



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SPECIAL MASTER:</b><br>Amanda Boggus, Atty | <b>Others:</b><br>Michael Rankin, LPG<br>Anita Geraci-Carver, City Attorney<br>Sharon Williams, Administrative Manager<br>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 21<sup>st</sup> 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:** .