

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA
APRIL 23, 2026**

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, Florida 34731
6:00 p.m.

1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation – **Pastor Carlos Pinilla**, Heritage Community Church
Pledge of Allegiance – Interim Police Chief **Henry Rains**

2. ROLL CALL

3. PRESENTATION

(a) Proclamation – Library Week

4. CONSENT AGENDA

Routine items and items not anticipated to be controversial are placed on the Consent Agenda to expedite the meeting. If a commissioner, staff member or member of the public wish to discuss any item, the procedure is as follows:
(1) Pull the items from the Consent Agenda; (2) Vote on remaining items; and
(3) Discuss each pulled item separately and vote.

(a) Approval of Minutes (city manager/city clerk)

April 9, 2026, Regular City Commission Meeting

5. REGULAR AGENDA

6. PUBLIC HEARING

(a) Second Reading of Ordinance 2026-003, Rezoning to C-1 of Approximately 4.0 ± Acres Generally Located South of CR 466A and West of Lake Josephine Drive. Petitioner: Kimley Horn and Associates, Inc., on behalf of the owner, Villages Ranch LLC – Quasi-Judicial Hearing (city manager/city attorney/community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 4.0 +/- ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND AGRICULTURE (A) TO CITY OF FRUITLAND PARK NEIGHBORHOOD COMMERCIAL (C-1) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

END OF PUBLIC HEARING

7. (a) City Manager

(b) City Attorney

**i. Linda Herald v. City of Fruitland Park, Lake County Case
No. 2025-CA-000116**

8. UNFINISHED BUSINESS

9. PUBLIC COMMENTS

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

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

City Commission addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

10. COMMISSIONER COMMENTS

- (a) Vice Mayor DeGrave**
- (b) Commissioner Williams**
- (c) Commissioner Cosenza, III**
- (d) Commissioner Raysin**

11. MAYOR'S COMMENTS

12. ADJOURNMENT

DATES TO REMEMBER

Thursdays, April 30th – June 4th

**Goat Yoga, Gardenia Center
11:00 a.m. – Noon (FREE)**

Mondays, Wednesdays & Fridays in May

**Miles & Smiles Wellness
Program**

Thursday, May 14th

City Commission Meeting

For additional events, please visit [Calendar | City of Fruitland Park Florida](#).

Please note that in addition to the city commission meetings, more than one city commissioner may be present at the above-mentioned events.

Any person requiring special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.)

If a person decides to appeal any decision made by the City of Fruitland Park with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.



Proclamation

WHEREAS, before World War I, the library in Fruitland Park began its operations in a small home; became a community library in 1936, and on November 12, 1970, the city began operating its municipal library; and

WHEREAS, on September 29, 1982, the Lake County Board of County Commissioners established a countywide public library system, which included the City of Fruitland Park Library as its member, to provide free access and circulation of library materials to all county residents; to serve as a community hub for innovation and collaboration, and to operate as a forum for diverse ideas and points of view; and

WHEREAS, libraries provide the opportunity for everyone to pursue their passions and engage in lifelong learning, allowing them to live their best life; and

WHEREAS, libraries have long served as trusted institutions for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socioeconomic status; and

WHEREAS, libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all; and

WHEREAS, libraries adapt to the ever-changing needs of their communities, continually expanding their collections, services, and partnerships; and

WHEREAS, libraries play a critical role in the economic vitality of communities by providing internet and technology access, literacy skills, and support for job seekers, small businesses, and entrepreneurs; and

WHEREAS, libraries are accessible and inclusive places that promote a sense of local connection, advancing understanding, civic engagement, and shared community goals; and

WHEREAS, libraries are cornerstones of democracy, promote the free exchange of information for all; and

WHEREAS, libraries are full of stories in a variety of formats from picture books to large print, audiobooks to eBooks, and so much more; and

WHEREAS, The American Library Association and libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate *National Library Week* with the theme: *Dive Into New Worlds*;

NOW, THEREFORE, BE IT RESOLVED that I, Chris Cheshire, Mayor of the City of Fruitland Park, Florida, on behalf of the city commissioners, do hereby proclaim April 20th to April 25th, 2026, as **National Library Week** and encourage all residents to visit their library to explore the wealth of resources available.

Dated this 23rd day of April 2026.

Chris Cheshire, Mayor

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

ITEM TITLE: **Approval of Minutes**

MEETING DATE: April 9, 2026

DATE SUBMITTED: April 2, 2026

SUBMITTED BY: (See below)

BRIEF NARRATIVE: Routine items and items not anticipated to be controversial are placed on the Consent Agenda to expedite the meeting. If a commissioner, staff member or member of the public wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on remaining item(s), and (3) Discuss each pulled item separately and vote.

(a) Approval of Minutes (city manager/city clerk)

March 12, 2026, Regular Meeting

FUNDS BUDGETED: N/A

ATTACHMENTS: Draft minutes

RECOMMENDATION: Consider approval of the consent agenda as presented.

ACTION: **Approval of the Consent Agenda**

**FRUITLAND PARK CITY COMMISSION REGULAR
MEETING MINUTES
APRIL 9, 2026**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida on Thursday, April 9, 2026, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGraves, Commissioners Martina Williams, Joseph Cosenza III, and Michael Raysin

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Interim Police Chief Henry Rains, Human Resources Director John Klein; Finance Director Kim Gehrke; Community Development Administrative Manager Sharon Williams, Interim Community Development Director Michael Rankin, Director of Community Services Barbara Fields, and Gwen Johns, City Clerk.

Total Attendance: 17

1. CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE

After Mayor Cheshire called the meeting to order, an Invocation was given by Interim Police Chief Rains who also led the Pledge of Allegiance to the flag.

2. ROLL CALL

After the Invocation and Pledge of Allegiance, Mayor Cheshire called the meeting to order and announced decorum for the meeting. He then requested that Ms. Johns call roll where a quorum was declared present.

3. CONSENT AGENDA

(a) Approval of Minutes.

March 12, 2026, Regular City Commission Meeting

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the Consent Agenda, as presented.

Mayor Cheshire called for a vote on the motion and declared it carried unanimously, 5-0.

4. REGULAR AGENDA

- (a) Resolution 2026-021, Approval of Preliminary Plan for Enclave at Lake Geneva Parcels G & H for 45.31± Acres Generally Located between Lake Ella Road and South to Spring Lake Road. Petitioner: Fruitland Park Development VI, LLC – Richard Wohlfarth, on behalf of the owner, Fruitland Lake Ella LLC.**

Ms. Geraci-Carver read Resolution 2026-021 by title only.

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

A motion was made by Commissioner Williams and seconded by Commissioner Cosenza to approve Resolution 2026-021, as presented.

Mayor Cheshire called for a vote on the motion and declared it carried unanimously, 5-0.

5. PUBLIC HEARING

(a) First Reading of Ordinance 2026-003, Rezoning to C-1 of Approximately 4.0± Acres Generally Located South of CR 466A and West of Lake Josephine Drive. Petitioner: Kimley Horn and Associates, Inc., on behalf of the owner, Villages Ranch LLC – Quasi Judicial Hearing

Ms. Geraci-Carver read Ordinance 2026-003 by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 4.0± ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND AGRICULTURE (A) TO CITY OF FRUITLAND PARK NEIGHBORHOOD COMMERCIAL (C-1) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve the first reading of Ordinance 2026-003, as presented.

Mayor Cheshire called for public comments. There were none.

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

END OF PUBLIC HEARING

6. (a) City Manager

Ms. Manila announced the promotion of Kim Gehrke to Finance Director.

Ms. Manila stated that the local elementary schools have asked to have a field trip to the Gardenia Swimming Pool. She asked the City Commission if they would support offering this field trip to the schools free of charge. There were no objections.

(b) City Attorney

i. Linda Herald v. City of Fruitland Park, Lake County Case No. 2025-CA-000116

Ms. Geraci-Carver stated that the Harold Case has been continued and discovery is ongoing.

Ms. Geraci-Carver gave an update to the City Commission regarding several bills that were proposed to change SB180, which prohibits cities from adopting regulations to land development codes and comprehensive plans. None of the new bills made it through this session and the City remains under prohibition for adopting more stringent regulations through October 2027.

Ms. Geraci-Carver stated that she would be bringing forward regulations for food trucks that should be considered by the City Commission.

Vice Mayor DeGrave noted his continued interest in further reviewing the ability of the city to prohibit 40' lots.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. PUBLIC COMMENTS

There were no public comments.

9. COMMISSIONERS' COMMENTS

(a) Commissioner Williams – Nothing to report.

(b) Commissioner Cosenza – Nothing to report.

(c) Commissioner Raysin – Nothing to report.

(d) Vice Mayor DeGrave – Nothing to report.

10. MAYOR'S COMMENTS

Mayor Cheshire announced the following important dates:

Thursday, April 23, 2026

Regular City Commission Meeting at 6:00 p.m.

11. ADJOURNMENT

The meeting adjourned at 6:09 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 6a

ITEM TITLE: Second Reading and Quasi-Judicial Public Hearing – Ordinance 2026-003 Rezoning to C-1 – Approximately 4.0 +/- acres generally located south of CR 466A and west of Lake Josephine Drive, Petitioner: Kimley Horn and Associates, Inc. on behalf of the owner, Villages Ranch LLC.

MEETING DATE: April 23, 2026

DATE SUBMITTED: March 23, 2026

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

BRIEF NARRATIVE: Applicant is seeking voluntary annexation, a small-scale comprehensive plan amendment and rezoning to C-1 to receive city services. Annexation of these properties (alternate keys 1740509 and 2933232) would be considered “in-fill” as the property is surrounded by Fruitland Park properties with R-2, R-15 and C-2 zoning designations. The applicant understands that a site plan application is required to be submitted for approval before development occurs. Any proposed development must comply with the city’s Land Development Regulations (LDRs) to include any required buffering. Ordinances 2026-001 and 2026-002 (annexation and small-scale comprehensive plan, respectively) were previously approved during 2nd reading at the February 26, 2026 commission meeting. Ordinance 2026-003 was tabled during the City Commission meetings of February 12th and February 26th, 2026 for Ordinance 2026-003 with a recommendation to change the zoning from C-2 to C-1. The applicant submitted a revised development application which was submitted on March 9th, 2026 (indicating C-1 zoning). Subsequently, a revised staff report was also submitted for review and consideration by the commission (attached).

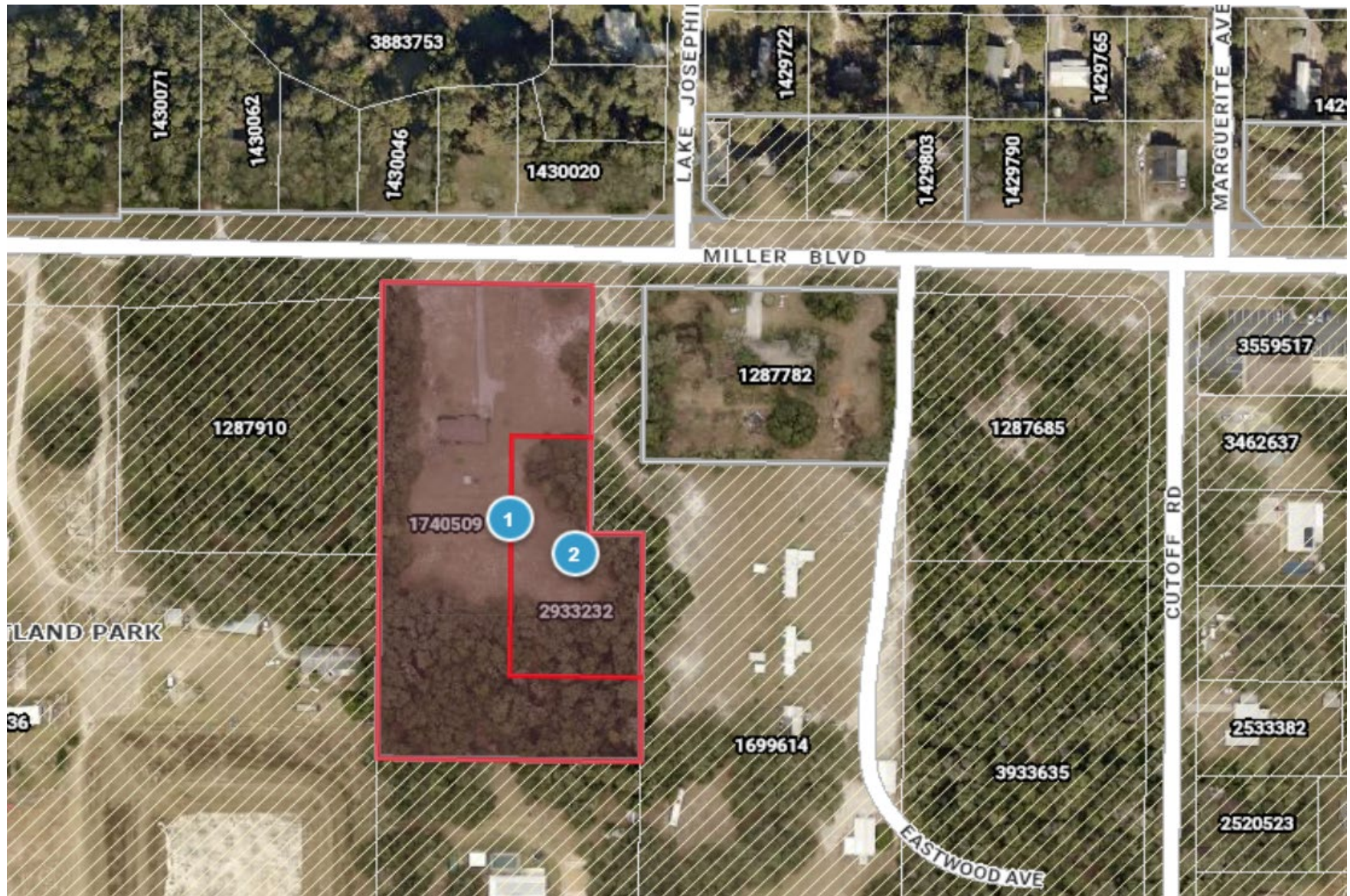
FUNDS REQUIRED: None

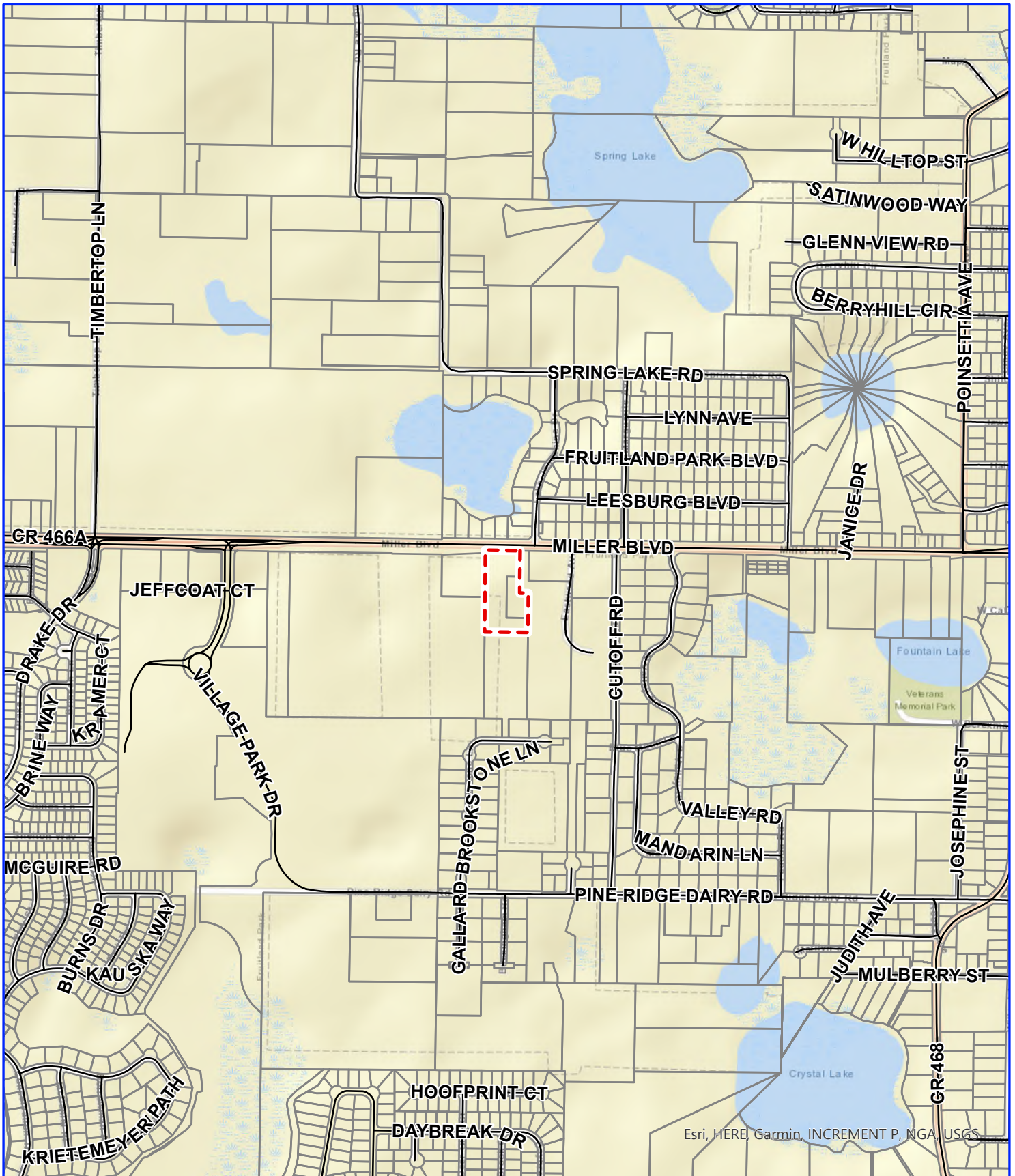
ATTACHMENTS: Ordinance 2026-003 with current and proposed zoning maps, advertising affidavit, staff report, and aerial/location maps are contained within.

RECOMMENDATION: During the Planning and Zoning Board meeting, approval of Ordinance 2026-003 was recommended with a C-1 zoning designation.

ACTION: Consider approval of Ordinance 2026-003.

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





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



240 0 240 480 720 960 1,200
Feet

Scale: 1:12,000

Villages Ranch, LLC.

Fruitland Park, Florida
Location Map

Project: 398/25/06
File: Location
Name: Villages Ranch LLC
PM: S. Lindh
Date: November 24, 2025
Created By: T. Ramdass



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ORDINANCE 2026-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 4.0 +/- ACRES OF PROPERTY FROM LAKE COUNTY RURAL RESIDENTIAL (R-1) AND AGRICULTURE (A) TO CITY OF FRUITLAND PARK NEIGHBORHOOD COMMERCIAL (C-1) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amended petition has been received from Kimley Horn and Associates, Inc. as applicant, on behalf of Villages Ranch, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be rezoned from Lake County Rural Residential (R-1) and Agriculture (A) to City Neighborhood Commercial (C-1) within the City limits of Fruitland Park; and

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

WHEREAS, the required notice of the proposed zoning has been properly published; and

WHEREAS, the City Commission reviewed said petition, the recommendations of the Planning and Zoning Board, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

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

Section 1: The following described property consisting of approximately 4.00 ± acres generally located south of CR 466A and west of Lake Josephine Drive as described as set forth on **Exhibit "A"** and depicted on the map attached hereto as **Exhibit "B"**, shall hereafter be designated as C-1 "Neighborhood Commercial" as defined in the Fruitland Park Land Development Regulations.

Section 2: That the City Manager, or designee, is hereby directed to have amended, altered, and implemented the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 3. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. Scrivener's Errors. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

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

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

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 23rd day of April, 2026.

(SEAL)

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

Passed First Reading _____

Passed Second Reading _____

“EXHIBIT A”

PARCEL 1:

The East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, of Section 5, Township 19 South, Range 24 East, in Lake County Florida; LESS the right of way of State Road S-466A,

ALSO LESS AND EXCEPTING those lands conveyed in Official Records Book 936, Page 1763: From the Northeast corner of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 5, Township 19 South, Range 24 East, Lake County, Florida, run thence South 00 degrees 44'45" West along the East line of the said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 40.00 feet to the Southerly right-of- way of C-466-A and the Point of Beginning, thence South 00 degrees 44'45" West along the East line of the said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 324.00 feet, thence North 89 degrees 15'15" West to a point that is 66.00 feet West of when measured at right angles the said East line or the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, thence North 00 degrees 44'45" East parallel with the said East line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 324 feet, more or less, to the said Southerly right-of-way of C 466-A, thence Easterly along the Southerly right-of-way of C-466-A to the Point of Beginning.

ALSO LESS AND EXCEPTING those lands conveyed in Official Records Book 1153, Page 1216: The South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 5, Township 19 South, Range 24 East, Lake County, Florida.

ALSO LESS AND EXCEPTING:

From the NE corner of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 19 S, Range 24 E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 40.00 feet to the Southerly right-of-way of C-466A; thence continue S 00°44'45" W along the East line of the said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 324.00 feet and the Point of Beginning of this description; from said POB, continue S 00°44'45" W along said East line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 187.82 feet thence N 88°52'52" W, 165.62 feet to a point that is 165.58 feet East of the West line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, thence N 00°45'08" E parallel with said West line of the East $\frac{1}{2}$ of West $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 313.01 feet to a point that is 200.00 feet South of the Southerly right-of-way of C-466A; thence S 89°02'52" E parallel with said Southerly right-of-way 99.58 feet, thence S 00°44'45" W, 125.91 feet, thence S 89°15'15" E 66.00 feet to the POB.

PARCEL 2:

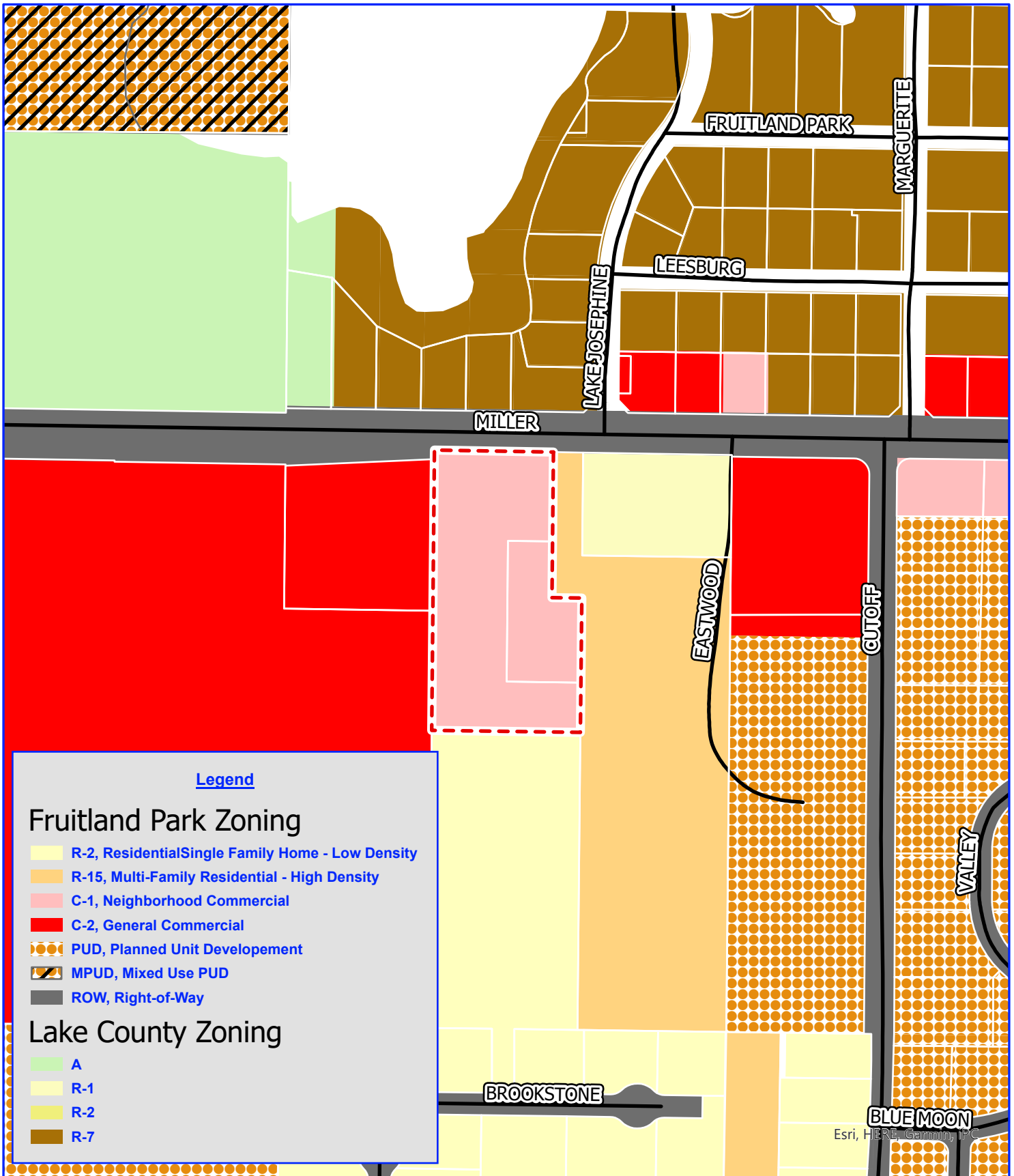
From the NE corner of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 19 S, Range 24 E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 40.00 feet to the Southerly right-of-way of C-466A, thence continue S 00°44'45" W along the East line of the said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 324.00 feet and the Point of Beginning of this description; From said POB, continue S 00°44'45" W along said East line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 187.82 feet thence N 88°52'52" W, 165.62 feet to a point that is 165.58 feet East of the West line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, thence N 00°45'08" E parallel with said West line of the East $\frac{1}{2}$ of West $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 313.01 feet to a point that is 200.00 feet South of the Southerly right-of-way of C-466A, thence S 89°02'52" E parallel with said Southerly right-of-way 99.58 feet, thence S 00°44'45" W, 125.91 feet; thence S 89°15'15" E 66.00 feet to the POB.

Together with Easement for Ingress and Egress from the NE corner of the East $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 19S, Range 24E, Lake County, Florida, run thence S 00°44'45" W along the East line of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 40.00 feet to the Southerly right-of-way of C-466A and the Point of Beginning, thence continue to S 00°44'45" W along the East line of the said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 324.00 feet, thence N 89°15'15" W to a point that is 66.00 feet West of when measured at right angles the said East line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence N 00°44'45" E parallel with the said East line of the East $\frac{1}{2}$ of the

West $\frac{1}{2}$ of the SW1/4 of the SE $\frac{1}{4}$, a distance of 324.00 feet more or less to the said Southerly right-of-way of C-466A; thence Easterly along the Southerly right-of-way of C-466A to the POB.

EXHIBIT “B”

MAP OF PROPERTY



70 0 70 140 210 280 350 Feet

Scale: 1:3,500

Villages Ranch, LLC.

**Fruitland Park, Florida
Proposed Zoning Map**

Project: 398/25/06
File: Proposed Zoning
Name: Villages Ranch LLC
PM: S. Lindh
Date: March 20, 2026
Created By: T. Ramdass



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

REZONING

Owner: Villages Ranch, LLC

Engineer: Theodore Martell, P.E., Kimley-Horn

General Location: South of Miller Blvd (CR 466A) and West of Lake Josephine Dr.

Number of Acres: 4.0 ± acres

Existing Zoning: Lake County Estate Residential (R-2) and Agriculture (A)

Proposed Zoning: Neighborhood Commercial (C-1)

Existing Land Use: Commercial High Intensity (70% ISR/0.50 FAR)

Date: March 18, 2026

Description of Project

The applicant is requesting a rezoning to receive city services and develop it under the C-1 permitted use zoning category pursuant to Chapter 154. The minimum C-1 lot size is 15,000 SF with a minimum lot width of 125'. The subject site has approximately 260' of frontage on CR 466A and is 174,240 SF which exceeds the C-1 requirements.

	Surrounding Zoning	Surrounding Land Use
North	Lake County R-7 and Agriculture	Urban Medium Density (7 units/acre)
South	R-2 (developed with SF residence)	Single Family Low Density (2 units/acre)
East	R-15 (developed with 4 MH)	Multi-Family High Density (15 units/acre)
West	C-2 (undeveloped & Windy Acres)	Commercial

Assessment

The C-1 zoning district allows for a variety of professional and light commercial uses; however, the applicant has not specified a specific use. The C-1 district allows a ISR of 0.70 and a FAR of 0.50. The site abuts single family low density (R-2) to the south and multi-family high density (R-15) to the east which would require a minimum 15' landscaped buffer. No buffers are required along the western property

boundary adjacent to C-2 zoning. A 25' buffer would be required adjacent to CR 466A located along the northern boundary.

Neighborhood Commercial (C-1) type zoning is inconsistent with the adjacent commercial zoning and along the CR 466A corridor within the city which is General Commercial (C-2) or planned commercial (PUD). Neighborhood Commercial is intended to provide for the day-to-day needs of the supporting neighborhood and should be within walking distances of the supporting neighborhood. In addition, CR 466A is a designated arterial roadway which supports general commercial type uses. The design standards in the C-2 zoning category reflect standards that would be suitable for development along major roadways such as lot size, widths and 50' front setbacks. Planning staff does recognize that the future land use of Commercial High Intensity would allow for less intense C-1 uses.

Application

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.

The subject property was recently approved for the Commercial High Intensity land use and was found consistent with the comprehensive plan.

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

The applicant has requested a zoning of C-1 and the proposed site exceeds the minimum requirements of the C-1 district as previously outlined above. At time of site plan submittal, the applicant will be required to comply with the land development code.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

The subject site was recently annexed into the city and requires a city designated zoning.

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

The applicant has applied for a C-1 zoning category which is not consistent with the CR 466A corridor. CR 466A is a designated arterial roadway which supports general commercial type uses (C-2) or planned commercial uses (PUD).

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.

Commercial Needs Analysis – The City of Fruitland Park future land use data and analysis indicates commercial acreage needs of 578 acres by 2035. The addition of 4 acres would assist the city in meeting these needs.

Traffic Impact Analysis – The applicant submitted a trip generation summary which indicates 87,120 SF shopping center which would produce 3,289 daily trips with 82 AM Peak hour trips and 332 PM Peak hour trips. The proposed land use would increase traffic. At time of site plan submittal the applicant will need to submit a traffic impact analysis.

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. For commercial sites the LOS utilizes 850 gallons per day per commercial acre. The estimated water usage is 0.0034 mgd (3,400 gallons per day) based on acreage.

The City 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 1.22 MGD. The City has a current available capacity of 0.115 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 0.111 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 232,000 gallons per day (0.232 mgd). The LOS for sanitary sewer for commercial uses is 450 gallons per day pursuant to Public Facilities Policy 4-2.1. The estimated sanitary sewer usage is 0.0018 mgd based on acreage. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.230 mgd.

Environmental Analysis – The applicant submitted an environmental constraints map indicating that the subject site does not contain wetlands. Prior to development the applicant will need to submit an environmental assessment addressing protected species per Chapter 165, Section 165.190.

Rezoning

The subject property is currently zoned Rural Residential (R-1) and Agriculture (A) in Lake County and the proposed City zoning is Neighborhood Commercial (C-1). Surrounding city zoning consists of General Commercial (C-2), MFHD (R-15), SFLD (R-2) and across CR 466A is Lake County R-7. The proposed C-1 zoning is inconsistent with the CR 466A commercial corridor.

Conclusions

Neighborhood Commercial (C-1) type zoning is inconsistent with the adjacent commercial zoning and along the CR 466A corridor within the city which is General Commercial (C-2) or Planned Commercial (PUD). Neighborhood Commercial is intended to provide for the day-to-day needs of the supporting neighborhood and should be within walking distances of the supporting neighborhood. In addition, CR 466A is a designated arterial roadway which supports general commercial type uses. The design standards in the C-2 zoning category reflect standards that would be suitable for development along

major roadways such as lot size, widths and 50' front setbacks. Planning staff does recognize that the future land use of Commercial High Intensity would allow for less intense C-1 uses and is not inconsistent with the comprehensive plan. Appropriate buffers will be established to mitigate commercial and residential land uses.

C-1 permitted and Special Exception uses are listed below for convenience.

A) *Permitted uses.* The following uses shall be permitted:

- i) Offices for professional services.
- ii) Personal services.
- iii) Convenience stores without fuel operations.
- iv) Laundry and dry cleaning retail stores.
- v) Day care centers.
- vi) Adult congregate living facilities.
- vii) Licensed community residential homes, group homes, and foster care facilities with more than six residents.
- viii) Clubs, lodges and fraternal organizations.
- ix) Financial services.
- x) Office supplies.
- xi) Retail sales and services.
- xii) Business services.
- xiii) Small, medium and large homestay bed and breakfast inns.
- xiv) Office complexes.
- xv) Maintenance general contractors.
- xvi) Medical offices/clinics.
- xvii) Licensed medical marijuana treatment centers as proved in F.S. § 381.986.

B) *Special exceptions.* The following uses are permitted as a special exception use upon approval of the city commission:

- i) Convenience stores with fuel operations.
- ii) Restaurants.
- iii) Banks.
- iv) Athletic/sports facilities.
- v) Game/recreation facilities.
- vi) Health/exercise clubs.
- vii) Mini-warehouses.
- viii) Veterinary offices.
- ix) Xerographic and offset printing.

NOTICE OF PUBLIC HEARING ORDINANCE 2026-003

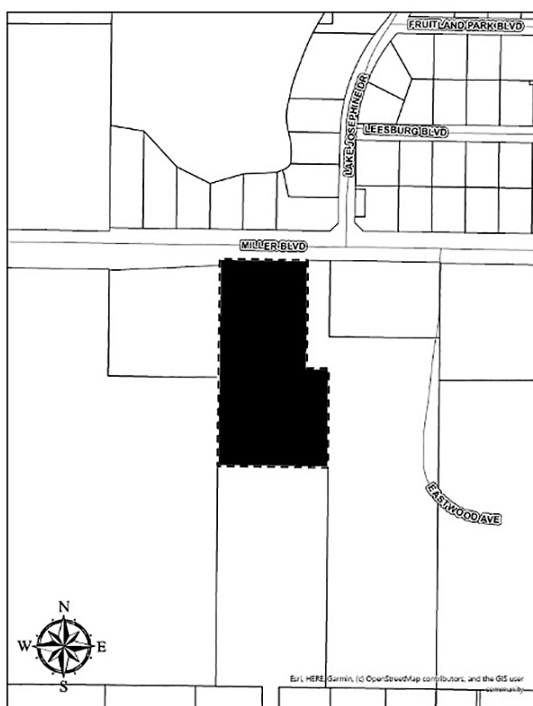
**AN ORDINANCE OF THE CITY COMMISSION
OF THE CITY OF FRUITLAND PARK, FLORIDA,
REZONING 4.0 +/- ACRES OF PROPERTY
FROM LAKE COUNTY RURAL RESIDENTIAL
(R-1) AND AGRICULTURE (A) TO CITY
OF FRUITLAND PARK NEIGHBORHOOD
COMMERCIAL (C-1) WITHIN THE CITY
LIMITS OF FRUITLAND PARK; GENERALLY
LOCATED SOUTH OF CR 466A AND WEST
OF LAKE JOSEPHINE DRIVE; DIRECTING
THE CITY MANAGER OR DESIGNEE TO
HAVE AMENDED THE ZONING MAP OF THE
CITY OF FRUITLAND PARK; PROVIDING
FOR SEVERABILITY, CONFLICTS AND
SCRIVENER'S ERRORS; REPEALING ALL
ORDINANCES IN CONFLICT HERewith;
PROVIDING FOR AN EFFECTIVE DATE.**

City Commission 1st Reading Thursday, April 9, 2026@ 6:00 p.m.

City Commission 2nd Reading Thursday, April 23, 2026@ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Ordinance and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Ordinance.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 7b

ITEM TITLE: CITY ATTORNEY REPORT

MEETING DATE: April 23, 2026

DATE SUBMITTED: April 16, 2026

SUBMITTED BY: City Attorney

Linda Herald v. City of Fruitland Park, Lake County Case No. 2025-CA-000116: On January 21, 2025, Ms. Herald filed a two-count complaint against the City for negligent hiring and negligent supervision of former City employee Jabari Hopkins. Ms. Herald seeks damages in excess of \$50,000 for emotional distress associated with Mr. Hopkins' criminal activities of reselling an occupied crematory vault and disturbing the remains of her late husband. On September 21, 2023 Mr. Hopkins entered a plea to the charges and was adjudicated guilty and sentenced to 5 years probation. Attorney Joshua Walker of Walker, Revels, Greninger, PLLC has been appointed to defend the City. On April 10, 2026 the Court entered in Order setting the following deadlines:

May 4, 2026: Disclosure of Experts by Plaintiff and deadline for mediation.
June 3, 2026: City's deadline to Disclose experts.
July 3, 2026: Deadline to file motions.
July 17, 2026: Deadline to provide List of Witnesses
August 3, 2026: Pre-trial Conference
August 17, 2026 (2 week trial term): Trial

Legislative Update:
HB 399 (Chapter 2026-7)

Effective January 1, 2027, the amount of any application fee associated with a development permit or development order must reasonably relate to the direct and reasonable indirect costs associated with the review, processing, and final disposition of the application and must be published on the City's fee schedule. It may not be based on construction costs, site costs, or project valuation.

A local government must administratively approve, without further action by the City, or any quasi-judicial or administrative reviewing body, any application for a minor special exception or variance submitted by a large destination resort for the maintenance, modification, or refurbishment of an existing structure or site (not listed on the National Register of Historic Places) provides the changes are consistent with existing permitting or accessory uses in the land use category assigned in the comprehensive plan and zoning district at the time of application for a building permit or other permit with respect to the changes. Minor means no more than 20 percent of the total area of the parcel. Large destination resort means a public lodging establishment (defined in s.509.013) that

is comprised of at least 5 contiguous acres owned and controlled by the same business entity, containing at least 500 guest rooms, and has had an average occupancy rate of at least 70% in the last 3 years. This law expires July 1, 2031.

Imposes restrictions on local governments relating to permits or other approvals for a facility that processes compost. Local government may not condition the approval on a requirement to purchase additional land to expand the footprint of an existing privately owned road, but may be required to supply turnouts for emergency vehicles.

Effective July 1, 2027, the City's comprehensive plan and land development regulations must include factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category. LDRs must incorporate measures for mitigating or minimizing potential incompatibility. Staff must identify with specificity each area of incapability before recommending denial of an application for rezoning, subdivision, or site plan approval on compatibility grounds. There are exclusions of applicability such as uses between different future land use categories, applications for development within a PUD or MPUD, applications for development within historic districts designated before January 1, 2026.

A residential manufactured building that is certified in accordance with state statute may not be denied a building permit for placement on a mobile home lot in a mobile home park, on any lot in a RV park, or in a mobile home condominium.

A local government may not regulate or restrict an off-site constructed residential dwelling unit (manufactured single-family home) based solely on method of construction, location of construction, or the presence of components constructed off site. Zoning, land use and development regulations cannot treat manufactured homes differently or more restrictively than a single-family home built onsite in the same zoning district. Ordinances, regulations and policies cannot effectively exclude off-site constructed residential dwelling units.

FUNDS BUDGETED: N/A

ATTACHMENT: HB 399 (Chapter 2026-7, Laws of Florida)

RECOMMENDATION: N/A

ACTION: N/A

CHAPTER 2026-7

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 399

An act relating to land use and development regulations; amending ss. 125.022 and 166.033, F.S.; requiring the amount of application fees associated with development permits or orders to reasonably relate to certain costs; requiring such fees to be published on the county's or municipality's fee schedule, respectively; prohibiting such fees from being based on certain costs or valuations; amending s. 163.31777, F.S.; requiring public schools interlocal agreements to address reasonable access to certain public easements and public rights-of-way; creating s. 163.31803, F.S.; providing legislative intent; defining the term "large destination resort"; requiring local governments to administratively approve applications for minor special exceptions or variances submitted by large destination resorts that meet certain requirements; defining the term "minor special exception or variance"; providing for the expiration of specified provisions; creating s. 163.31804, F.S.; prohibiting the conditioning of a local government permit or other approval for a facility that processes compost on a specified requirement; authorizing a local government to require certain landowners to supply certain turnouts; prohibiting a local government from requiring the purchase of additional property for a specified purpose; prohibiting local governments from revoking existing permits for such facilities under certain circumstances; amending s. 163.3194, F.S.; requiring local government comprehensive plans and land development regulations to include factors for assessing the compatibility of certain residential uses; requiring land development regulations to incorporate measures for mitigating or minimizing potential incompatibility; requiring local government staff to meet certain requirements before recommending denial of certain applications on compatibility grounds; prohibiting a local government from denying certain applications on compatibility grounds if the applicant has proposed certain measures; providing an exception; requiring the denial of an application to specify with particularity certain information; authorizing a local government's approval of an application to include certain requirements or conditions; providing applicability; providing construction; amending s. 553.382, F.S.; prohibiting residential manufactured buildings from being denied a building permit for placement on certain lots; requiring that certain housing units continue to meet certain requirements; requiring housing units located on a mobile home lot to be taxed in a specified manner and be subject to payments to a specified fund; creating s. 553.385, F.S.; defining the terms "local government" and "off-site constructed residential dwelling"; requiring off-site constructed residential dwellings to be permitted as of right in certain zoning districts; prohibiting local governments from adopting or enforcing regulations that treat off-site constructed residential dwellings in a specified manner; providing construction; providing requirements for compatibility and

design standards; prohibiting a local government from regulating or restricting off-site constructed residential dwellings based on certain information; prohibiting a local government from adopting or enforcing certain ordinances, regulations, and policies; requiring local government regulations to be reasonable and uniformly enforced; providing effective dates.

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

Section 1. Effective January 1, 2027, subsection (9) of section 125.022, Florida Statutes, is renumbered as subsection (10), and a new subsection (9) is added to that section to read:

125.022 Development permits and orders.—

(9) The amount of any application fee associated with a development permit or development order must reasonably relate to the direct and reasonable indirect costs associated with the review, processing, and final disposition of the application and must be published on the county's fee schedule. The fee may not be based on a percentage of construction costs, site costs, or project valuation.

Section 2. Effective January 1, 2027, subsection (9) of section 166.033, Florida Statutes, is renumbered as subsection (10), and a new subsection (9) is added to that section to read:

166.033 Development permits and orders.—

(9) The amount of any application fee associated with a development permit or development order must reasonably relate to the direct and reasonable indirect costs associated with the review, processing, and final disposition of the application and must be published on the municipality's fee schedule. The fee may not be based on a percentage of construction costs, site costs, or project valuation.

Section 3. Effective January 1, 2027, paragraph (j) is added to subsection (2) of section 163.31777, Florida Statutes, to read:

163.31777 Public schools interlocal agreement.—

(2) At a minimum, the interlocal agreement must address the following issues:

(j) Reasonable access, where available, to public easements and public rights-of-way which may be necessary for the siting, construction, expansion, or improvement of public school facilities, including charter schools, consistent with adopted level-of-service standards, school concurrency requirements, and applicable public facilities planning requirements.

Section 4. Section 163.31803, Florida Statutes, is created to read:

163.31803 Large destination resorts.—

(1) It is the intent of the Legislature to promote and sustain national and international tourism to this state by encouraging the ongoing maintenance, renewal, renovation, and improvement of large destination resorts. The Legislature finds that a uniform, statewide approach is necessary to avoid inconsistent local regulation that impedes improvements and to ensure predictability and timeliness in the development and improvement of qualifying large destination resorts.

(2) As used in this section, the term:

(a) “Large destination resort” means a public lodging establishment as defined in s. 509.013 that is comprised of at least 5 contiguous acres owned and controlled by the same business entity, containing at least 500 guest rooms, and that has had an average occupancy rate of at least 70 percent in the past 3 years.

(b) “Minor” means a special exception or variance that applies to no more than 20 percent of the total area of the parcel.

(3) A local government must administratively approve, without further action by the local government or any quasi-judicial or administrative reviewing body, any application for a minor special exception or variance submitted by a large destination resort for the maintenance, modification, or refurbishment of an existing structure or site that is not a contributing structure which is listed in the National Register of Historic Places, provided such changes are consistent with the existing permitted or accessory uses in the land use category of the local government comprehensive plan or zoning district in which the structure or site is located at the time the large destination resort applies for a building permit or any other permit with respect to the changes.

(4) This section expires July 1, 2031.

Section 5. Section 163.31804, Florida Statutes, is created to read:

163.31804 Permits or other approval for facilities that process compost.

(1) A local government permit or other approval for a facility that processes compost as defined in s. 576.011 may not be conditioned on a requirement to purchase additional property to expand the footprint of an existing privately owned road, but, where possible, the landowner may be required to supply turnouts for emergency vehicles. The local government may not require that additional property be purchased in order to provide such turnouts.

(2) An existing permit for a facility that processes compost as defined in s. 576.011 may not be revoked by the local government if such activity is regulated through and in compliance with applicable implemented best management practices, interim measures, or regulations adopted as rules

under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program.

Section 6. Effective January 1, 2027, subsection (7) is added to section 163.3194, Florida Statutes, to read:

163.3194 Legal status of comprehensive plan.—

(7)(a) Local government comprehensive plans and land development regulations must include factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category.

(b) Land development regulations must incorporate measures for mitigating or minimizing potential incompatibility.

(c)1. Before recommending denial of an application for rezoning, subdivision, or site plan approval on compatibility grounds, local government staff must identify with specificity each area of incompatibility and may recommend mitigation measures to the applicant.

2. If the applicant has proposed mitigation measures, the local government may not deny an application on compatibility grounds unless the denial includes written findings stating that the proposed mitigation measures are inadequate and that feasible mitigation measures do not exist.

3. A denial of an application on compatibility grounds must specify with particularity the area or areas of incompatibility, including applicable standards and an explanation of any mitigation measures considered and declined by the applicant, or the basis for determining that feasible mitigation measures do not exist. References to “community character” or “neighborhood feel” are not sufficient, in and of themselves, to support a denial of an application on compatibility grounds.

4. A local government’s approval of an application may include requirements or conditions to mitigate or minimize compatibility concerns.

(d) This subsection does not apply to any of the following:

1. Compatibility between uses in different future land use categories, including rural, agricultural, conservation, open space, mixed-use, industrial, or commercial use.

2. Applications for development within planned unit developments or master planned communities.

3. Applications for development within historic districts designated before January 1, 2026.

(e) This subsection does not require approval of an application that is otherwise inconsistent with the applicable local government comprehensive plan or land development regulations.

Section 7. Effective January 1, 2027, section 553.382, Florida Statutes, is amended to read:

553.382 Placement of certain housing.—Notwithstanding any other law or ordinance to the contrary, in order to expand the availability of affordable housing in this state, any residential manufactured building that is certified under this chapter by the department may not be denied a building permit for placement ~~be placed~~ on a mobile home lot in a mobile home park, on any lot in a recreational vehicle park, or in a mobile home condominium, cooperative, or subdivision. Any such housing unit placed on a mobile home lot is a mobile home for purposes of chapter 723 and, therefore, all rights, obligations, and duties under chapter 723 apply, including the specifics of the prospectus. However, a housing unit subject to this section may not be placed on a mobile home lot without the prior written approval of the park owner. Any such housing unit must continue to meet all requirements associated with the permit allocation system of the Florida Keys Area of Critical State Concern designated pursuant to s. 380.0552. Each housing unit located on a mobile home lot and subject to this section shall be taxed as a mobile home under s. 320.08(11) and is subject to payments to the Florida Mobile Home Relocation Fund under s. 723.06116.

Section 8. Effective January 1, 2027, section 553.385, Florida Statutes, is created to read:

553.385 Zoning of off-site constructed residential dwellings; parity.—

(1) As used in this section, the term:

(a) “Local government” means a county or municipality.

(b) “Off-site constructed residential dwelling” means:

1. A manufactured building, as defined in s. 553.36, intended for single-family residential use; or

2. A manufactured home, as defined in s. 320.01(2)(b),

which is constructed, in whole or in part, off site and is treated as real property.

(2)(a) An off-site constructed residential dwelling must be permitted as of right in any zoning district where single-family detached dwellings are allowed.

(b) A local government may not adopt or enforce any zoning, land use, or development regulation that treats an off-site constructed residential

dwelling differently or more restrictively than a single-family, site-built dwelling allowed in the same zoning district.

(c) This section does not prohibit a local government from applying generally applicable architectural, aesthetic, design, setback, height, or bulk standards, provided such standards are applied uniformly to all single-family dwellings in the same zoning district.

(d) Compatibility or design standards must be reasonable, may not have the effect of excluding off-site constructed residential dwellings, and, if adopted, must apply equally to single-family, site-built dwellings. Such standards are limited to:

1. Roof pitch.
2. Minimum square footage of livable space.
3. Type and quality of exterior finishing materials.
4. Foundation enclosure.
5. Existence and type of attached structures.
6. Building setbacks, lot dimensions, and orientation.

(e) A local government may not regulate or restrict an off-site constructed residential dwelling based solely on:

1. The method of construction;
2. The location of construction; or
3. The presence of components constructed off site.

(3) A local government may not adopt or enforce any ordinance, regulation, or policy that conflicts with this section or s. 553.38, or that has the effect of excluding off-site constructed residential dwellings. Any such ordinance, regulation, or policy is void and unenforceable as applied to off-site constructed residential dwellings.

(4) Local government regulations must be reasonable and uniformly enforced without distinction as to housing type.

Section 9. Except as otherwise expressly provided in this act, this act shall take effect upon becoming a law.

Approved by the Governor March 27, 2026.

Filed in Office Secretary of State March 27, 2026.