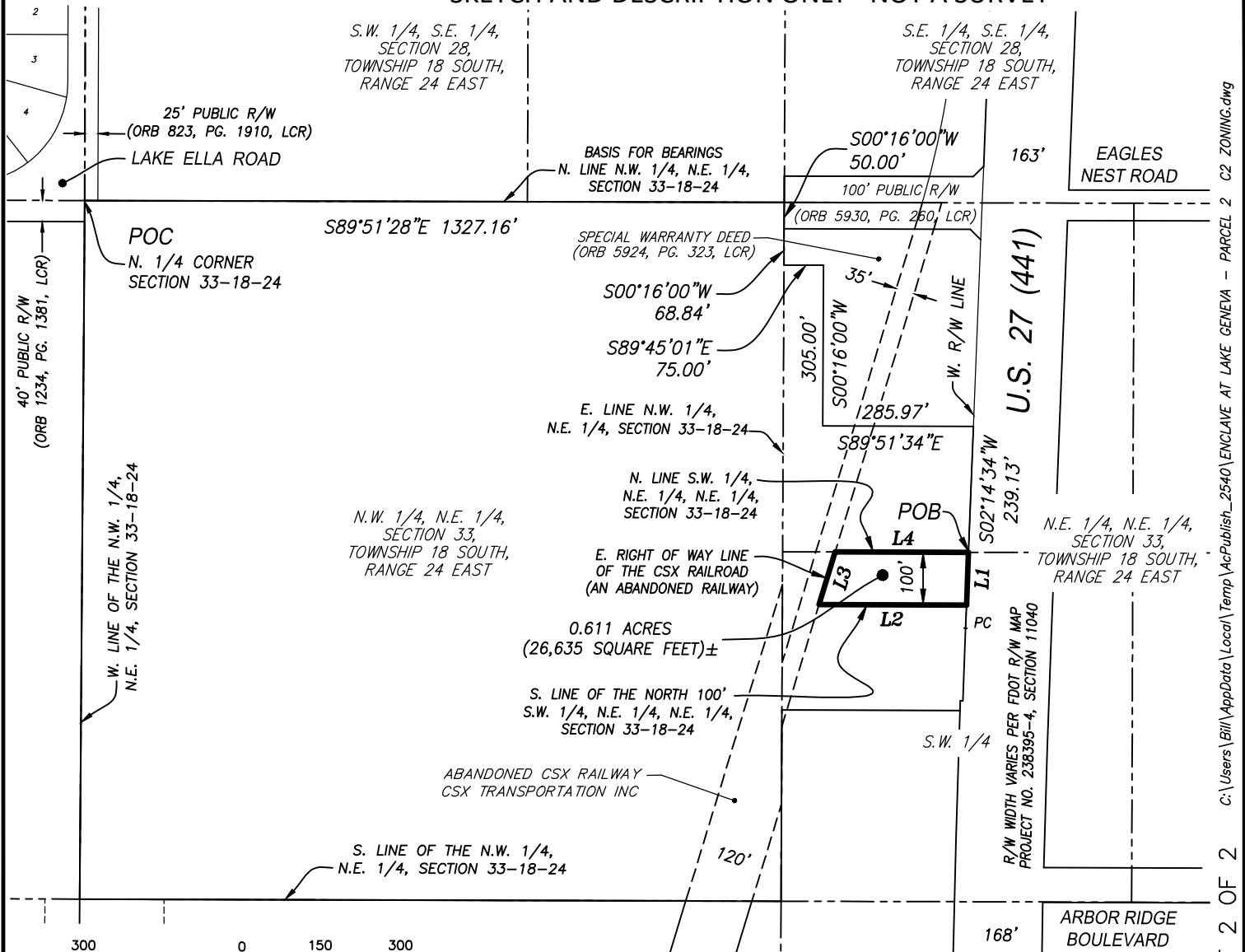
PROFESSIONAL SURVEYOR and MAPPER #2885 STATE OF FLORIDA

REVISIONS	DATE	BY	DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
			10/20/25	BF	WW	N/A

ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

SKETCH AND DESCRIPTION ONLY - NOT A SURVEY



GRAPHIC SCALE (IN FEET)
1 inch = 300 ft.

LEGEND

33-18-24 = SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST.

<i>Line Table</i>		
<i>Line #</i>	<i>Direction</i>	<i>Length</i>
<i>L1</i>	<i>S02°14'34"W</i>	<i>100.07'</i>
<i>L2</i>	<i>N89°50'42"W</i>	<i>279.66'</i>
<i>L3</i>	<i>N16°59'50"E</i>	<i>104.48'</i>
<i>L4</i>	<i>S89°50'42"E</i>	<i>253.03'</i>

SHEET 2 OF 2

PROJECT NO. A33

								D. Z.
REVISIONS		DATE	BY	DATE:		DRAWN	CHECKED	FIELD
				10/20/25		BY BF	BY WW	BOOK N/A

ORDINANCE 2025-029

AN ORDINANCE OF THE CITY COMMISSION OF 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.

WHEREAS, a petition has been received from the Owner, Fruitland Lake Ella, LLC, requesting that approximately 0.611 ± real property within the city limits of the City of Fruitland Park be assigned a land use designation of Mixed Community 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.

WHEREAS, the ordinance has been advertised as required by law for two public hearings with the first public hearing occurring at least 7 days after the first advertisement was published and the second public hearing for adoption of this ordinance occurring at least 5 days after the day of the second advertisement; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF FRUITLAND PARK, FLORIDA, AS FOLLOWS:

Section 1: The following described property consisting of approximately 0.611 ± acres as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Mixed Community 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: Conflicts. 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 Florida Department of Commerce.

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 _____, 2026.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Johns, 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 _____

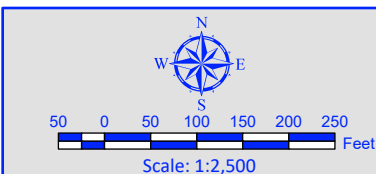
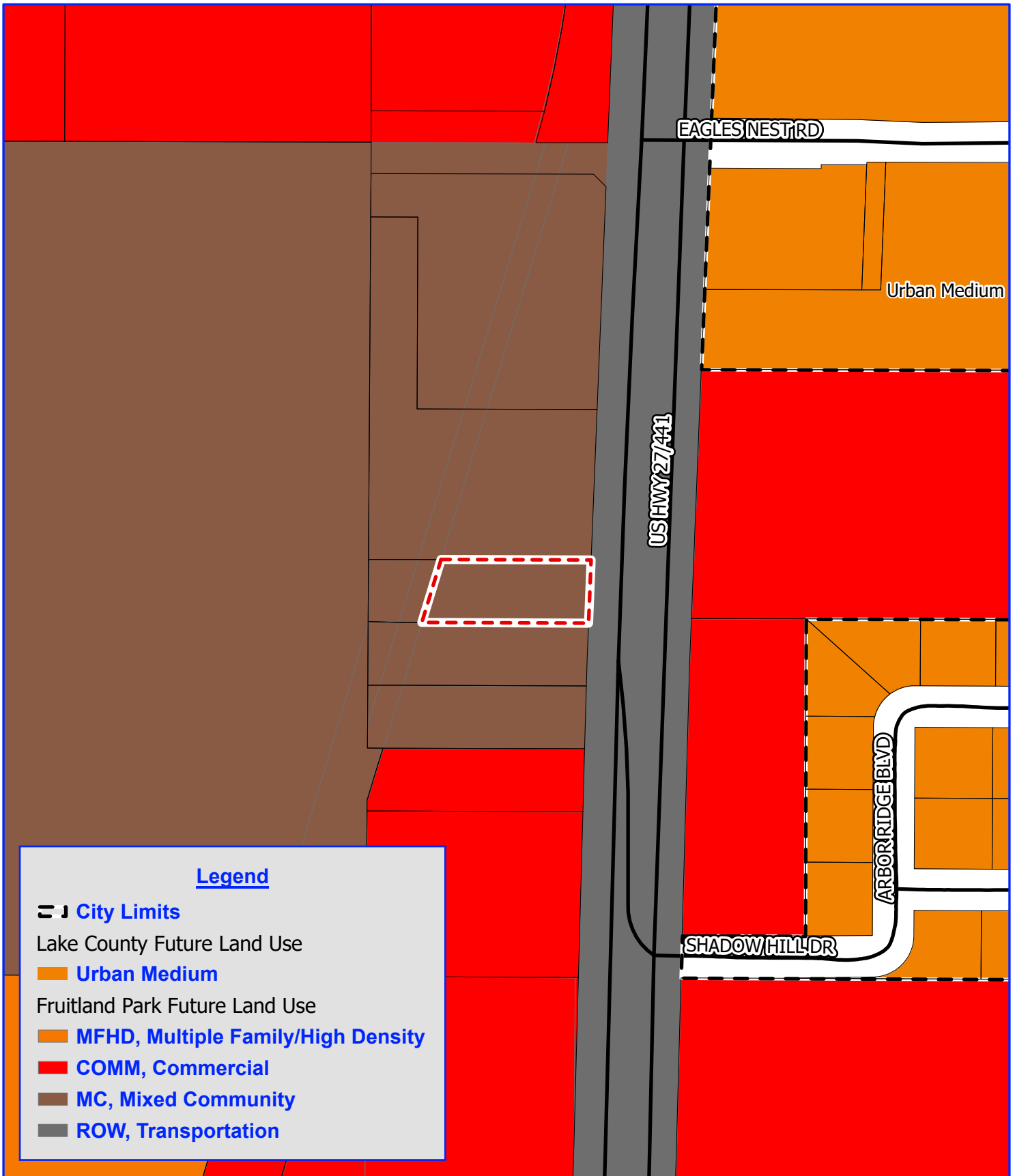
(SEAL)

“EXHIBIT A”

LEGAL DESCRIPTION

EXHIBIT “B”

MAP



Enclave at Lake Geneva

Fruitland Park, Florida
Proposed Future Land Use Map

Project: 398/24/06
File: Enclave at Lake Geneva
Name: Proposed FLU
PM: S. Lindh
Date: December 10, 2025
Created By: T. Ramdass



ORDINANCE 2025-030

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 45.31 ± ACRES OF PROPERTY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA TO THE CITY OF FRUITLAND PARK DESIGNATION OF MPUD, MIXED PLANNED UNIT DEVELOPMENT WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT THE PROPERTY; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK FOR THE PROPERTY BEING REZONED; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been submitted by the owner, Fruitland Park Development IV, LLC, a Florida limited liability company requesting that approximately 31.75+/- acres of real property more particularly described herein be rezoned to City of Fruitland Park MPUD; and

WHEREAS, the owner seeks to develop the property as part of the previously approved Enclave at Lake Geneva project in accordance with the Master Development Agreement being approved by this Ordinance; and

WHEREAS, the property has a future land use designation of Mixed Community as shown on the City of Fruitland Park Comprehensive Plan Future Land Use Map; and

WHEREAS, the adopted zoning of Mixed Planned Unit Development is consistent with the future land use designation; and

WHEREAS, the application bears the signature of all applicable parties; and

WHEREAS, the required notice has been properly published and provided as required by the City's Land Development Code and Florida Statutes; and

WHEREAS, the City Commission reviewed said application, 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 the City of Fruitland Park, Florida, as follows:

Section 1. The following described property consisting of approximately 45.31 ± acres of land located south of Lake Ella Road, Fruitland Park, shall hereafter be designated as Mixed Planned Unit Development (MPUD) as defined in the Fruitland Park Land Development Regulations. The property is more particularly described as:

LEGAL DESCRIPTION: See Exhibit A and depicted in Exhibit B.

Section 2. That the City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 3. That the zoning classification is consistent with the Comprehensive Plan of the City of Fruitland Park, Florida.

Section 4. The property described in Exhibit C consisting of 45.31 +/- acres must be developed consistent with the attached Master Development Agreement attached hereto as **Exhibit C**, which is adopted herein by the City Commission of the City of Fruitland Park, Florida.

Section 5. 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 6. 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. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8. This Ordinance shall become effective in accordance with the law.

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 Johns, City Clerk
(SEAL)

Anita Geraci-Carver, City Attorney

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

Passed First Reading : _____

Passed Second Reading: _____

EXHIBIT A TO ORDINANCE
Legal Description

BUSINESS NO. 32108  WOHLFARTH CONSULTING GROUP LLC ENGINEERS, PLANNERS 1315 South International Parkway Suite 1101 Lake Mary, Florida 32746 (407) 750-3123	CERTIFICATE OF AUTHORIZATION NO. LB8214 SKETCH AND DESCRIPTION ONLY (NOT A SURVEY) DESCRIPTION: A PORTION OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE SOUTH 89°51'28" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,327.16 FEET; THENCE SOUTH 00°16'00" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 50.00 FEET, THE FOLLOWING FOUR (4) COURSES BEING ALONG THE WEST AND SOUTH BOUNDARIES OF THAT CERTAIN LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5924, PAGE 323, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°16'00" WEST, A DISTANCE OF 68.84 FEET; THENCE SOUTH 89°45'01" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00°16'00" WEST, A DISTANCE OF 305.00 FEET; THENCE SOUTH 89°51'34" EAST, A DISTANCE OF 285.97 FEET, THE FOLLOWING FOUR (4) DESCRIBED COURSES BEING ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27/441 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP F.P. NO. 238395-4, SECTION 11040; THENCE SOUTH 02°14'34" WEST, A DISTANCE OF 383.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 34,492.34 FEET, A CENTRAL ANGLE OF 00°13'46", A CHORD BEARING OF SOUTH 02°07'41" WEST AND A CHORD DISTANCE OF 138.12 FEET; THENCE SOUTHERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 138.12 FEET; THENCE NORTH 87°59'12" WEST ALONG A NON-TANGENT LINE, A DISTANCE OF 5.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 34,497.34 FEET, A CENTRAL ANGLE OF 00°01'49", A CHORD BEARING OF SOUTH 01°59'53" WEST AND A CHORD DISTANCE OF 18.25 FEET; THENCE SOUTHERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 18.25 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 300 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE RUN NON-TANGENT TO THE LAST DESCRIBED CURVE NORTH 89°50'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 337.72 FEET; THENCE SOUTH 00°16'00" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 362.86 FEET; THENCE NORTH 89°49'55" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,330.49 FEET; THENCE NORTH 00°24'38" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,325.14 FEET TO THE POINT OF BEGINNING. CONTAINING 45.307 ACRES (1,973,589 SQUARE FEET), MORE OR LESS. NOTES: 1. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY WOHLFARTH CONSULTING GROUP LLC FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD. 3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY. 4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, SAID NORTH LINE HAVING AN ASSUMED BEARING OF SOUTH 89°51'28" EAST. 5. WOHLFARTH CONSULTING GROUP LLC CERTIFICATE OF AUTHORIZATION NO. LB 8214 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PROJECT NAME: Enclave at Lake Geneva LOCATION: City of Fruitland Park, Lake County, Florida CERTIFICATION: I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. FOR THE FIRM WOHLFARTH CONSULTING GROUP LLC: _____ WILSON E. WAY, P.S.M. PROFESSIONAL SURVEYOR and MAPPER #2885 STATE OF FLORIDA
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SHEET 1 OF 2
PROJECT NO. A33

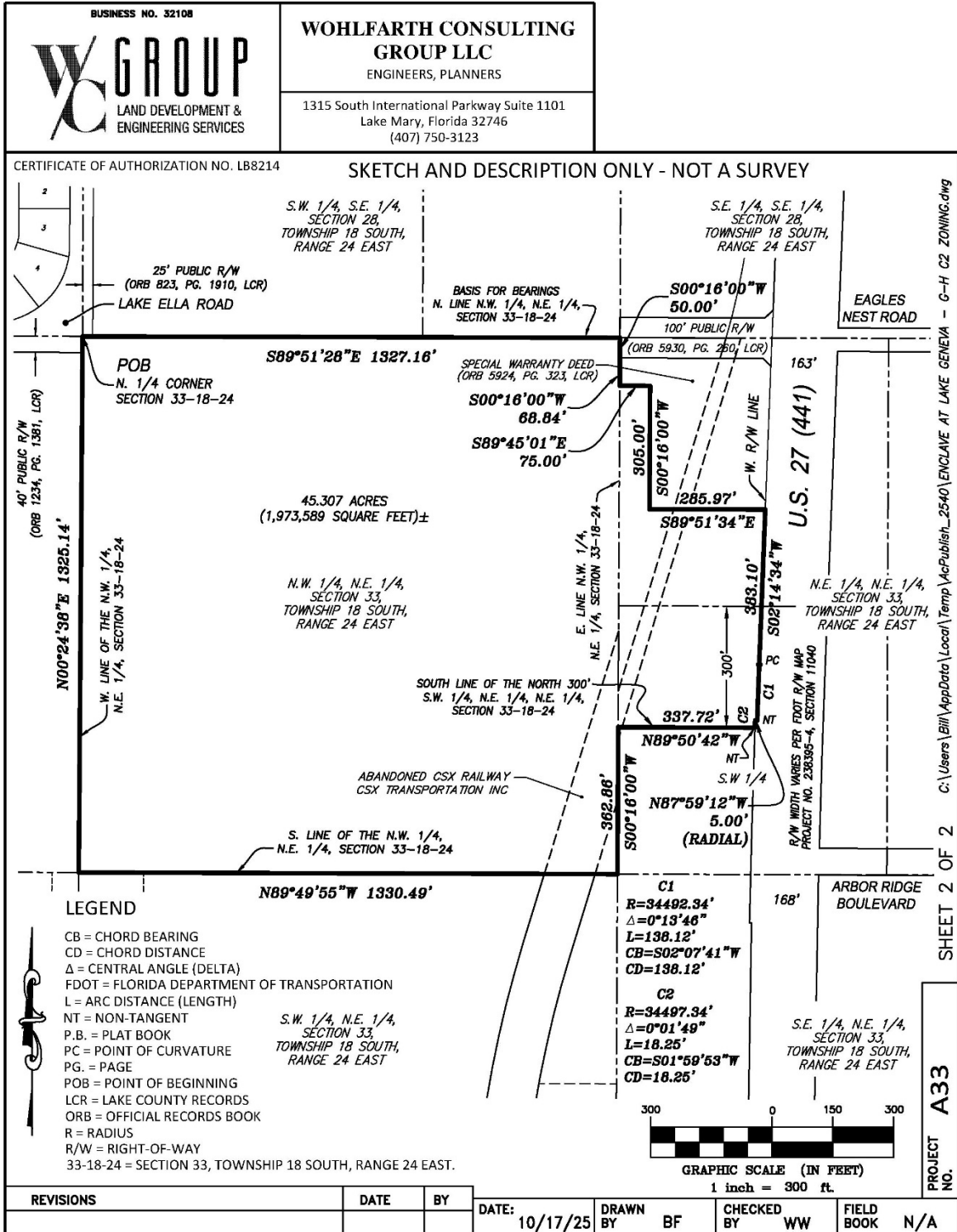
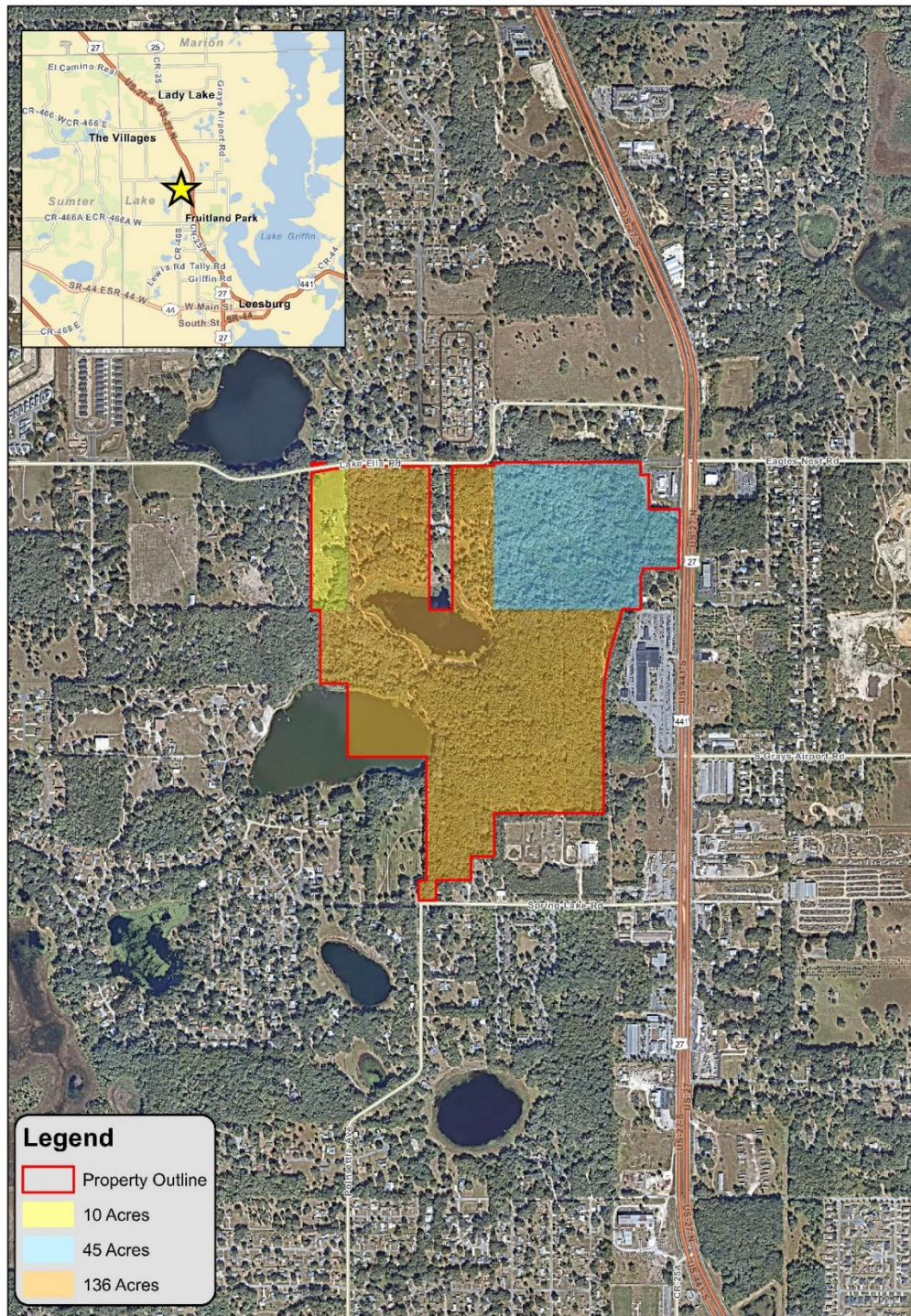


EXHIBIT B TO ORDINANCE

Map of Property being Rezoned



Enclave at Lake Geneva
Aerial Map

0 250 500 1,000
Feet



EXHIBIT C TO ORDINANCE
Master Development Agreement

[See Attached]

Record and Return to:
City of Fruitland Park
Attn: City Clerk
506 W. Berckman Street
Fruitland Park, Florida 34731

MASTER DEVELOPMENT AGREEMENT
ENCLAVE AT LAKE GENEVA MPUD

THIS AGREEMENT is entered into and made as of the ____th day of _____, 2026, between the **CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation**, (hereinafter referred to as the “City”), and **FRUITLAND LAKE ELLA, LLC** (hereinafter referred to as the “Owner”).

RECITALS

1. The Owner seeks to rezone 45.31 +/- acres of real property within the City of Fruitland Park, described and depicted as set forth on **Exhibit “A”** attached to and incorporated in this Agreement (hereafter referred to as the “Property” to Mixed Use Planned Unit Development (MPUD); and

2. The Property is currently located within the City of Fruitland Park and is currently zoned City of Fruitland Park Mixed-Use Planned Unit Development and City General Commercial (C-2) with a future land use designation on the City of Fruitland Park Future Land Use Map of “Mixed Community (MC)” and “Commercial (COMM).”

3. Owner has filed an application for a small-scale comprehensive plan amendment to change the future land use designation for a portion (Alt. Key No. 1284422) of the Property from Commercial to Mixed Community (MC).

4. Owner has filed an application to rezone the Property to Mixed Use Planned Unit Development (MPUD).

5. The Property is being developed as part of a larger project known as Enclave at Lake Geneva consisting of Parcels A-F.

6. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.

7. The City of Fruitland Park has determined that the rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.

8. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.

9. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application for rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement and adopts an ordinance rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "MPUD Conceptual Plan" prepared by Wohlfarth Consulting Group, LLC, dated October 22, 2025, and attached as **Composite Exhibit "B"** (which may be referred to as the "Plan" or the "MPUD Master Plan" or "Development Plan"). The project shall be developed in accordance with the Permitted Uses set forth below. All development shall be consistent with City's "MPUD" (Mixed Use Planned Unit Development) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 4. Permitted Uses. Permitted Uses shall include:

- a. Single family not to exceed 121 units.
- b. Recreation amenities.
- c. Commercial Uses specified under C-1 Zoning in accordance with the City's Land Development Regulations, as well as the commercial uses specified under C-2 Zoning.

Section 5. Development Standards. Development Standards shall be as follows:

- a. Minimum Open Space 25%, which may include all buffers, recreation and other pervious area not located within platted road right of way. Stormwater ponds may not be utilized for open space.
- b. Maximum Building Height of thirty-five feet (35'), measured to the mean height of hip or gabled roofs.
- c. Minimum Setback requirements, as measured from the MPUD perimeter property lines shall be:
 - i. North: Twenty-five feet (25')
 - ii. South: Fifty feet (50'), except if adjacent to Enclave at Lake Geneva Residential PUD, 0' is allowed.
 - iii. East: Twenty-five feet (25')

- iv. West: Twenty-five feet (25'), except if adjacent to Enclave at Lake Geneva Residential PUD, 0' is allowed.
- d. Density may not exceed 4.30 du/ac.

Single Family Detached:

i. Minimum Building Setbacks

- a. Front: 20 feet
- b. Front-Garage: 25 feet
- c. Side: 5 feet (between building pads)
- d. Side: 15 feet (building to street), adjacent to parking, 13 feet
- e. Rear: 15 feet, except 5 feet for patio, pool and screen structures

40' Lots:

- ii. Minimum Living Area: 1,200 SF
- iii. Minimum Lot Width: 40 feet
- iv. Minimum Lot Area: 4,800 SF
- v. Maximum Impervious Surface Ratio (Lots): 75%
- vi. Maximum Building Coverage: No more than 55% of Lot Area

50' Lots:

- vii. Minimum Living Area: 1,200 SF
- viii. Minimum Lot Width: 50 feet
- ix. Minimum Lot Area: 6,000 SF
- x. Maximum Impervious Surface Ratio (Lots): 75%
- xi. Maximum Building Coverage: No more than 55% of Lot Area

- e. Open space shall not be less than twenty-five (25) percent of the total property area. Stormwater ponds may not be included as open space.
- f. Parking: The Owner will be required to meet the parking requirements of the Fruitland Park Land Development Regulations.
- g. Type "C" landscape buffers of twenty-five feet (25') shall be provided along the MPUD perimeter property boundaries.
- h. Recreational amenities. At a minimum the following must be provided:
 - i. Tot Lot
 - ii. Pocket park
 - iii. Dog park
 - iv. Passive recreation

Section 6. Design Standards.

Design Standards for Residential shall be as follows:

- a. Single-family development shall meet the R-4 SFMD zoning development standards, except where in conflict with this Master Development Agreement.
- b. Architectural features - All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the single-family units. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc. Designs may vary throughout the development.
 - 1) Dormers
 - 2) Gables
 - 3) Recessed or raised entries
 - 4) Covered porch entries
 - 5) Cupolas
 - 6) Pillars or decorative posts
 - 7) Bay window (minimum 12 inch projections)
 - 8) Eaves (minimum 6-inch projections)
 - 9) Front windows with arched glass tops and minimum 4-inch trim
 - 10) Metal roofs
 - 11) Decorative Corbels and Brackets
- c. Building Materials - Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:
 - i. The exterior wall area may be any type of lap siding and/or stucco, including a "cementitious" lap siding. (A "cementitious" lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.) The exterior may include full width or cast brick or stone.
 - ii. All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.
- d. Details, such as, brackets, corbels, decorative panels, may be made from alternative materials, such foam with a hard shell finish.
- e. Recreational Buildings shall have landscape areas planted with trees, shrubs or groundcovers, other than sod, around the building as follows:
 - i. Building Perimeter landscaping. A minimum three (3) foot wide landscape area, with an average of five (5) feet or more, around a minimum of forty (40) percent of the total building perimeter and within twenty-five (25) feet of the building walls.
 - ii. *Minimum planting requirement.* One (1) canopy tree or three (3) understory trees, and twenty-eight (28) shrubs shall be required for every three hundred and fifty (350) feet of planting area in e. 1) above. Trees installed for any other requirement of this subsection e. may be credited towards this requirement if in the required location.

Design Standards for Non-Residential shall be as follows: Nonresidential development must adhere to the nonresidential design district standards set forth in Chapter 154, of the City's Land Development Regulations.

Section 7. Development Phasing. The proposed project must be constructed in no less than three phases in accordance with the Planned Unit Development Master Plan (attached as part of these conditions) which is also provided in the Phasing Table below. Changes to the Planned Unit Development Master Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process. If such changes are consistent with this Master Development Agreement, the amendment to the Planned Unit Development Master Plan will be processed as a Minor Development under LDC section 160.040.

Enclave at Lake Geneva MPUD							
Phasing Table							
Infrastructure		Building		Commercial			
Start	Finish	Start	Finish	Acreage	40' X 120'	50' X 120'	Total
6/1/2028	7/1/2029	8/1/2029	8/1/2031	14.253	116	6	122

Section 8. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by a minimum of four (4) access points; two (2) full-access driveways on Lake Ella Road and one (1) full-access driveway on Spring Lake Road for the residential portion, and one (1) full-access connection and one (1) right-in/right-out access driveway on US 27/441, utilizing the existing 7-Eleven driveways, and one (1) additional right-in/right-out access on US 27/441 for the commercial portion. The access points shall be reviewed during the development review process.

- a. The Owner shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements. Drive aisles within parking areas shall not be required to be constructed to City street standards.
- c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.
- d. The City of Fruitland Park will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Owner shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements, inclusive of all sidewalks.

- e. A traffic/transportation study shall be submitted prior to preliminary plan approval for review and determination of any necessary access improvements required by Lake County and/or the City of Fruitland Park. Said improvements will be the responsibility of the Owner.
- f. At such time that traffic signals are warranted at the proposed project entrance, the Owner shall pay their pro rata share of the cost of the signal(s) as determined by Lake County or the City.
- g. Internal streets shall be a minimum of 250 feet as measured from centerline to centerline.

Section 9. Homeowners Association. The Developer shall establish a homeowner's association, which shall be responsible for maintenance of common areas and infrastructure within the Property, including, but not limited to, parks and recreation areas, stormwater retention, open space areas, and common areas, unless some or all of those responsibilities are undertaken by a Community Development District pursuant to Section 10 below. The Developer agrees to, at Developer's expense, provide landscaping and improvements to the park and recreation areas located within the Property as agreed to by City at site plan approval. Developer shall record declarations satisfactory to City setting forth these requirements and detailing assessments in conjunction with the platting of the Property.

Section 10. Community Development District. Developer may establish a Community Development District ("CDD") pursuant to and consistent with Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures as allowed by Section 190.12, F.S.

Section 11. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way and parking areas.

Section 12. Water, Wastewater, and Reuse Water.

A. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. Except as otherwise provided herein, all such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. If any such utility facilities are required and / or oversized at the City's request, the City shall provide impact fee credits or cash to reimburse Developer for the materials directly related to such request as per the recorded Utility Agreement for Enclave at Lake Geneva OR BK 6476 PG 2021-2034. If any utility facilities serve to provide any other property with connection ability which would not exist otherwise, the City and Developer will enter into an agreement with the owner or developer of such other property to provide for an appropriate reimbursement payment by such other property owner or developer upon connection to the utility facilities, to the City or Developer.

B. City shall own and maintain all onsite and offsite water and wastewater improvements including any lift station(s). Owner shall, at its expense, install fire hydrant(s) and extend utility line(s) as required by the City of Fruitland Park.

C. During the construction plans and specifications review process, Owner must request a concurrency determination for potable water and wastewater collection and treatment capacity. City has limited potable water and wastewater collection and treatment capacity for the Project therefore, the Project does not have concurrency approval for potable water and wastewater. Conditional construction plan and specifications approval may be granted by the City if during concurrency review capacity is determined to be available, or if construction of additional potable water and/or wastewater capacity is underway and nearing completion; however, should Owner choose to commence with construction prior to the City issuing unconditional construction plan and specification approval, it will be at Owner's risk. Owner further understands that issuance of a certificate of occupancy cannot occur until both potable water and wastewater capacity is available.

D. If water and wastewater capacity is reserved, then Owner shall pay to the City user fees for the number of residential units equal to the difference between the number of residential units for which capacity is reserved and the actual number of residential units which have received certificates of occupancy by December 31, 2030. Said user fees shall be paid by Owner on a monthly basis pursuant to the City's monthly utility billing cycle, and shall continue until all of the residential units for which capacity was reserved have received certificates of occupancy.

E. Owner may utilize corrugated polyethylene pipe (HP) instead of reinforced concrete pipe as required by Sec. 157.080(a)(4)(c), LDRs provided the following conditions are met:

1. Minimum and Maximum cover heights should follow the requirements set forth in the FDOT Drainage Manual, Appendix C, as reiterated in Table 1. Polypropylene pipe can be installed in deeper conditions once supporting calculations and documentation associated with this analysis are approved.
 - a. Polypropylene Pipe is required to be installed with an RCP end section.
 - b. Polypropylene Pipe in Wall Zone installations should follow the requirements set forth in the FDOT Drainage Manual Section 3.11, Appendix D and in the latest version of FDOT Standard Specifications, section 430-4.1.
 - c. FDOT's pipe repair matrix should be used as guidance for any repairs
 - d. Polypropylene Pipe must be produced from a FDOT approved production facility for Class II Polypropylene Pipe
 - e. Class I Polypropylene Pipe is not accepted for use within roadways
 - f. Post inspection services are provided by the pipe manufacturer

Section 13. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate at the time the building permit is issued. Owner agrees to pay all impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued.

Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of preliminary plan and City is willing to allocate such capacity to Owner, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

Section 14. Easements. Owner shall provide the City such easements or right of way in form acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of roads, sidewalks, bikeways, street lighting or utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 15. Landscaping/Buffers. Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. All landscaping and tree protection shall comply with Chapter 164 of the City of Fruitland Park Land Development Regulations.

Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping.

Owner shall design and construct, at its sole expense, the interior landscaped areas and islands within the parking areas of the Property in accordance with all applicable City of Fruitland Park Land Development Regulations. Owner shall maintain such areas.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Fruitland Park Land Development Regulations pertaining to tree removal and replacement.

Landscaping for buffers and internal lots shall be in accordance with the following conditions, as detailed in **Exhibit "C"**. In the event of a conflict between the following conditions and Exhibit "C", Exhibit "C" shall control.

- A. A single canopy tree shall be planted in the front yard of all Single-Family Detached units.
- B. A single canopy tree and a single understory tree shall be planted in the front yard of all Duplex buildings.
- C. No trees shall be required in rear yard that is adjacent to any landscape buffer.
- D. Where Lots are back-to-back a canopy tree shall be planted in the rear yard five feet (5') from the property line and be staggered from lot to lot. The intent is that trees shall be spaced equal to the width of the lot.
- E. The landscape buffers shall be a minimum width of twenty-five feet (25') and have a minimum of two (2) canopy trees and one (1) understory tree per every one-hundred feet (100').
- F. Each Lot shall have a minimum of one (1) canopy tree planted five feet (5') within the landscape buffer and centered on such Lot and one (1) understory tree shall be planted ten feet (10') within the landscape buffer along the boundary of each adjacent Lot.
- G. A continuous hedge shall be planted three feet (3') within the landscape buffer.
- H. The planting material shall consist of a minimum of sixty percent (60%) native material. All materials shall be Florida-Friendly Material and noted on the preliminary plans.
- I. The planting material shall consist of the following species:

Canopy Trees

Quercus Virginiana	Live Oak
Magnolia Grandiflora	Southern Magnolia
Cronus Florida	Dogwood
Juniperus Virginiana	Eastern Red Cedar
Pinus Elliottii	Slash Pine
Sabal Palmetto	Sable Palm
Platanus occidentalis	Sycamore
Acer rubrum	Red Maple
Liquidambar stryaciflua	Sweetgum

Understory Trees

Red cedar	(Juniperus virginiana)
Little Gem Magnolia	
Red Maple	
Crape Myrtle	
Wax Myrtle	
Japanese Blueberry	
Bottlebrush	
Weeping Bottlebrush	
Ilex Vomitoria	
Sweet Viburnum	
Eastern Redbuddim	

Shrubs

Walter Viburnum
Sweet Viburnum
Wax Myrtle
Ilex Vomitoria

Canopy Trees shall be 2" cal. and 12' Height when planted.

Understory Trees shall be 1 ½" cal. and 8' Height when planted.

Hedges shall be 24" in height when planted, with the maximum spacing for hedges at 30 inches on center.

Section 16. Stormwater Management. Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 17. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other property owners within the City.

Section 18. Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 19. Signage. Owner shall submit a master sign plan as a component of the final site plan (i.e., construction plan) application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations. Alternatively, the Owner, in the Owner's discretion, may apply to amend the MPUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.

Section 20. Issuance of Permits. After the approved Conceptual Site Plan and this Master Development Agreement is recorded, and prior to issuance of any permits for construction, excluding clearing and landfill, a preliminary plat and construction plans, shall be prepared and submitted for review and approval in the manner required by the City's Land Development Code, as amended.

Section 21. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 22. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 23. Due Diligence.

The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 24. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes*.

Section 25 Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 26. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their successors in interest and/or assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 27. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 28. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 29. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone Anita Geraci-Carver Law Office of Anita Geraci-Carver, P.A. 1560 Bloxam Avenue Clermont, Florida 34711 352-243-2801 Telephone 352-243-2768 Facsimile
As to Owner:	Fruitland Lake Ella LLC 12291 SW 124 th Terrace Miami, FL 33186
Copy to:	Andon Calhoun FRUITLAND PARK DEVELOPMENT VI, LLC 2544 Connection Point Oviedo, FL 32765

Section 30. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 31. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, or the effective date of the annexation of the Property, whichever occurs later, and shall terminate five (5) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing before the City Commission.

Section 32. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 33. Severability. If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not effect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Owner and the City have executed this Agreement as of the day and year first above written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

OWNER: FRUITLAND LAKE ELLA LLC,

Witness Signature

Owner Signature

Print Name

Print Name

Witness Signature

Title

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by [☐] physical presence or [☐] online notarization this ____ day of _____ by _____ as _____ of FRUITLAND LAKE ELLA, LLC, a Florida limited liability company on behalf of the company, who is personally known to me or who have produced _____ as identification.

Notary Public

Notary Public - State of Florida

Commission No _____

My Commission Expires _____

ACCEPTED BY THE CITY OF FRUITLAND PARK

Approved as to form and
Legality for use and reliance
by the City of Fruitland Park

By: _____
Chris Cheshire, Mayor

Date: _____

Anita Geraci-Carver
City Attorney

ATTEST: _____
Gwen Johns
City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by [X] physical present or [] online notarization this _____ day of _____ by Chris Cheshire, Mayor of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation and Gwen Johns, City Clerk of the City of Fruitland Park, Florida, on behalf of the corporation, who are [X] personally known to be me or produced _____ as identification.

Notary Public
Notary Public - State of Florida
Commission No _____

My Commission Expires _____

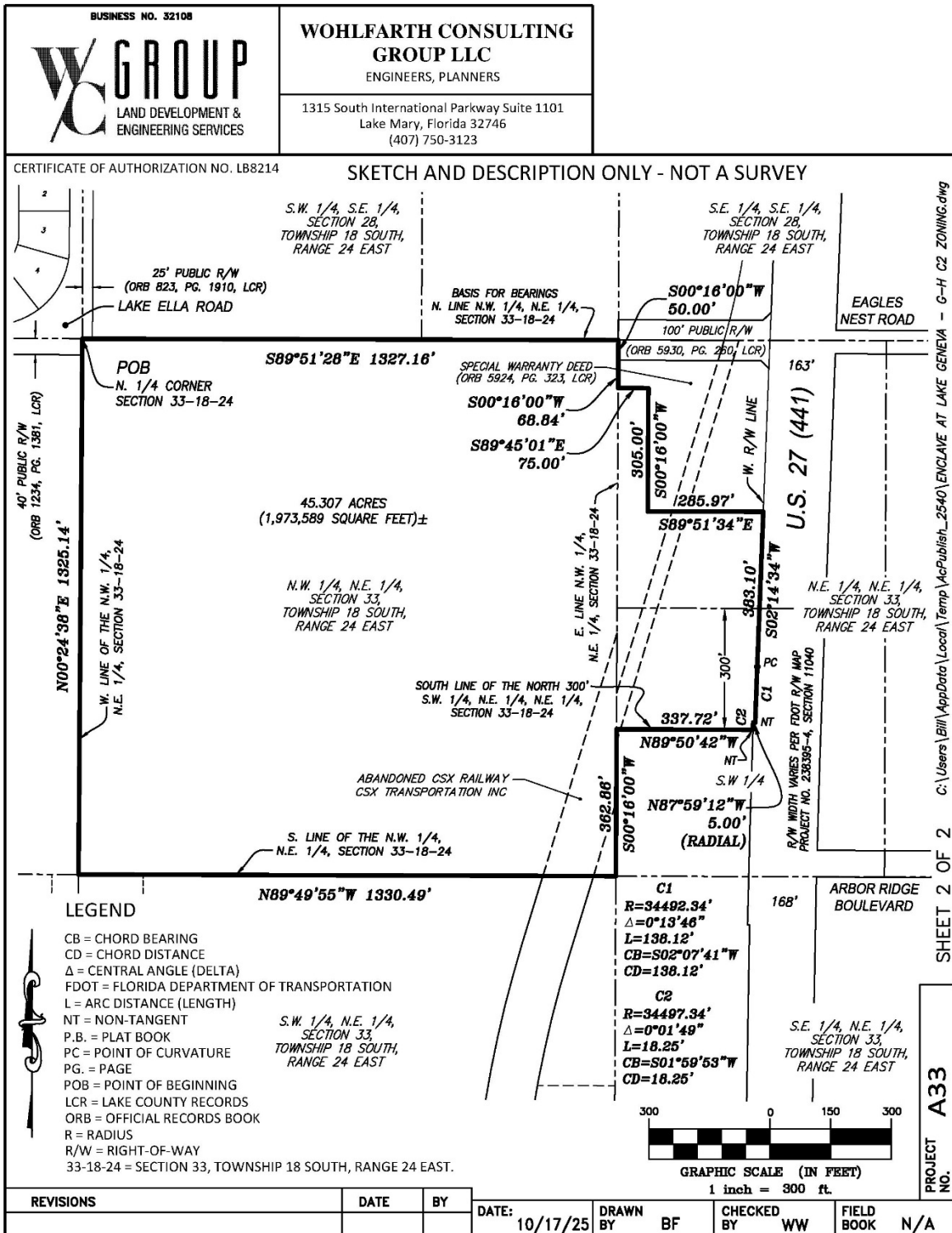
EXHIBIT "A"
LEGAL DESCRIPTION

BUSINESS NO. 32108  WOHLFARTH CONSULTING GROUP LLC ENGINEERS, PLANNERS 1315 South International Parkway Suite 1101 Lake Mary, Florida 32746 (407) 750-3123	CERTIFICATE OF AUTHORIZATION NO. LB8214 SKETCH AND DESCRIPTION ONLY (NOT A SURVEY) DESCRIPTION: A PORTION OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE SOUTH 89°51'28" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,327.16 FEET; THENCE SOUTH 00°16'00" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 50.00 FEET, THE FOLLOWING FOUR (4) COURSES BEING ALONG THE WEST AND SOUTH BOUNDARIES OF THAT CERTAIN LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5924, PAGE 323, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°16'00" WEST, A DISTANCE OF 68.84 FEET; THENCE SOUTH 89°45'01" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00°16'00" WEST, A DISTANCE OF 305.00 FEET; THENCE SOUTH 89°51'34" EAST, A DISTANCE OF 285.97 FEET, THE FOLLOWING FOUR (4) DESCRIBED COURSES BEING ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27/441 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP F.P. NO. 238395-4, SECTION 11040; THENCE SOUTH 02°14'34" WEST, A DISTANCE OF 383.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 34,492.34 FEET, A CENTRAL ANGLE OF 00°13'46", A CHORD BEARING OF SOUTH 02°07'41" WEST AND A CHORD DISTANCE OF 138.12 FEET; THENCE SOUTHERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 138.12 FEET; THENCE NORTH 87°59'12" WEST ALONG A NON-TANGENT LINE, A DISTANCE OF 5.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 34,497.34 FEET, A CENTRAL ANGLE OF 00°01'49", A CHORD BEARING OF SOUTH 01°59'53" WEST AND A CHORD DISTANCE OF 18.25 FEET; THENCE SOUTHERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 18.25 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 300 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE RUN NON-TANGENT TO THE LAST DESCRIBED CURVE NORTH 89°50'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 337.72 FEET; THENCE SOUTH 00°16'00" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 362.86 FEET; THENCE NORTH 89°49'55" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,330.49 FEET; THENCE NORTH 00°24'38" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,325.14 FEET TO THE POINT OF BEGINNING. CONTAINING 45.307 ACRES (1,973,589 SQUARE FEET), MORE OR LESS. NOTES: 1. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY WOHLFARTH CONSULTING GROUP LLC FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD. 3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY. 4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, SAID NORTH LINE HAVING AN ASSUMED BEARING OF SOUTH 89°51'28" EAST. 5. WOHLFARTH CONSULTING GROUP LLC CERTIFICATE OF AUTHORIZATION NO. LB 8214 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PROJECT NAME: Enclave at Lake Geneva LOCATION: City of Fruitland Park, Lake County, Florida CERTIFICATION: I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. FOR THE FIRM WOHLFARTH CONSULTING GROUP LLC: WILSON E. WAY, P.S.M. PROFESSIONAL SURVEYOR and MAPPER #2885 STATE OF FLORIDA
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SHEET 1 OF 2

PROJECT A33
No.



COMPOSITE EXHIBIT “B”

**Enclave at Lake Geneva MPUD Master Development Plan prepared by Wohlfarth Consulting Group,
LLC., dated October 22, 2025**

[SEE ATTACHED]

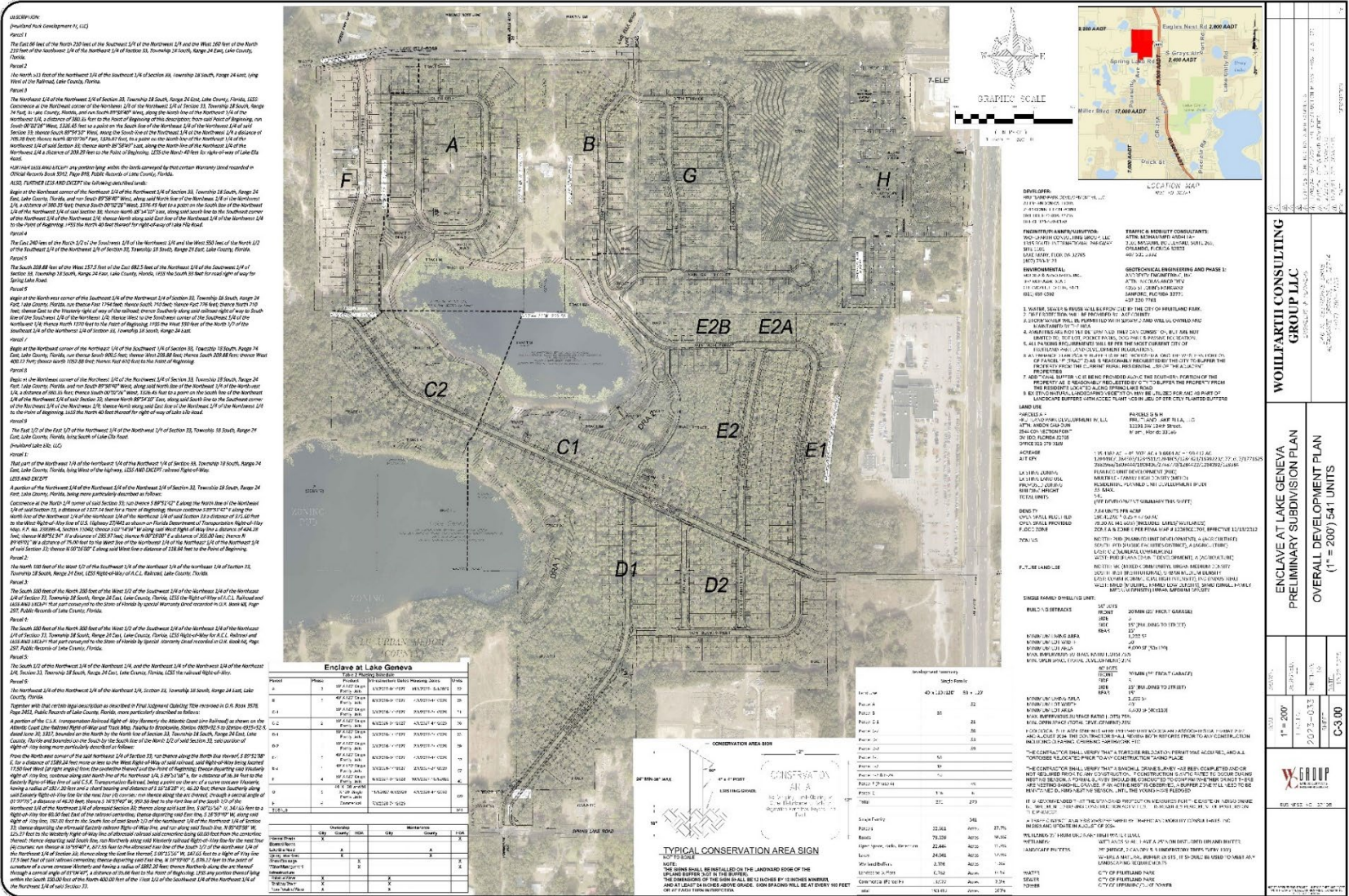
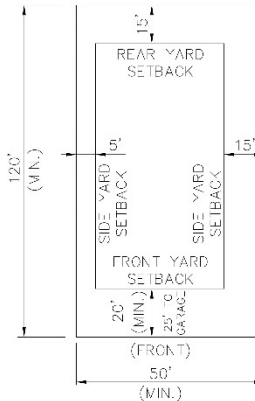
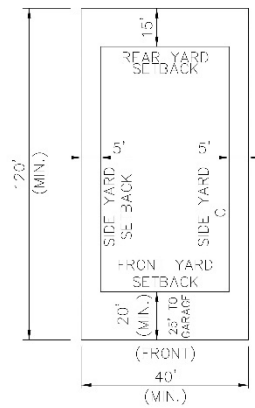
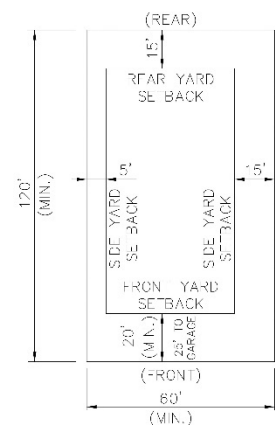
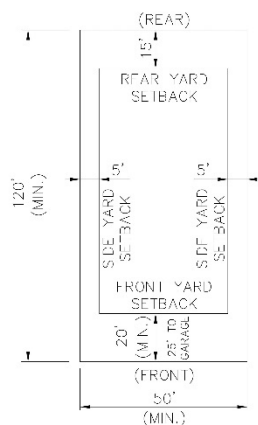


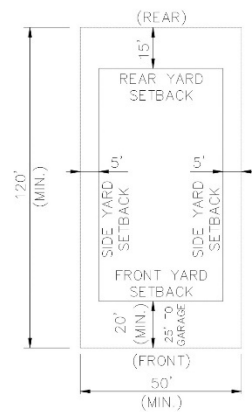
EXHIBIT “C”

Landscaping for Buffers and Internal Lots

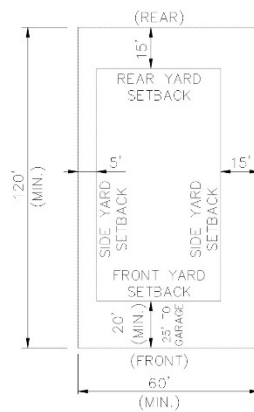
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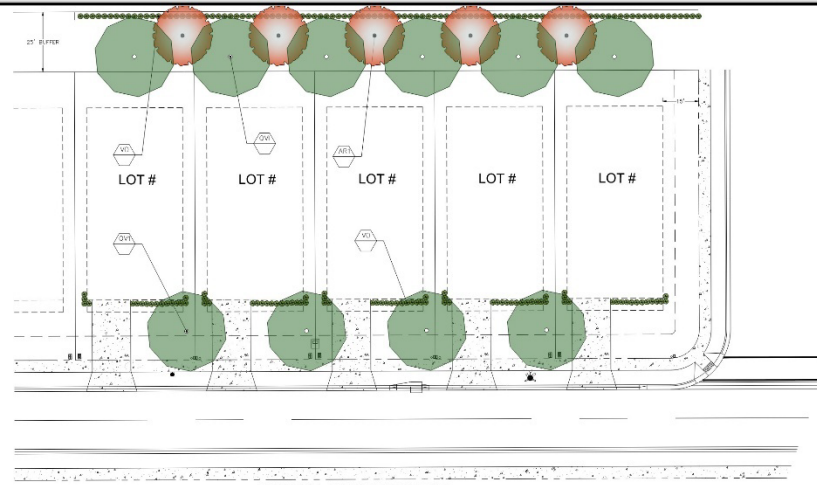
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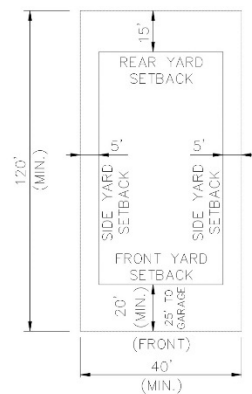
Typical Lot
(50'X120')



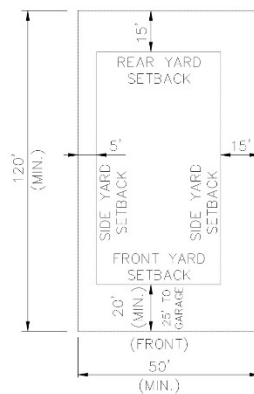
Typical Corner Lot
(50'X120')



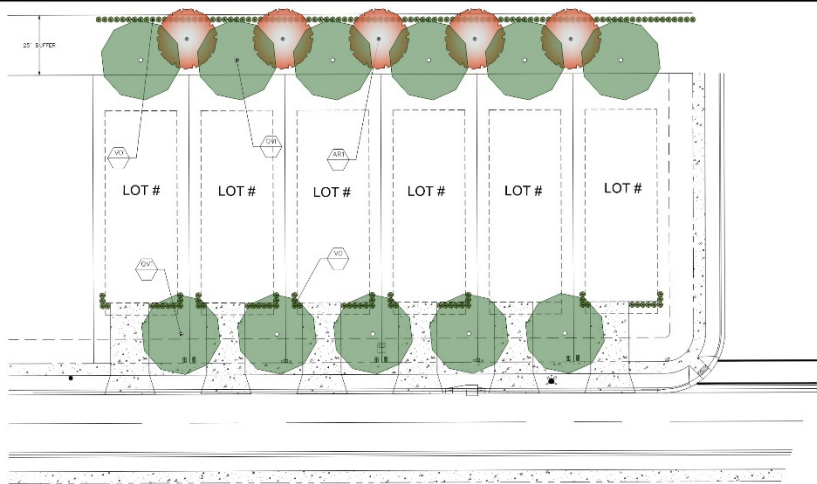
TYPICAL BUFFER DETAIL
(50'x120')



Typical Lot
(40'X120')



Typical Corner Lot
(40'X120')



TYPICAL BUFFER DETAIL
(40'x120')



NOTE:
EXISTING NATURAL VEGETATION MAY BE UTILIZED AND AS PART OF LANDSCAPE BUFFERS WITH
ADDED PLANTINGS (IF NEEDED), IN LIEU OF THE BUFFERS SHOWN.

		ENCLAVE AT LAKE GENEVA PRELIMINARY SUBDIVISION PLAN 40' X 120' AND 50' X 120' LOT LANDSCAPE PLAN		WOHLFARTH CONSULTING GROUP LLC ENGINEERS & PLANNERS 248 N. WESTGATE DRIVE ALHAMBRA, ARIZONA, 85014 (602) 750-3122	
BUSINESS NO. 22-09		SCALE 1" = 20'	SHEET NO. 203-033	DATE 11-22-2025	SHEET 1-100
PROJECT 2023-033		SHEET FW			
SCALE 1" = 20'		SHEET FW			
PROJECT 2023-033		DATE 11-22-2025			
SHEET FW		SHEET 1-100			
BUSINESS NO. 22-09		SHEET 1-100			

