



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352 360-6727
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SPECIAL MASTER: Amanda Boggus, Atty	Others: Michael Rankin, LPG Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Administrative Assistant
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AGENDA
Planning & Zoning (P&Z) MEETING – SPECIAL MASTER
August 20, 2026
6:00 PM

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- I. INVOCATION AND PLEDGE OF ALLEGIANCE**
 - II. MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from the May 21st meeting included for review/comment/approval.
 - III. RECESS TO THE LOCAL PLANNING AGENCY (LPA) MEETING**
 - IV. NEW BUSINESS**
 - 1. Kensington Gardens – Annexation, Large Scale Comp Plan, and Rezone/MDA - Alternate Keys 1284929, 1284937, 1285186, 1285267, 1285275, 1285305, 3645162 (alternate key 2856351-Fruitland Park parcel is exempt from the annexation)**
 - a. Annexation - Ordinance 2026-011

The applicant is seeking the voluntary annexation of seven (7) parcels consisting of approximately 25.41 +/- acres to receive city services and develop a proposed 308 unit single family subdivision. The development will consist of 131 - 40' x 115' (4,600 sf) lots and 177 - 50' x 115' (5,750 sf) lots. The properties are located east of US Hwy 27/441 and south of S. Grays Airport Rd, a designated urban collector road. The parcels are also contiguous to the city boundaries and would assist in eliminating a portion of an existing enclave.
 - b. Large Scale Comp Plan Amendment (LSCPA) - Ordinance 2026-012

The proposed large scale comp plan consists of eight (8) parcels totaling approximately 71.27 +/- acres. The applicant is proposing Single Family Medium Density (@ 4 units/acre) on 58.16 acres and Multi-Family Low Density (@8 units/acre) on 13.11 acres for a proposed density of 4.32 units/acre. The current/existing land use is Single Family Low Density (@2 units/acre), Regional Commercial (3.0 FAR) and Regional Office (3.0 FAR).

c. Rezoning Ordinance 2026-013

The current zoning for the mentioned 8 properties is Lake County Agriculture, R-1, R-2, C-2 and Residential PUD. It should be noted that the proposed zoning is Residential Planned Unit Development (PUD) with an overall density of 4.32 units/acre and a maximum total number of 308 units. Open space is required to be a minimum of 25% with some suitably improved areas for the recreational needs of the community. Although, based on the acreage, a minimum of 17.81 acres is required, the plan indicates an offering of 18.75 acres or 26.31%.

STAFF COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT: .



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MINUTES
Planning & Zoning (P&Z) MEETING – SPECIAL MASTER
May 21, 2026
6:00 PM

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- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Pledge led by Special Magistrate Amanda Boggus & Invocation was led by Sharon Williams.
 - II. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from the March 19th and April 16th meeting included for review and were approved.
 - III. **RECESS TO THE LOCAL PLANNING AGENCY (LPA) MEETING**
At 6:10 or as early as possible thereafter
 - IV. **NEW BUSINESS**

1. **Discussion** – Planning and Zoning meeting time change from 6:00 pm to 4:00 pm along with the onset month.

Michael Rankin, Interim Community Development Director, introduced himself and recommended moving Planning and Zoning meetings to 4:00 p.m. on the third Thursday of each month, unless special circumstances require an adjustment. He explained that Planning and Zoning matters are now reviewed by a Special Master rather than a volunteer board, following voter approval of a charter amendment authorizing the change. Mr. Rankin also provided an overview of the development review process, including zoning regulations and the role of the Local Planning Agency (LPA).

2. **FPSF Stephenson Lane – Annexation, Large Scale Comp Plan, and Rezone/MDA - Alternate Keys 1288738, 1288576, 3870774, 1772494**
 - a. **Annexation - Ordinance 2026-007**
The applicant is seeking annexation of approximately 14.86 +/- acres to receive city services and develop 22 lot duplexes (fee-simple ownership for a total of 44 units). There are two (2)

existing homes on the property which are listed as detached single family residences. The property is located south of Myrtle Lake Avenue along Stephenson Lane.

b. Large Scale Comp Plan Amendment - Ordinance 2026-008

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

c. Rezoning Ordinance 2026-009

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

The Special Master concluded the Local Planning Agency meeting and reconvened the Planning and Zoning meeting. Individuals intending to provide testimony on quasi-judicial matters were sworn in and advised that only competent, substantial, fact-based evidence would be considered.

Michael Rankin introduced the project noting proposed landscape buffers and noting that the applicant is requesting two variances related to roadway access and cul-de-sac length, both of which require City Commission approval. The applicant was given the opportunity to present the project, and the Special Master elected to consider the annexation, comprehensive plan amendment, and rezoning requests concurrently for efficiency.

Josh Conradi, representing the applicant, presented the proposed development located south of Myrtle Lake Avenue on approximately 14.68 acres. He explained that the project consists of 22 duplex buildings, totaling 44 fee-simple residential units, while retaining two existing single-family homes on the property.

Mr. Conradi stated that the project complies with applicable stormwater management requirements and includes on-site stormwater facilities. He also described the proposed building elevations, open space areas, and potential pedestrian amenities. The proposed density is approximately 4.6 units per acre. He noted that nearby approved and proposed developments allow higher residential densities and stated that the applicant is seeking a lower-density residential development.

The Special Master opened public comment.

Chuck Padgett, 1740 Myrtle Lake Ave, spoke in opposition to the project, expressing concerns about increased traffic on Myrtle Lake Avenue and the roadway's ability to accommodate existing and future development. He noted ongoing traffic and safety concerns near local schools and referenced previously approved developments that he believes have contributed to increased traffic volumes. Mr. Padgett also expressed concerns regarding the timing of planned infrastructure improvements, including sidewalks and utility extensions, and questioned whether additional traffic mitigation measures would be provided. He encouraged consideration of the

impacts on existing residents and raised concerns regarding the relocation of gopher tortoises on the property. He requested that the application be denied.

James Lenhart, 950 Hawk Landing, spoke in opposition to the project, citing concerns about increased traffic, noise, and the potential impact on the character of the surrounding lakefront community. She stated that the area has historically been a quiet residential neighborhood and expressed concern that additional residential units would further strain existing roadways and infrastructure. She also raised concerns regarding potential environmental impacts to the lake, including erosion, wildlife habitat, and water quality. She requested that environmental and traffic impact studies be conducted before the project proceeds and questioned whether the proposed density is compatible with surrounding development patterns. She recommended further evaluation of the project's environmental and infrastructure impacts prior to approval.

David Booth, 1111 Myrtle Breezes Court, spoke in opposition to the project, expressing concerns regarding the proposed subdivision of duplex units into individually sold fee-simple lots. He inquired about potential lake-related amenities, and staff confirmed that no marina or boat facilities are included in the proposal. Mr. Booth stated that, based on his professional experience as a residential real estate appraiser, he had concerns regarding the long-term compatibility and livability of similar duplex developments. He ultimately stated his opposition to the project.

James Mayfield, 1601 Calcar Cove, expressed concerns about trespassing and public access to the private lake, citing safety risks associated with wildlife, dock conditions, and water conditions. She also raised concerns regarding pedestrian and traffic safety along the adjacent roadway and the potential impacts of increased residential development on neighborhood safety, privacy, and overall quality of life.

Paige Booth, 1111 Myrtle Breezes Court, stated that she resides on the lake and expressed concerns regarding existing trespass issues near the proposed development area. She noted that the lake is privately owned and raised safety concerns related to unauthorized access, including potential risks associated with wildlife, dock conditions, and water hazards. Ms. Booth also expressed concerns about pedestrian and traffic safety along the adjacent two-lane roadway, particularly for schoolchildren. She stated that increased development may contribute to additional safety risks, liability concerns, and impacts to the residential character of the neighborhood. She concluded by expressing opposition to the project.

Fred Goller, 1109 Myrtle Breezes Court, spoke in opposition to the project, expressing concerns regarding the proposed density, traffic impacts, and compatibility with the surrounding area. He noted concerns about roadway safety and suggested that a traffic study be considered before further action is taken. Mr. Goller also raised concerns about potential impacts to the health of the adjacent lake, citing observed declines in water quality over time and questioning whether stormwater controls would adequately protect the resource. He stated that development should be compatible with existing conditions and suggested that a lower-density, single-family residential project may be more appropriate for the site. He concluded by expressing opposition to the proposed annexation and development as presented.

Mitchell Langley, 1604 Hoofprint Court, spoke in opposition to the project, expressing concerns regarding the capacity of existing water, sewer, and educational infrastructure to support continued development. He stated that additional growth may place further strain on public services and suggested that broader planning and infrastructure studies be considered prior to

approving new projects. Mr. Langley also raised concerns about environmental impacts, including water usage and protection of local waterways, as well as pedestrian safety and the need for adequate sidewalks and crosswalks in the area. He concluded by encouraging careful evaluation of infrastructure capacity and overall community impacts before advancing additional development.

Jeff Stanko, 1825 Myrtle Breezes Court, expressed general concerns regarding the proposed development, including potential impacts to wildlife, traffic conditions, roadway safety, and the absence of sidewalks. He stated that he moved to the area for its rural character and raised concerns that increased development could affect the existing community environment. Mr. Stanko also referenced observed wildlife on and near the property and expressed concern regarding potential impacts from construction activity. He noted existing safety concerns related to pedestrian and vehicle interactions on nearby roads and stated that additional development may further contribute to congestion and safety risks. He also expressed concern regarding potential effects on nearby property values.

Sarah McCallum, 2125 Miller Blvd, spoke in opposition to the project, expressing concerns regarding potential environmental impacts, particularly related to stormwater runoff and its effect on nearby spring-fed lake systems. She stated that such systems are vulnerable to long-term water quality changes and referenced other restoration efforts as examples of limited success once degradation occurs. Ms. McCallum encouraged further scrutiny of proposed developments affecting sensitive water bodies and emphasized the importance of evaluating stormwater management impacts prior to approval of additional development.

Josh Conradi, on behalf of the applicant, responded to public comments and addressed project details. He stated that sidewalk improvements would be constructed along the project frontage in accordance with development requirements and would connect to future adjacent improvements. He also noted that water and sewer infrastructure is proposed to serve the site. Mr. Conradi explained that the development consists of fee-simple duplex units intended for owner occupancy, with no proposed boat ramp, dock, or short-term rental use. He further stated that required gopher tortoise protections and relocation procedures would be followed in accordance with applicable regulations. He also indicated that stormwater management facilities are designed to meet state and local standards, with on-site retention intended to reduce nutrient discharge into the lake. He concluded by noting that the proposed density is under five units per acre.

The Special Master closed public comment and stated that the proceeding was a quasi-judicial hearing to determine whether the application met the minimum requirements of the land development regulations and comprehensive plan. The Special Master clarified procedural aspects of the proposal, including annexation requirements under Florida Statutes, the role of City Council in final determinations, and existing allowable density within Lake County prior to annexation. Staff confirmed that applicable reviews include environmental, traffic, infrastructure capacity, and school-related considerations as required by statute and reviewing agencies.

It was further noted that annexation, comprehensive plan amendment, and rezoning approvals must each be granted for the project to proceed, and that development would still be subject to infrastructure capacity requirements. The Special Master concluded that, based on the evidence presented, the application met minimum code requirements and recommended approval to City Council, advising that consideration would occur at the June 11th City Commission Meeting.

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

a. **Large Scale Comp Plan Ordinance 2025-026**

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

b. **Rezoning Ordinance 2025-027**

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

Michael Rankin introduced the project and the Special Master opened public comment.

Richard Wohlfarth, the applicant, was present and noted that they would reserve their comments until the end to address any other public comments.

Mary Thalid expressed concern about the removal of mature trees on the property, noting that many appear to be decades old and contribute significantly to the area's natural beauty. She stated that the loss of trees may negatively affect the environment, wildlife, and local character. Ms. Thalid described the site as one of the most scenic stretches of property in the area and urged decision-makers to consider preserving its natural features as part of the development process.

Karim, 2456 Bambridge Lane, expressed interest on certified letter requirements.

Sue Nolen, 257 Ellenton Run, Sumter County, inquired whether the presence of transmission lines had been considered in the development design and whether they would affect the number of proposed homes. She expressed concerns regarding the proximity of homes to the transmission lines and suggested that additional review may be warranted. Ms. Nolen also noted recurring stormwater runoff issues affecting neighboring properties during heavy rainfall events and encouraged further evaluation of drainage impacts.

Sarah McCallum, 2125 Miller Blvd, expressed concerns regarding the proposed rezoning from a rural designation to medium-density residential (R-4) rather than a lower-density classification. She questioned the requested increases in building coverage and impervious surface area, noting potential implications for stormwater management and environmental stewardship. Ms. McCallum also raised concerns about the adequacy of proposed green space and amenities located within a utility easement, citing possible limitations on their use and maintenance. Additionally, she encouraged further consideration of drainage impacts, development intensity, and compatibility with the surrounding rural character of the area.

The Special Master closed public comment and invited the applicant to speak on behalf of voiced concerns. Richard Wohlfarth responded to public comments by clarifying that the proposed development would retain required open space and include stormwater management facilities designed to contain

runoff on-site in accordance with applicable regulations. The applicant stated that the requested building coverage is intended to accommodate home sizes on the proposed lots and that the overall density is consistent with surrounding development patterns. The applicant also noted that landscape buffers would be provided around the property, utility easement areas would remain subject to utility requirements, and roadway maintenance would be managed through a Community Development District (CDD).

The Special Master confirmed that the application meets the City's current Land Development Regulations and Comprehensive Plan requirements, and that stormwater, utility, and tree preservation standards would be addressed through the applicable review and approval processes. The Special Master found the item met minimum requirements and recommended approval to the City Commission and noted this item would be heard at the June 11th City Commission.

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

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

Michael Rankin introduced the project opened public comment, upon seeing none, public comment was closed. The Special Master found the item met minimum requirements and recommended approval to the City Commission.

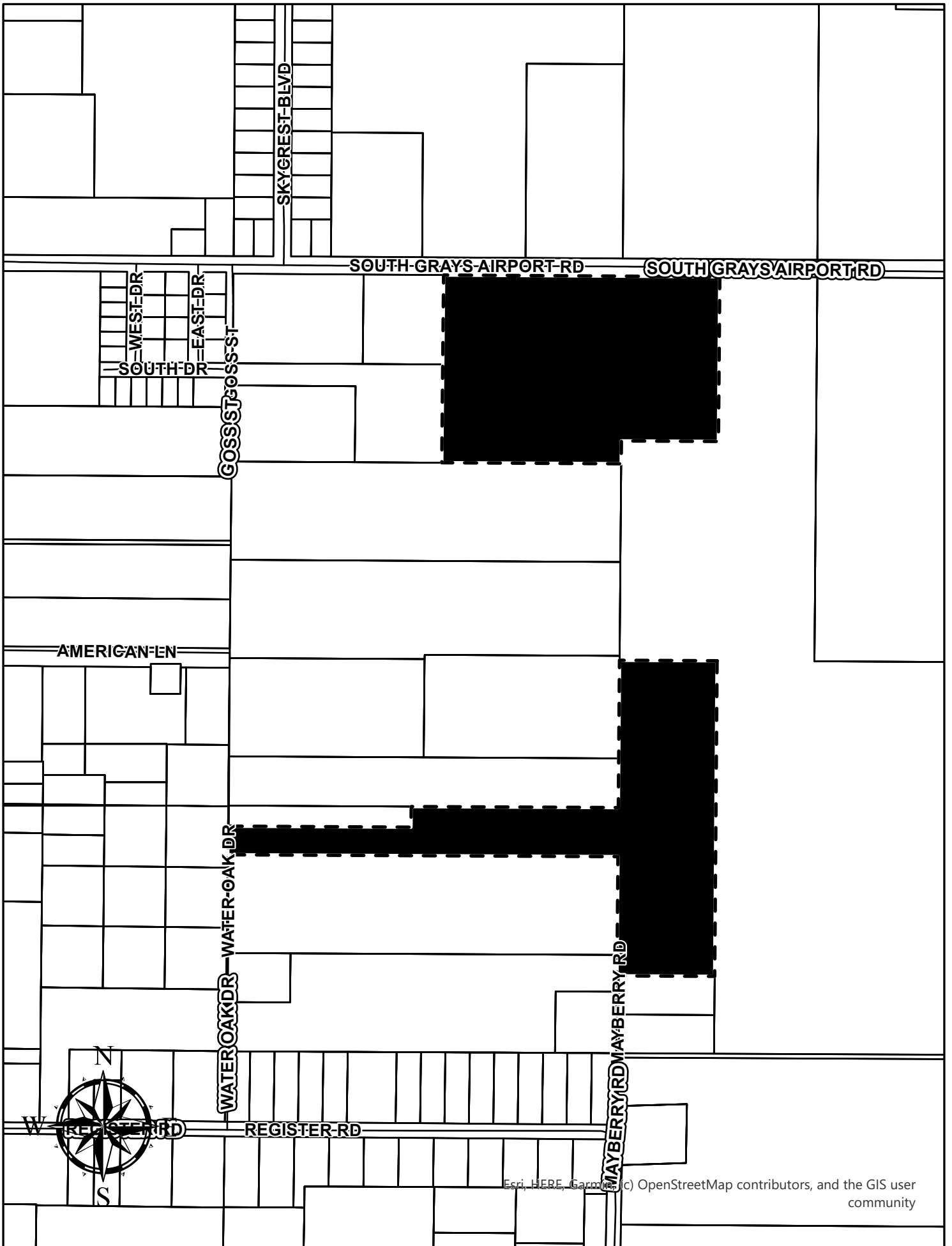
STAFF COMMENTS: None

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.

Sarah McCallum, 2125 Miller Blvd, inquired about the process for establishing a volunteer advisory board, noting that previous meetings with such a board provided greater opportunity for discussion and community input. City staff explained that the City's governing structure is established by ordinance and that any changes to create a volunteer board would require action by the City Commission.

ADJOURNMENT: .7:30 pm.



ORDINANCE 2026-011

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 25 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF GRAY'S AIRPORT ROAD AND EAST OF US HIGHWAY 27/441; 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 SCRIVENER'S ERRORS AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Wohlfarth Consultants, LLC., as Applicant on behalf of Richard D. Gunter and Agnes S. Berry, Trustee as Owners, requesting that approximately 25.00 ± acres of real property generally located south of Gray's Airport Road and east of US Highway 27/441 (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, 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, the Property is contiguous to the City limits and is reasonably compact; and

WHEREAS, the City Commission has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; 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 25.00 acres of land generally located south of Gray's Airport Road and east of US Highway 27/441, 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. 1285267, 1285305, 1285275, 1285186, 3645162, 1284929, and 1284937

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. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

Section 3. 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 4. 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. 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 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 _____, 2026.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Keough-Johns, BS, MMC, City Clerk

Anita Geraci-Carver, City Attorney

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)
Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____
Passed Second Reading _____

(SEAL)

EXHIBIT 'A'

(GUNTER PROPERTY)

PARCEL 1: Alternate Key 1285186

THE EAST 396 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2: Alternate Key 3645162

BEGIN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA AND RUN SOUTH ALONG THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 590.00 FEET, MORE OR LESS, TO A POINT THAT IS 70.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; FROM SAID POINT RUN EAST, PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 330.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 590.00 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE RUN WEST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT TO FLORIDA POWER CORPORATION RECORDED NOVEMBER 21, 1990, IN OFFICIAL RECORDS BOOK 1084, PAGE 2319, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3: Alternate Key 1285305

THE WEST 924 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, RUN S.00°14'00"W. ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 75.66 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE S.00°14'00"W. ALONG SAID WEST LINE 258.57 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N.89°55'55"E. ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 418.55 FEET; THENCE N.00°14'00"E. 258.4 FEET; THENCE S.89°57'17"W. 418.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1415, PAGE 1319, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4: Alternate Key 1285267

THE EAST 105.0 FEET OF THE WEST 819.0 FEET OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LESS: RIGHT-OF-WAY FOR COUNTY ROAD.

PARCEL 5: Alternate Key 1285275

THE EAST 105.0 FEET OF THE WEST 924.0 FEET OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LESS: RIGHT-OF-WAY FOR COUNTY ROAD.

(BERRY PROPERTY)

Alternate Key 1284929

THE WEST QUARTER (1/4) OF THE SOUTH EAST QUARTER (1/4) OF THE SOUTH WEST QUARTER (1/4) OF SECTION 34, TWP. 18, SOUTH RANGE 24 EAST, LESS THE SOUTH 262.4 FT. THEREOF, CONTAINING 8.2 ACRES MORE OR LESS, FRUITLAND PARK, LAKE COUNTY, FLORIDA.

TOGETHER WITH:

Alternate Key 1284937

SOUTH HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 34, TOWNSHIP 18, SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT – THE NORTH 70 FEET OF THE WEST 622 FEET THEREOF.

ORDINANCE 2026-012

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 CITY OF FRUITLAND PARK SINGLE-FAMILY LOW DENSITY AND LAKE COUNTY REGIONAL OFFICE TO CITY OF FRUITLAND PARK SINGLE FAMILY MEDIUM DENSITY OF 58.16 +/- ACRES AND FROM LAKE COUNTY REGIONAL COMMERCIAL TO MULTI-FAMILY LOW DENSITY OF 13.11 +/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF U.S. HWY 27/441, SOUTH OF SOUTH GRAYS AIRPORT ROAD AND NORTH OF REGISTER 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 submitted by Fruitland Park Development V, LLC, a Florida limited liability company on behalf of Jim and Barbara Logan, Richard D. Gunter and the Living Trust of Agnes Berry requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation from Single-Family Low Density to "Single-Family Medium Density" on 58.16 +/- acres and Multi-Family Low Density on 13.11 +/- acres under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed large 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 71.27 ± acres generally located east of U.S. Hwy 27/441, south of South Grays Airport Road and north of Register Road as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Single Family Medium Density and 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 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: (SEAL)

Gwen Johns, City Clerk

Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice-Mayor DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner VACANT	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Cosenza	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner VACANT	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

Passed First Reading _____
Passed Second Reading _____

Approved as to Form:

Anita Geraci-Carver, City Attorney

“EXHIBIT A”

SINGLE FAMILY MEDIUM DENSITY LAND USE

Alternate Key 2856351

THE WEST 1/2 OF THE NORTH-EAST 1/4 OF THE SOUTHWEST 1/4, LESS ROAD ON THE NORTH, AND THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

BEGIN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, RUN SOUTH ALONG THE WEST LINE OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 590.00 FEET, MORE OR LESS, TO A POINT THAT IS 70.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; FROM SAID POINT RUN EAST, PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 330.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 590.00 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE RUN WEST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENT TO FLORIDA POWER CORPORATION RECORDED NOVEMBER 21, 1990, AT O.R. BOOK 1084, PAGE 2 319, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE ABOVE DESCRIPTION IS 48.26 ACRES.

(BERRY PROPERTY)

Alternate Key 1284929

THE WEST QUARTER (1/4) OF THE SOUTH EAST QUARTER (1/4) OF THE SOUTH WEST QUARTER (1/4) OF SECTION 34, TWP. 18, SOUTH RANGE 24 EAST, LESS THE SOUTH 262.4 FT. THEREOF, CONTAINING 8.2 ACRES MORE OR LESS, FRUITLAND PARK, LAKE COUNTY, FLORIDA.

TOGETHER WITH: Alternate Key 1284937

SOUTH HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 34, TOWNSHIP 18, SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT – THE NORTH 70 FEET OF THE WEST 622 FEET THEREOF.

MULTI-FAMILY LOW DENSITY LAND USE

(GUNTER PROPERTY)

PARCEL 1: Alternate Key 1285186

THE EAST 396 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2: Alternate Key 3645162

BEGIN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA AND RUN SOUTH ALONG THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 590.00 FEET, MORE OR LESS, TO A POINT THAT IS 70.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; FROM SAID POINT RUN EAST, PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 330.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 590.00 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE RUN WEST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT TO FLORIDA POWER CORPORATION RECORDED NOVEMBER 21, 1990, IN OFFICIAL RECORDS BOOK 1084, PAGE 2319, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3: Alternate Key 1285305

THE WEST 924 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, RUN S.00°14'00"W. ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 75.66 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE S.00°14'00"W. ALONG SAID WEST LINE 258.57 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N.89°55'55"E. ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 418.55 FEET; THENCE N.00°14'00"E. 258.4 FEET; THENCE S.89°57'17"W. 418.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1415, PAGE 1319, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4: Alternate Key 1285267

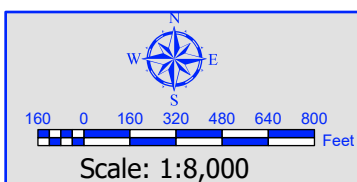
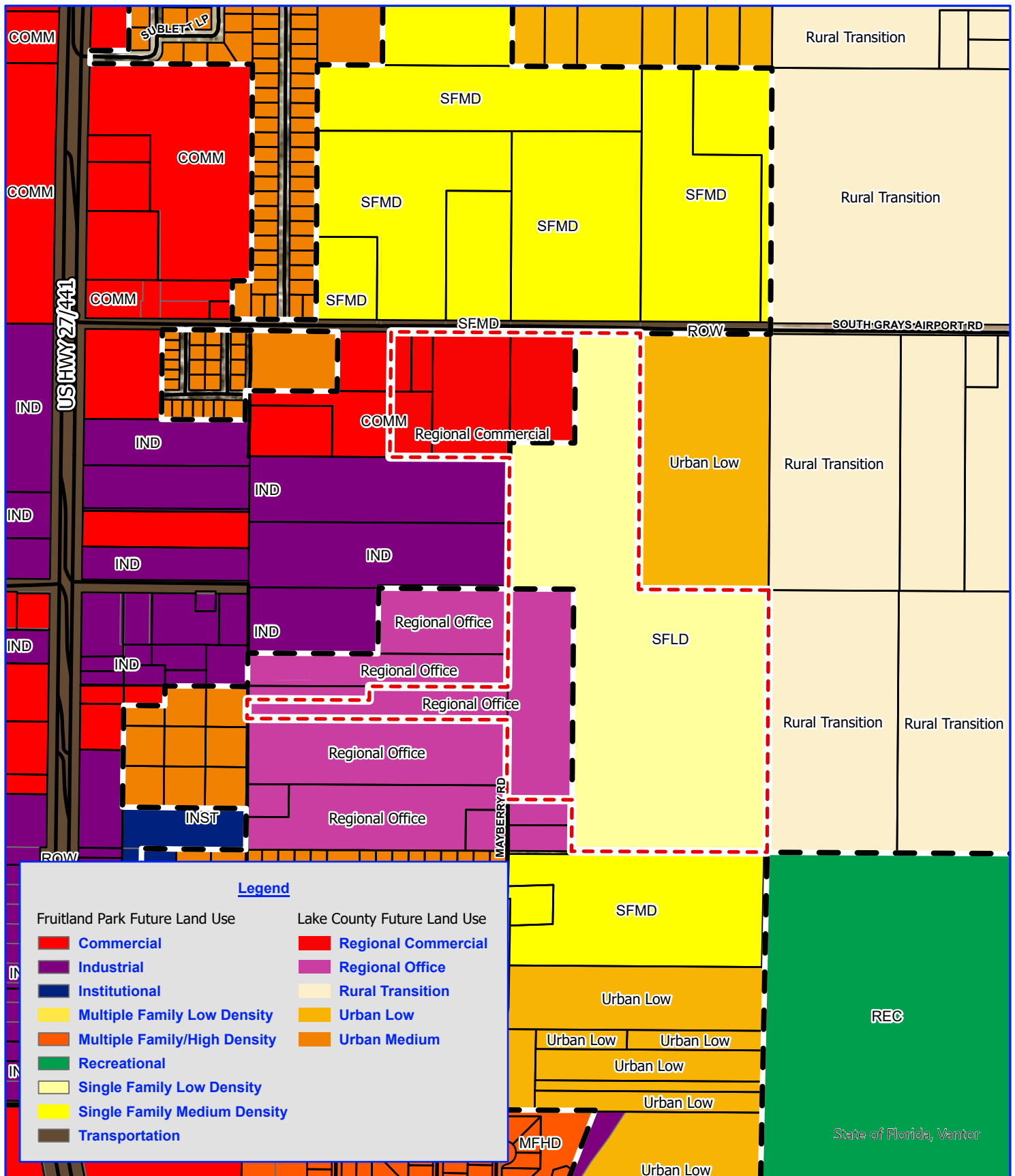
THE EAST 105.0 FEET OF THE WEST 819.0 FEET OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LESS: RIGHT-OF-WAY FOR COUNTY ROAD.

PARCEL 5: Alternate Key 1285275

THE EAST 105.0 FEET OF THE WEST 924.0 FEET OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LESS: RIGHT-OF-WAY FOR COUNTY ROAD.

EXHIBIT B

MAP

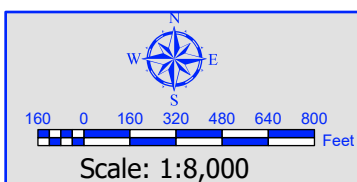
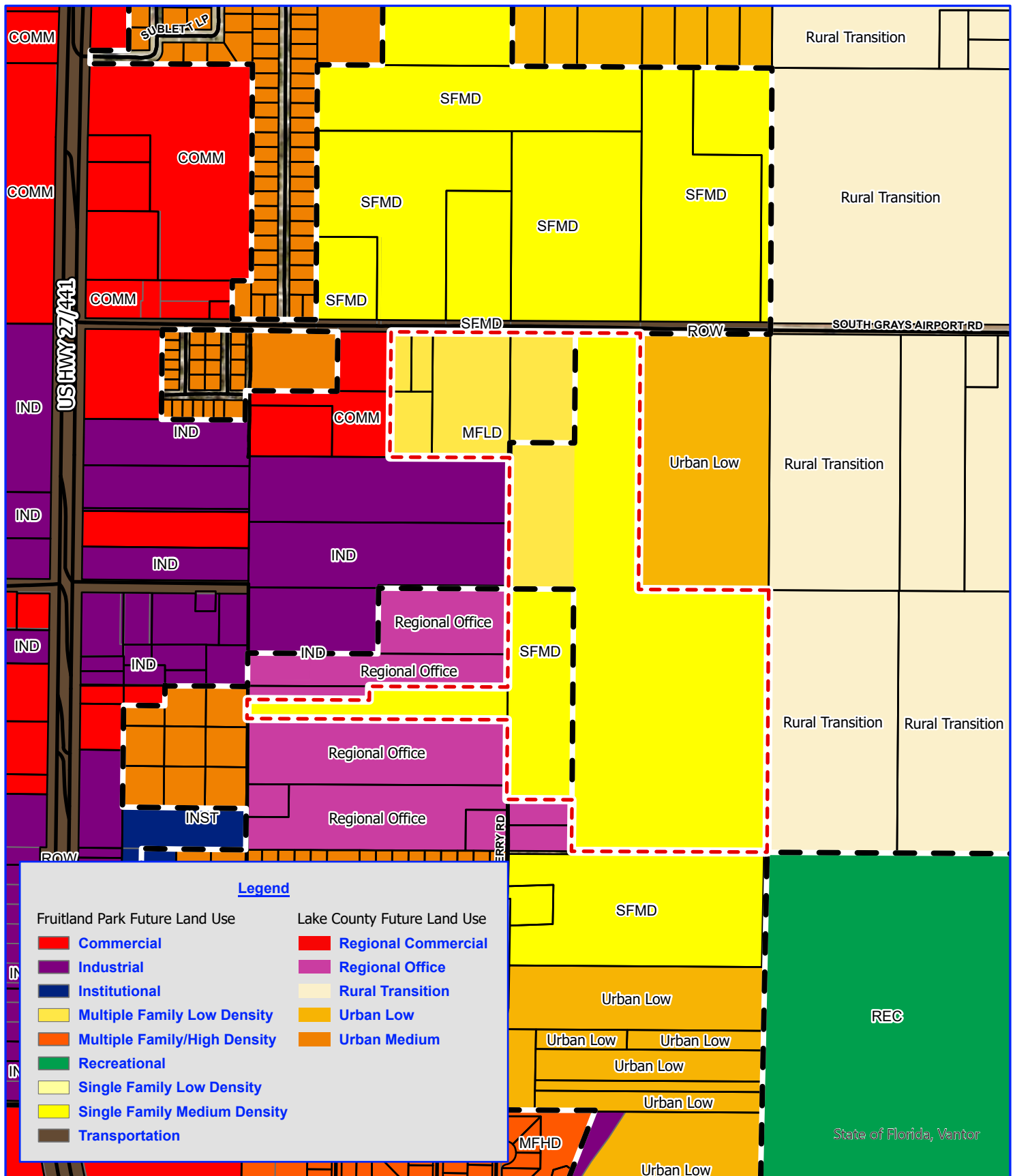


Kensington Gardens

Fruitland Park, Florida
Existing Future Land Use Map

Project: 398/24/13
File: Existing FLU
Name: Kensington Gardens
PM: S. Lindh
Date: April 6, 2026
Created By: T. Ramdass



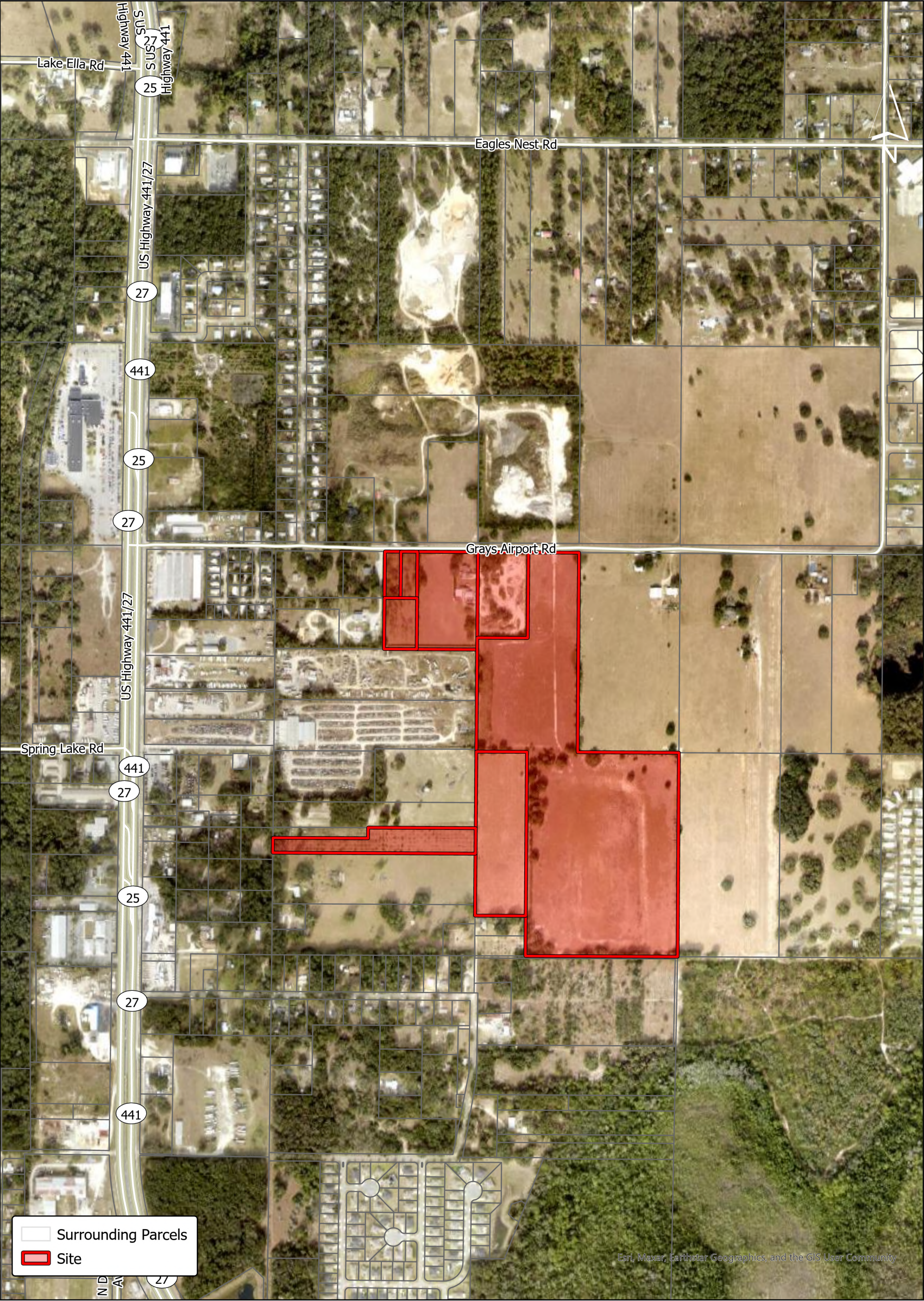


Kensington Gardens

Fruitland Park, Florida
Proposed Future Land Use Map

Project: 398/24/13
File: Proposed FLU
Name: Kensington Gardens
PM: S. Lindh
Date: April 6, 2026
Created By: T. Ramdass





Kensington Gardens

Surrounding Parcels



ORDINANCE 2026-013

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 71.26 +/- ACRES OF PROPERTY FROM CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD), CITY OF FRUITLAND PARK SINGLE FAMILY LOW DENSITY RESIDENTIAL (R-2), LAKE COUNTY RURAL RESIDENTIAL (R-1), LAKE COUNTY AGRICULTURE (A), AND LAKE COUNTY COMMUNITY COMMERCIAL DISTRICT (C-2) TO CITY OF FRUITLAND PARK RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED EAST OF US HWY. 441/27 AND SOUTH OF GRAYS AIRPORT ROAD; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; 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, a petition has been received from Wohlfarth Consultants, LLC. as applicant, on behalf of James and Barbara Logan, Richard D. Gunter, and Agnes S. Berry, Trustee as Owners, requesting that real property within the city limits of the City of Fruitland Park be rezoned from Planned Unit Development (PUD), Single Family Low Density Residential (R-2), Lake County Rural Residential (R-1), Lake County Agriculture (A), Lake County Community Commercial District (C-2) to 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 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 71.26 ± acres generally located east of U.S. Highway 441/27 and south of Grays Airport Road as described as set forth on **Exhibit "A"** and depicted on the map attached hereto as **Exhibit "B"**. shall hereafter be designated as PUD "Planned Unit Development" as defined in the Fruitland Park Land Development Regulations. The Property shall hereafter be developed with a maximum of 308 residential units and according to the Master Development Agreement attached hereto as **Exhibit "C"**, which includes, but is not limited to, the concept plan attached to the Master 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.

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 _____, 2026.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Keough-Johns, BS, MMC, City Clerk

Anita Geraci-Carver, City Attorney

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)
Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____
Passed Second Reading _____
(SEAL)

**“EXHIBIT A”
LEGAL DESCRIPTIONS**

(LOGAN PROPERTY) Alternate Key **2856351**

THE WEST 1/2 OF THE NORTH-EAST 1/4 OF THE SOUTHWEST 1/4, LESS ROAD ON THE NORTH, AND THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

BEGIN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, RUN SOUTH ALONG THE WEST LINE OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 590.00 FEET, MORE OR LESS, TO A POINT THAT IS 70.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; FROM SAID POINT RUN EAST, PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 330.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 590.00 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE RUN WEST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENT TO FLORIDA POWER CORPORATION RECORDED NOVEMBER 21, 1990, AT O.R. BOOK 1084, PAGE 2 319, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
THE ABOVE DESCRIPTION IS 48.26 ACRES.

(GUNTER PROPERTY)

PARCEL 1: Alternate Key **1285186**

THE EAST 396 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2: Alternate Key **3645162**

BEGIN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA AND RUN SOUTH ALONG THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 590.00 FEET, MORE OR LESS, TO A POINT THAT IS 70.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; FROM SAID POINT RUN EAST, PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 330.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 590.00 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE RUN WEST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT TO FLORIDA POWER

CORPORATION RECORDED NOVEMBER 21, 1990, IN OFFICIAL RECORDS BOOK 1084, PAGE 2319, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3: Alternate Key 1285305

THE WEST 924 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, RUN S.00°14'00"W. ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 75.66 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE S.00°14'00"W. ALONG SAID WEST LINE 258.57 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N.89°55'55"E. ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 418.55 FEET; THENCE N.00°14'00"E. 258.4 FEET; THENCE S.89°57'17"W. 418.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1415, PAGE 1319, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4: Alternate Key 1285267

THE EAST 105.0 FEET OF THE WEST 819.0 FEET OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LESS: RIGHT-OF-WAY FOR COUNTY ROAD.

PARCEL 5: Alternate Key 1285275

THE EAST 105.0 FEET OF THE WEST 924.0 FEET OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LESS: RIGHT-OF-WAY FOR COUNTY ROAD.

(BERRY PROPERTY) Alternate Key 1284929

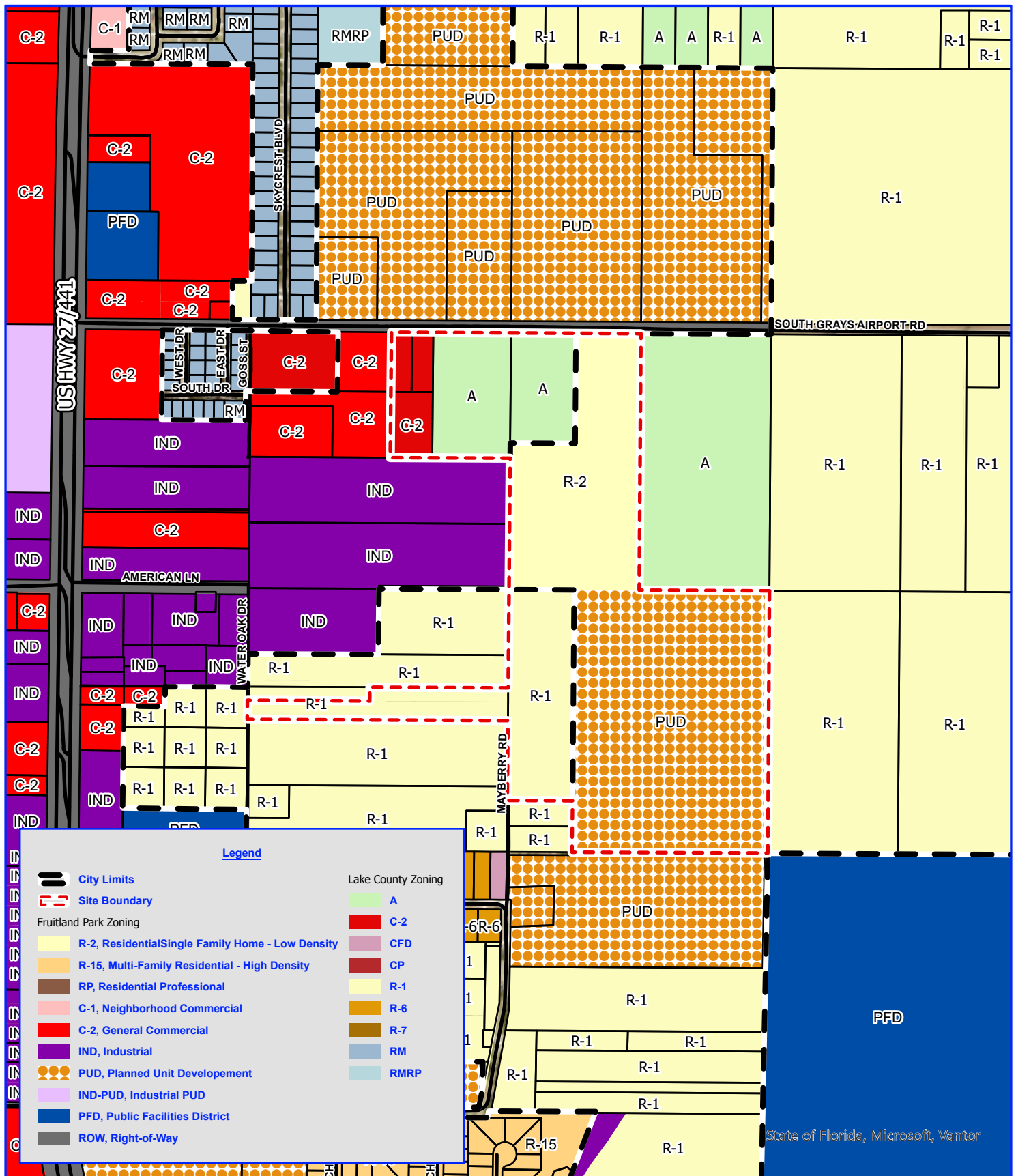
THE WEST QUARTER (1/4) OF THE SOUTH EAST QUARTER (1/4) OF THE SOUTH WEST QUARTER (1/4) OF SECTION 34, TWP. 18, SOUTH RANGE 24 EAST, LESS THE SOUTH 262.4 FT. THEREOF, CONTAINING 8.2 ACRES MORE OR LESS, FRUITLAND PARK, LAKE COUNTY, FLORIDA.

TOGETHER WITH: Alternate Key 1284937

SOUTH HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 34, TOWNSHIP 18, SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT – THE NORTH 70 FEET OF THE WEST 622 FEET THEREOF.

**EXHIBIT “B”
MAP**

**EXHIBIT “C”
MASTER DEVELOPMENT AGREEMENT**



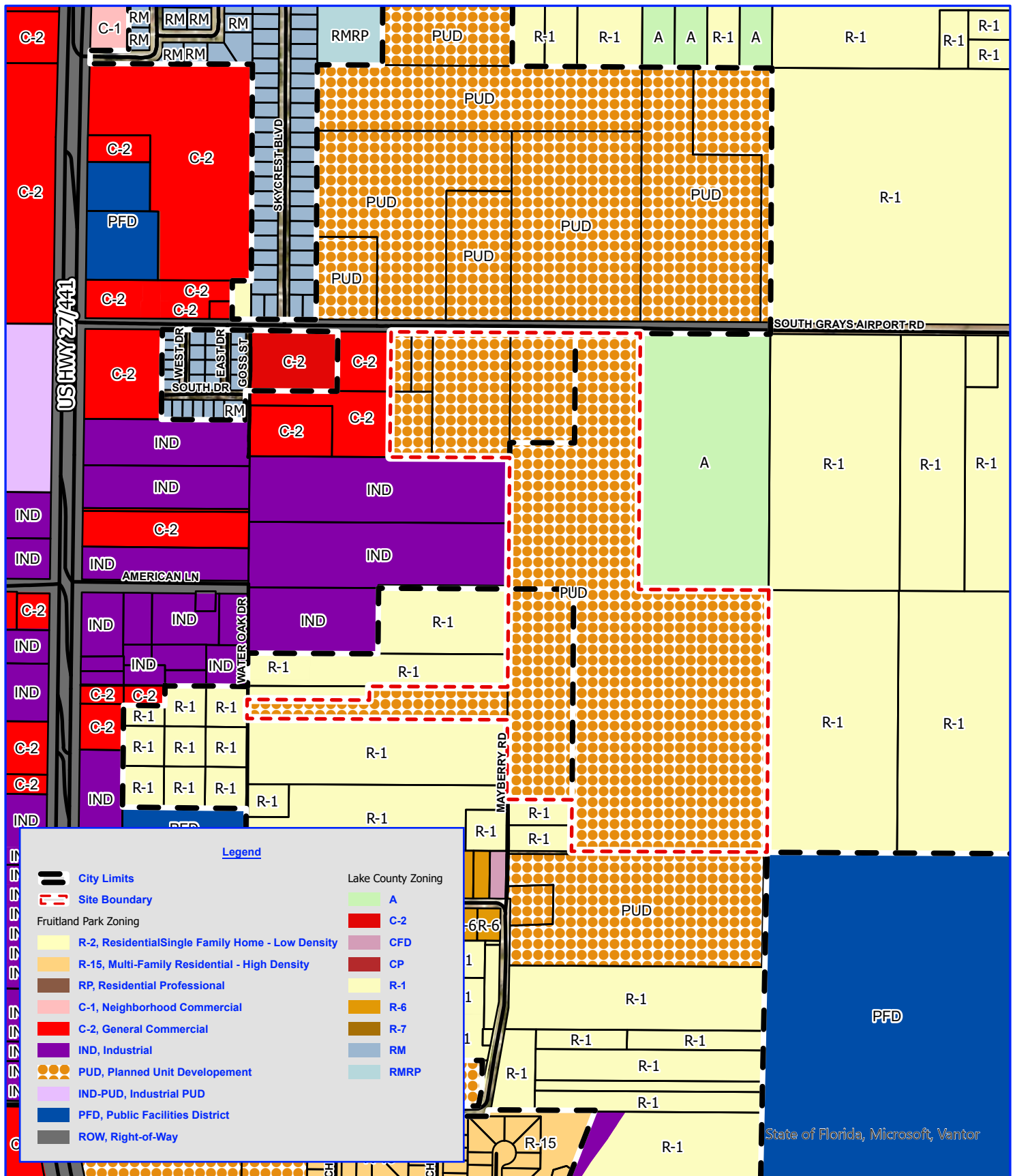
Kensington Gardens

Fruitland Park, Florida
Existing Zoning Map

Project: 398/24/13
File: Existing Zoning
Name: Kensington Gardens
PM: S. Lindh
Date: April 6, 2026
Created By: T. Ramdass



LAND PLANNING GROUP
ENTITLEMENT • PLANNING • CONSULTING
URBAN AND REGIONAL PLANNERS



Kensington Gardens

Fruitland Park, Florida
Proposed Zoning Map

Project: 398/24/13
File: Proposed Zoning
Name: Kensington Gardens
PM: S. Lindh
Date: April 6, 2026
Created By: T. Ramdass



LAND PLANNING GROUP
ENTITLEMENT • PLANNING • CONSULTING
URBAN AND REGIONAL PLANNERS

State of Florida, Microsoft, Vantor

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

MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into and made as of the ____ day of _____, 2024, between the **CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation**, (hereinafter referred to as the "City"), and James and Barbara Logan, (hereinafter referred to as the "Owner").

RECITALS

1. The Owner owns 48.26 ± acres of 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").
2. The Owner desires to rezone the Property as set forth herein.
3. The Property is currently located within the City of Fruitland Park with 48.26 +/- acres having a future land use designation of "Single Family Medium Density" on the City of Fruitland Park Future Land Use Map and zoned Planned Unit Development (PUD) and Single Family Low Density Residential (R-2).
4. Owner has filed applications rezoning from Planned Unit Development (PUD) and Single Family Low Density Residential (R-2) to City of Fruitland Park "Planned Unit Development" for the Property.
5. 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.
6. 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.
7. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.
8. 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.
9. This Agreement will address development of the 48.26 +/- acres to be developed for residential use.

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 a 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, adopts an ordinance rezoning the Property and such rezoning becomes effective. 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. However, if the City denies the application for rezoning, this Agreement shall be void and shall be of no further force and effect.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Conceptual Plan" prepared by Wohlfarth Consulting Group, LLC, dated _____ 2024, and attached as **Exhibit "B"** (the "Plan"). The project shall be developed as a residential subdivision. All development shall be consistent with City's "PUD" (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 for Permitted Uses shall include:

- a. Single family detached residential dwelling units.
- b. Passive and Active Recreation Facilities.
- c. Residential units shall not exceed 193 single family dwelling units.
- d. Temporary modular office uses shall be allowed during construction.
- e. Up to six (6) model homes prior to platting, after approval of the preliminary plan, provided that the model homes shall not be eligible to receive certificates of occupancy for residential use until final plat approval. All off-street parking for model homes shall comply with the requirements in the City's Land Development Code.

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

- a. The minimum living area shall be 1,200 square feet for the single-family detached homes
- b. The minimum lot size shall be 4,600 square feet for the detached single-family homes on 40' x 115' and 5,750 square feet for the detached single-family homes on 50' x 115'.
- c. Minimum lot width for detached single-family shall be 40 feet with a minimum lot depth of 115 feet.
- d. Minimum Setback requirements for detached residential units shall be:

Front: Twenty feet (20')
Garage - Twenty feet (25')

Side: Five feet (5')
Corner Lot - Fifteen feet (15')

Rear: Twenty feet (20')

Accessories Setback: All accessory structures shall be located no closer to the property line than five feet (5').

- e. Maximum building height shall be limited to thirty-five feet (35') for single family.
- f. For clarity and avoidance of doubt, the open space requirement associated with the development of the Property shall be 25% of the total developable acreage of the Property.
- g. In order to utilize the stormwater ponds as common open space they shall provide a recreational component such as, but not limited to, walking trails, dog park, or open play fields.
- h. The maximum impervious surface ratio (ISR) per lot is sixty-five percent (65%).
- i. Any zoning standard not specifically listed in this Agreement shall be in compliance with the R-4 zoning district standards and other applicable sections of the Land Development Code.

Section 6. Changes to the Development Plan. Changes to the Development Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process.

Section 7. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by one primary access off of South Grays Airport Road, unless otherwise approved by Lake County. Actual location and design of the boulevard shall be determined during the Preliminary Subdivision Plan review. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park, including off-site road improvements on South Grays Airport Road, and conveyance of additional right-of-way for South Grays Airport Road.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements including curb and gutter.
- 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. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Fruitland Park; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City the road system is in suitable condition and meets City of Fruitland Park requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time
- e. A traffic/transportation study shall be submitted prior to preliminary subdivision plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Permittee.

Section 8. 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. Lighting shall comply with the residential design requirements of the Fruitland Park Land Development Regulations.

Section 9. Water, Wastewater, and Reuse Water. 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. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction.

Section 10. 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 other 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 site 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 11. Easements. Owner shall provide the City such public easements or right of way in form acceptable to the City Attorney, as the City deems necessary for utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 12. Landscaping/Buffers. Owner has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall install and maintain a twenty-five foot (25') landscape buffer type "C" along the PUD perimeter property boundary. 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 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.

Section 13. 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 14. 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 commercial property owners within the City.

Section 15. 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 16. Signage. Owner shall submit a master sign plan as a component of the preliminary 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 PUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.

Section 17. 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. Title opinion or certification shall have an effective date of no more than 30 days prior to submittal. A copy of all back up documents referenced in the title opinion or certification must be provided.

Section 18. 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 19. 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 20. 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 21. 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 22. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their 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 23. 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 24. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 25. 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:	James and Barbara Logan P.O. Box 729 Fruitland Park, FL 34731-0729
Copy to:	Fruitland Park Development V, LLC 246 N. Westmonte Drive Altamonte Springs, FL 32714 407-350-9090 Telephone

Section 26. 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 27. 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 three (3) years thereafter; provided, however, that the term of this Agreement may be extended for up to an additional two (2) years by mutual consent of the City and the Owner, subject to a public hearing.

Section 28. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 29. 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 to 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:**

Witness Signature

By: _____
James Logan

Print Name

Witness Signature

By: _____
Barbara Logan

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by [☐] physical presence or [☐] online notarization this ____ day of _____ by James and Barbara Logan 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: _____
Esther B. Coulson
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 Esther B. Coulson, 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

THE WEST 1/2 OF THE NORTH-EAST 1/4 OF THE SOUTHWEST 1/4, LESS ROAD ON THE NORTH, AND THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

BEGIN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, RUN SOUTH ALONG THE WEST LINE OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 590.00 FEET, MORE OR LESS, TO A POINT THAT IS 70.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; FROM SAID POINT RUN EAST, PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 330.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 590.00 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE RUN WEST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENT TO FLORIDA POWER CORPORATION RECORDED NOVEMBER 21, 1990, AT O.R. BOOK 1084, PAGE 2 319, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
THE ABOVE DESCRIPTION IS 48.26 ACRES.

EXHIBIT "B"
THE PLAN

The Villages DAILY SUN

Published Daily
State of Florida
County Of Sumter

Affidavit of Publication

Before the undersigned authority personally
Appeared **Amber Sevison** who on oath says that
he or she is Legal Ad Coordinator of the Villages
DAILY SUN, a daily newspaper published in
Sumter County, Florida with circulation in Lake,
Sumter and Marion Counties; that the attached
copy of advertisement, being a Legal Ad # **01319055**
in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

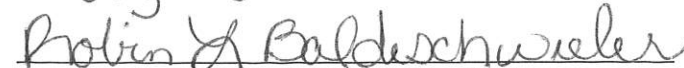
AUGUST 10, 2026

Affiant further says that the Daily Sun is a newspaper
that complies with all legal requirements for publication in
chapter 50, Florida Statutes.


(Signature Of Affiant)

Sworn to and subscribed before me this 10

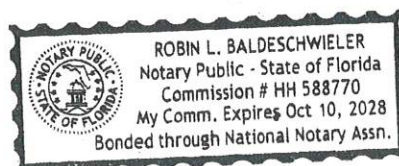
day August 2026.


Robin L. Baldeschwieler, Notary

Personally Known _____ or

Production Identification _____

Type of Identification Produced _____



NOTICE OF PUBLIC HEARING

ORDINANCE 2026-011

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 25 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF GRAY'S AIRPORT ROAD AND EAST OF US HIGHWAY 27/441; 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 SCRIVENER'S ERRORS AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-012

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 CITY OF FRUITLAND PARK SINGLE-FAMILY LOW DENSITY AND LAKE COUNTY REGIONAL OFFICE TO CITY OF FRUITLAND PARK SINGLE FAMILY MEDIUM DENSITY OF 58.16 +/- ACRES AND FROM LAKE COUNTY REGIONAL COMMERCIAL TO MULTI-FAMILY LOW DENSITY OF 13.11 +/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF U.S. HWY 27/441, SOUTH OF SOUTH GRAYS AIRPORT ROAD AND NORTH OF REGISTER 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.

ORDINANCE 2026-013

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 71.26 +/- ACRES OF PROPERTY FROM CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD), CITY OF FRUITLAND PARK SINGLE FAMILY LOW DENSITY RESIDENTIAL (R-2), LAKE COUNTY RURAL RESIDENTIAL (R-1), LAKE COUNTY AGRICULTURE (A), AND LAKE COUNTY COMMUNITY COMMERCIAL DISTRICT (C-2) TO CITY OF FRUITLAND PARK RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED EAST OF US HWY. 441/27 AND SOUTH OF GRAYS AIRPORT ROAD; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; 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.

The proposed ordinances will be considered at the following public meetings:

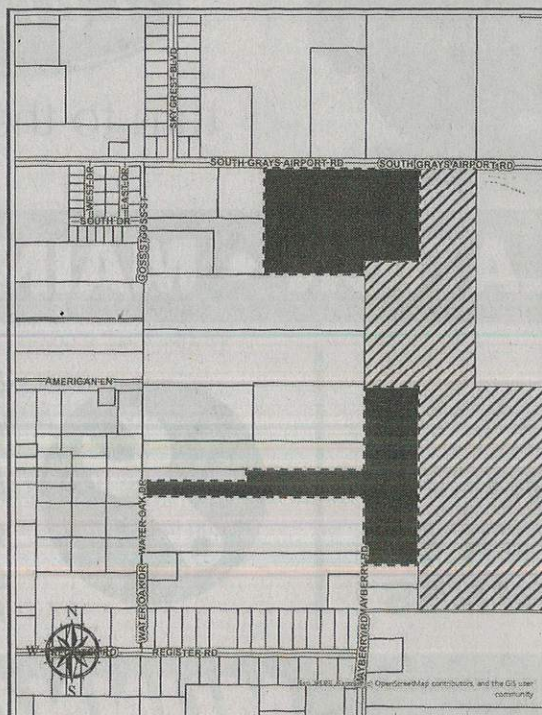
Planning & Zoning Thursday, August 20, 2026 @ 6:00 p.m.

Land Planning Agency Meeting, Thursday, August 20, 2026 @ 6:05 p.m.

City Commission 1st Reading Thursday, September 10, 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 ordinances 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 ordinances.

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
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

ANNEXATION, LSCPA, REZONING, VARIANCE/WAIVERS AND PRELIMINARY PLAN

Owner: James and Barbara Logan, Richard Gunter, and Agnes Berry, Trustee

Applicant: Wohlfarth Consultants Group, LLC, Richard Wohlfarth, P.E.

General Location: East of US 27/441 and South of Grays Airport Road

Number of Acres: 71.273 ± acres

Existing Zoning: Agriculture, C-2, R-1, R-2 and Residential PUD

Proposed Zoning: PUD

Existing Land Use: Single Family Low Density (2 units/acre), Regional Commercial (3.0 FAR), and Regional Office (3.0 FAR)

Proposed Land Use: Single Family Medium Density (4 units/acre) and Multi-Family Low Density (8 units/acre)

Date: June 30, 2026

Description of Project

The applicant is requesting a large scale comp plan amendment to SF Medium Density (4 units/acre) on 58.16 acres and Multi-Family Low Density (8 units/acre) on 13.11 acres, and a rezoning to PUD to develop a proposed 308-unit single family subdivision consisting of 40' x 115' (131 lots) and 50' x 115' lots (177 lots). Two (2) full access driveways are proposed off of S Grays Airport Road, an urban collector.

	Surrounding Zoning	Surrounding Land Use
North	PUD	Single Family Medium Density (4 units/acre)
South	PUD	Single Family Medium Density (4 units/acre)
East	Lake County Agriculture and R-1	Urban Low Density (4 units/acre) & Rural Transition (1 unit/5 acres)
West	Commercial, Agriculture, Industrial, Regional Office	Commercial, Industrial

Assessment

Approximately 13.11 acres is designated as Lake County Regional Commercial, approximately 12.24 acres is designated as Lake County Regional Office, and approximately 45.91 acres is designated as Single Family Low Density (2 units/acre). It is proposed to designate approximately 58.16 acres as Single Family Medium Density (4 units/acre) and 13.11 acres as MF Low Density (8 units/acre) for an overall density of 4.70 units/acre.

Application

The applicant in compliance with a large scale comprehensive plan amendment has submitted an urban sprawl analysis, updated environmental assessment, updated traffic impact analysis, and updated school concurrency. The Florida master file sign-off is still lacking.

Annexation

It is proposed to annex the Gunther and Berry parcels into the city consisting of approximately 25 acres. The Gunther parcel is contiguous to the city limits along the entire property boundary and therefore would be annexing an existing enclave. The Berry parcel is contiguous to the city limits along a portion of the northern boundary, eastern and southern boundary. Annexation of the Berry parcels would assist the city in eliminating a portion of an existing enclave. The properties are reasonably compact and the voluntary annexation appears to consistent with the Florida Statutes.

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 applicant indicates that the proposed amendment is consistent with the comprehensive plan as the property to the east is a combination of industrial, office, etc. The current uses include an auto salvage site and the proposed uses include storage and other similar uses. The property to the south and north is 4 DU/AC. Part of the eastern boundary is also 4 DU/AC. The proposed transition from east to west of 4.3 DU/AC. Staff conducted an analysis as outlined below under Comprehensive Plan. The applicant has submitted an Urban Sprawl Analysis (see attached) and the amendment is not considered urban sprawl.

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

Chapter 154, Section 154.030(11) indicates that a conceptual plan is required for the rezoning which the applicant has submitted.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

The existing PUD allowed for a borrow pit which is no longer needed. In order to accommodate the proposed mixed use house types and lot sizes require a rezoning or amendment to the PUD.

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 City Single Family Low Density (2 units/acre) and the proposed amendment to City Single Family Medium Density (4 units/acre) and Multi-Family Low Density (8 units/acre) which would accommodate the proposed 308 lot subdivision. The overall proposed density is 4.32 units/acre.

Large Scale Comp Plan Amendment

The proposed large scale comprehensive plan amendment consists of 71.27 ± acres and is located east of US Highway 27/441 and south of S Grays Airport Road. For comprehensive plan purposes a maximum development scenario was utilized.

Approximately 13.11 acres is designated as Lake County Regional Commercial, approximately 12.24 acres is designated as Lake County Regional Office, and approximately 45.92 acres is designated as Single Family Low Density (2 units/acre).

The majority of the site is designated as Single Family Low Density (2 units/acre) on the Future Land Use Map and it is proposed to designate the site as Single Family Medium Density (4 units/acre) on 58.16 acres and Multi-Family Low Density (8 units/acre) on 13.11 acres. Under the Single Family Low Density future land use the property could have been developed at a maximum development scenario of 97 residential units pursuant to FLU Policy 1-1.2 and 1-1.3. Under the Regional Office category multi-family residential units are allowed at 1 unit per 10,000 square feet pursuant to Lake County FLU Policy I-1.3.6 which equates to approximately 158 units. Under the Lake County Regional Commercial category multi-family units are allowed at 1 unit per 10,000 square feet of commercial development pursuant to Lake County FLU Policy I-1.3.7 which equates to approximately 171 units. In summary the existing land use allows for a total of 97 single family units, 329 multi-family units and over 3 million square feet of

commercial and office development assuming a maximum FAR of 3.0. Under the proposed Single Family Medium Density land use the property could be developed at a maximum development scenario of 232 units (4 units/acre) and Multi-Family Low Density (8 units/acre) of 104 units for a total of 336 units; therefore, the amendment would result in a decrease of 90 units and a decrease of over 3 million square feet of commercial and office development. It should be noted that maximum densities and intensities will not be achieved in all cases. Compatibility standards and other LDR regulations including those regulating the interaction between land use districts as related to each specific site's unique characteristics, will determine actual achievable densities and intensities.

It should be noted that the proposed PUD zoning would limit development and the applicant is requesting 308 single-family units which would provide an overall density of 4.33 units/acre.

The properties to the north and south within the city limits are designated as SF Medium Density (4 units/acre), and properties to the south within Lake County are designated Regional Office; properties to the east are designated as Lake County Urban Low Density (4 units/acre) and Rural Transition (1 unit/5 net acres); and properties to the west are designated as Commercial, Industrial, and Regional Office (3.0 FAR).

The proposed amendment is compatible with the existing adjacent land uses and would result in a logical transition between those land uses.

Residential Needs Analysis – The housing element data and analysis indicates the City requires a minimum of 5,460 additional dwelling units to meet the projected need through 2035. The addition of 336 units will assist in meeting this need.

School Impact Analysis – The amendment will increase the impacts to schools, the increase in school age children is from 86 students to 89 students; an increase of 3 students. The proposed PUD would increase students by 10.

Existing Land Use Residential Units: 97 SF units and 329 MF units

Proposed Land Use Residential Units: 231 SF units and 104 MF units

Proposed PUD Residential Units: 308 SF units

The anticipated number of students generated by the existing land use is shown in Table 1.

TABLE 1
STUDENTS GENERATED BASED ON EXISTING LAND USE DEVELOPMENT

Lake County Student Generation Rates	
Single-Family >800 SF	
Type	Student Multipliers per Dwelling Unit
High School	0.100
Middle School	0.072
Elementary School	0.140
Total	0.312

Lake County Student Generation Rates	
Multi-Family 551 - 800 SF	
Type	Student Multipliers per Dwelling Unit
High School	0.041
Middle School	0.037
Elementary School	0.141
Total	0.169

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	97	0.140	14	329	0.091	30	44
MIDDLE	97	0.072	7	329	0.037	12	19
HIGH	97	0.100	10	329	0.041	13	23
GRAND TOTAL		0.312	31				86

The anticipated number of students generated by the proposed land use is shown in Table 2.

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	231	0.140	32	104	0.091	9	41
MIDDLE	231	0.072	17	104	0.037	4	21
HIGH	231	0.100	23	104	0.041	4	27
GRAND TOTAL		0.312	72				89

The anticipated number of students generated by the proposed PUD is shown in Table 3.

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	308	0.140	43	0	0.091		43
MIDDLE	308	0.072	22	0	0.037		22
HIGH	308	0.100	31	0	0.041		31
GRAND TOTAL		0.312	96				96

Traffic Impact Analysis – A trip generation analysis was conducted on the residential portion only as outlined below based on existing and proposed land uses. The amendment will

decrease traffic impacts as it is a decrease in multi-family family residential units. S Grays Airport Road is under the jurisdiction of Lake County and is designated as an urban collector roadway. The LOS for S Grays Airport Road is "D". Results of the trip analysis of the project indicate that the proposed amendment will decrease the residential daily trips by 370 and decrease the PM Peak hour trips by 3.

The applicant retained Traffic & Mobility Consultants to conduct a traffic impact analysis (TIA) based on the proposed PUD zoning. The TIA indicates that the proposed development of 308 single family units would not degrade the LOS of area roadways. It also indicates that a 400-foot-long eastbound right-turn deceleration lane at access driveway I and provide a continuous right-turn lane extending from Access Driveway I to Access Driveway II, with a storage length of 106 feet will be required. The unsignalized intersection of US 27/US 441 and South Grays Airport Road is projected to experience delays during peak hours at buildout. There are plans being discussed to install a traffic signal at this location, which is expected to mitigate these delays.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
SF Residential	231 units	210	2,062	203	122	81
MF Low Rise	104 units	220	700	53	33	20
TOTAL GROSS TRIPS (PROPOSED)			2,762	256	155	101

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
SF Residential	97 units	210	915	91	57	34
MF Low Rise	329 units	220	2,217	168	106	62
TOTAL GROSS TRIPS (EXISTING)			3,132	259	163	96

Net Difference (Proposed Net Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	-3	-8	5

Trip Generation analysis based on ITE Trip Generation Manual, 11th Edition

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 in 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 2024) of 2.28 person per household is 764. The estimated water usage is 0.131 based on the proposed land use amendment.

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 .29 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 0.159 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 355,000 gallons per day (0.355 mgd). 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 2024) of 2.28 person per household is 764. The estimated sanitary sewer usage is 0.093 (mgd) based on the proposed land use amendment. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.262 (mgd).

Environmental Analysis – An environmental assessment was conducted by Modica and Associates (Appendix B). There are no wetlands or flood prone areas on the subject site. Results of the assessment indicate the presence of one (1) protected species, the gopher tortoise. A small area of the site is conducive to sand skinks; however, a coverboard survey was conducted and no sand skink observations were made. Prior to development, the appropriate regulatory permits will be required. It was also recommended that since the subject site is adjacent to Lake Griffin State Park which utilizes prescribed burning that the proposed homeowners be advised since some people may have respiratory vulnerabilities to the smoke drifting over the site during prescribed burns.

Rezoning

The subject property is currently zoned Planned Unit Development (PUD), Agriculture, C-2, R-1 and R-2 and the proposed zoning is Residential Planned Unit Development (PUD) for the development of a 308-unit single family subdivision with lots of 4,600 SF and 5,750 SF. The property to the North is zoned PUD which allows for 78-unit development. The property to the west is zoned Commercial, Agriculture, Industrial and R-1. The property to the south is zoned PUD for the proposed development known as Griffin Preserve which is a 67-lot subdivision consisting of 50' x 115' lots (5,750 SF). The property to the east is zoned Agriculture (minimum 5-acre lots) and R-1 (minimum 1 acre lots). The proposed PUD would allow a 75% lot reduction from the R-1 zoning to the east.

The applicant indicates that the proposed development would serve as a gradual transition between existing single family detached (larger lots) and smaller lots. A twenty-five foot (25') perimeter landscape buffer is proposed which would assist in mitigating the lot sizes and lessen impacts.

Concept Plan

The concept plan identifies 308 lots consisting of 40' x 115' (4,600 SF) (131 lots) and 50' x 115' (5,750 SF) (177 lots) and a 25' buffer along the property boundary. The concept plan identifies two (2) entrances off of Grays Airport Road. The proposed development will be constructed in five (5) phases.

The minimum living area proposed is 1,200 SF. The applicant is requesting a 55% maximum building coverage instead of 30% per lot and a maximum impervious surface ratio (ISR) of 65% per lot.

Chapter 154 requires a minimum of 25% of common open space of which portions should be suitably improved to meet the recreational needs of the community. Based on the acreage of the site a minimum of 17.81 acres is required. The master development plan (development summary table – Open Space Area) indicates that the applicant is offering 18.75 acres (26.31%) of open space and includes buffers and parks of 9.53 acres, open space/drainage easement of 3.612 acres, and the proposed stormwater pond (5.604 acres). If the stormwater pond is to be utilized as open space, it will need to be enhanced (include trails or other beneficial features for the proposed residents). The preliminary plan indicates that a sidewalk with park benches are proposed within the landscaping adjacent to the stormwater pond. The note section indicates that amenities are not determined, they can consist of, but not limited to, tot lot, pocket parks, dog park and passive recreation; however, the Master Plan identifies a Pool/Cabana on Tract E and Tot Lot and courts on Tract F.

Preliminary Plan

Tree removal indicates a total of 55 to be removed of which 10 are specimen trees and 4 are historic trees. Tree mitigation would require 22 canopy trees. Review of the landscape plans indicate that the 25' buffer areas are proposed; however, it is not the typical 25' Type "C" which is 5 canopy trees, 4 understory trees and 30 shrubs per 100 linear feet. The proposed buffer will consist of 2 canopy trees, 1 understory tree and a continuous hedge per 100 linear feet.

Planning staff defers to the city's engineering comments and recommendations on the preliminary plan.

Variance/Waivers Requested

The applicant is seeking the following variance/waiver:

A variance from Chapter 154, Section 154.030 to allow a maximum building coverage from 30% to 55%. The applicant indicates that the proposed plans to promote single-family one-story units to permit variation in the various sizes and based on the setbacks, the maximum building coverage would be 55%.

A variance from Chapter 157, Section 157.080(a)(3) to modify intersection spacing from 330' to 250' for local roadways. The applicant indicates that the spacing does not consider roads within a typical subdivision where lots are back to back. In this condition the spacing is approximately 250 linear feet. Other parts of the code encourage a grid and efficient roadway network.

A variance from Chapter 164, Section 164.050 regarding tree requirements for new single family dwelling units of a minimum of 3 canopy trees with a minimum of 12 feet in height and a 1 ½" DBH or existing approved canopy trees with an equal or greater height and DBH will be required per lot. The applicant indicates that due to the lot sizes that 3 canopy trees cannot be provided. The applicant is proposing one canopy tree in the front yard of all the units unless the lot is adjacent to a buffer in which no additional trees required on a lot; however, where lots are back to back one canopy tree will be planted 5' from the property line and be staggered from lot to lot. The landscape buffer will have 1 shade tree (canopy tree) planted 5' into the buffer and centered on the adjacent lot. In addition, an understory tree shall be planted 10' inside the buffer along the adjacent lot line. A continuous hedge shall be planted 3 feet inside the buffer. The shrubs shall be planted with 30 inch centers.

Review of the plant list for the variance, the applicant indicates that the following canopy and understory trees would be planted:

Live Oak, Southern Magnolia, Dogwood, Eastern Red Cedar, Slash Pine, Sable Palm, Sycamore, Red Maple, and Sweetgum.

Red Cedar, Little Gem Magnolia, Red Maple, Crape Myrtle, Wax Myrtle, Japanese Blueberry, Bottlebrush, Weeping Bottlebrush, Sweet Viburnum, and Eastern Redbud.

Conclusions

The proposed large scale comprehensive plan amendment is consistent with the City's adopted comprehensive plan and is not considered Urban Sprawl. The proposed amendment is consistent with the following policies:

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.

The housing element data and analysis indicates the City requires a minimum of 5,460 additional dwelling units to meet the projected need through 2035. The addition of 336 units will assist in meeting this need.

Policy 1-1.2: Density and Intensity Standards. The Future Land Use Map Series shall designate areas for the uses listed in Table 1-1 and shall not exceed the maximum density and intensity contained in the Table.

Table 1.1 identifies Single Family Medium Density not to exceed 4 units/acre and requires a minimum 25% open space; and Identifies Multi-Family Low Density not to exceed 8 units/acre with a minimum of 25% open space.

Policy 1-1.4: Single-Family Medium Density. Development within this category shall be limited to single-family detached dwelling units and the density shall not exceed 4 dwelling units/acre. 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.

it is proposed to designate the site as Single Family Medium Density (4 units/acre) on 58.16 acres and Multi-Family Low Density (8 units/acre) on 13.11 acres which would allow a total unit count of 336 dwelling units for an overall density of 4.70 units/acre.

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.

See Response above.

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.

The proposed amendment would promote orderly, compact growth and cure an existing enclave. The proposed amendment to Single Family Medium Density and Multi-Family Low Density is compatible with the existing land use and zoning categories and can coexist in relative proximity to each other and will not negatively impact adjacent land uses. Compatibility standards typically address height, density, setbacks, parking, and other general standards. Multi-Family development is allowed under the existing Lake County Regional Commercial and Regional Office categories; therefore, the request for that portion of the site along S. Gray's Airport Road is consistent with the existing Lake County land use category. The maximum height is limited by the proposed PUD at 2-stories (35') and is consistent with adjacent land use categories within the city. It should be noted that the adjacent Lake County zoning and land use allow for a maximum height of 40'. The proposed setbacks and parking requirements are consistent with residential development within the city. Varying densities can successfully integrate into a community without disrupting neighborhood character as outlined above.

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.

The proposed zoning is Planned Unit Development for the development of 306 single family units at an overall density of 4.30 units/acre. The proposed

concept plan provides for innovative development concepts regarding buffering and parking, and provides for design amenities.

The applicant is working with Lake County Schools regarding mitigation of impacts.

The proposed concept plan meets the minimum technical requirements of Chapter 154, Section 154.030(d)(12)(G)(i).