506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

SPECIAL MASTER:	**Others:**
Amanda Boggus, Atty	Sherie Lindh, LPG Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager

MINUTES
Planning & Zoning (P&Z) MEETING – SPECIAL MASTER
August 20, 2026
6:00 PM

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 May 21st meeting included for review and were approved.

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.

Sherie Lindh, LPG, introduced the topic. The applicant had nothing further to add. Attorney Boggus opened for public comment and swore in all that intended to make comment. She further stated that only competent and substantial fact-based testimony or evidence will be

considered. Pure speculation or mere opinion not based on competent facts cannot be legally considered by the special master in weighing the appropriateness of the application.

Carl Yauk, 1123 Ritter Road, expressed disagreement with the annexation.

Seeing no further comments, Attorney Boggus closed public comment.

Attorney Boggus stated that the annexation application meets the requirements of Florida Statutes and recommended approval for consideration by the City Council at its anticipated September 10th meeting.

Special Master Boggus then recessed to the Land Planning Agency (LPA) meeting for the quasi-judicial application hearing where only the LSCPA application is legally required. During the LPA meeting, she stated that the additional application items would be heard at the same time to make everything clear for both the LPA and P&Z meeting as they are the same application. She then recessed back over to the P&Z meeting to hear the following two (2) items:

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%.

Sherie Lindh introduced the project and provided an overview from the staff report that was included in the Agenda Packet wherein LPG determined the proposal is consistent with the Comprehensive Plan, provides adequate infrastructure and open space, and would not adversely impact traffic, utilities, solid waste, or schools. Environmental review identified gopher tortoises requiring relocation prior to development. Staff recommended approval of the Comprehensive Plan Amendment and rezoning.

Richard Wohlfarth, the applicant and developer, stated that the proposed development would significantly reduce the intensity of the property's existing land use and provide an appropriate transition between the surrounding residential, commercial, and industrial uses. He noted that the location, near South Grays Airport Road and U.S. 27/441, provides convenient access to restaurants, shopping, and schools and would be well suited for entry-level and first move-up housing.

Mr. Wohlfarth described the proposed mix of larger and smaller residential lots and noted

that the development would incorporate perimeter landscaping and a six-foot precast wall adjacent to the existing industrial property. He also discussed measures intended to address parking concerns, including varied front setbacks to provide additional driveway parking, guest parking throughout the community, and restrictions on overnight, commercial, trailer, and off-street swale parking.

Mr. Wohlfarth stated that the project is expected to represent an approximately $65 million investment, including infrastructure and home construction, and would generate impact fees, utility connection fees, and additional tax revenue. Construction of infrastructure is anticipated to begin in early 2027, with the first residents expected in approximately mid-2028 and full buildout occurring over several years.

Mr. Wohlfarth further highlighted the proposed amenities, including a pool and cabana, two pickleball courts, two playgrounds, three pocket parks, picnic and barbecue areas, walking paths, and benches. He noted that architectural enhancements, landscaping, and other development standards would be incorporated through the Master Development Agreement. He also clarified that the project plans include a continuous approximately 450-foot eastbound right-turn lane along South Grays Airport Road extending between the two proposed entrances.

Sherie Lindh noted that Lake County's current standard for interior local street access is 150 feet and indicated the City's code may contain a typographical error. Staff further clarified that required accessways and turn lanes are subject to Lake County jurisdiction, with the MDA requiring all on-site and off-site traffic improvements required by Lake County and the City. The applicant confirmed that the required use permit had been submitted to Lake County for review.

Attorney Boggus opened public comment.

Carl Yauk, 1123 Ritter Road, The Villages of Pine Hills, requested clarification regarding the definition of "developable acreage" and whether it includes easements, water frontage, setbacks, drainage, utilities, buffers, and stormwater management areas. He also raised concerns regarding wastewater capacity, noting that the proposal appeared to reference outdated capacity figures for the City of Fruitland Park's agreement with Lady Lake. He questioned whether sufficient wastewater capacity would be available for the proposed development and future growth. Mr. Yauk further questioned the basis and current applicability of the housing analysis indicating a need for 5,460 additional dwelling units through 2035. He requested clarification on how many of those units have already been accommodated and whether the analysis accounts for recent regional growth. He also asked about the development's status relative to the applicable water allocation and whether adequate water and wastewater capacity exist to support additional development. Finally, he expressed concerns regarding potential impacts on local schools, particularly overcrowding, and emphasized the importance of ensuring adequate infrastructure and educational capacity to support community growth.

Mitchell Langley, 101 South Valley Road, echoed concerns regarding wastewater capacity. He noted that Lady Lake recently reduced the City's wastewater capacity to 150,000 gallons per day, while the application continues to reference 500,000 gallons per day. He questioned whether the discrepancy and any missing unity of title documentation should be addressed

before the application proceeds. Mr. Langley further stated that the City currently uses approximately 80,000 gallons per day and has commitments totaling approximately 145,000 gallons per day, leaving limited available capacity. He noted that the proposed development would require approximately 93,000 gallons per day and that the City's planned wastewater treatment expansion is not expected to be operational until 2030. He also cited approximately 1,939 homes currently planned or permitted and expressed concern that existing commitments could substantially reduce the remaining capacity of the current wastewater plant. He requested that staff verify the application's completeness and wastewater capacity before the development proceeds.

Sarah McCallum, 2125 Miller Boulevard, requested that staff formally address the wastewater capacity questions raised during the hearing. She also expressed concerns regarding the requested variances, stating that the proposed 55% lot coverage, compared to the 30% permitted, appeared to contribute to the need for additional variances. Ms. McCallum expressed concern that the variances could establish a precedent for higher-density development inconsistent with the City's existing development standards and community character. She stated that the property did not appear to have unique characteristics warranting the requested deviations and emphasized the importance of adhering to the City's code. She also questioned whether the application was complete, particularly if a unity of title had not been provided, and expressed concern that several project details remained unresolved at the time of the hearing. Finally, she questioned whether the proposed project included any designated garden areas.

Boston Eddie, 36100 Water Oak Drive, stated that he is directly affected by the proposal and, due to hearing difficulties, did not fully understand the discussion. He requested an opportunity to meet individually with the developer to clarify how the proposal would affect him. The applicant agreed to meet with him prior to the matter being presented to the City Council.

Carl Yauk, 1123 Ritter Road, The Villages of Pine Hills, questioned whether the green spaces shown behind and between the proposed homes would be considered open space, drainage areas, swales, or part of the individual lots. He noted that the same area should not be counted as both required open space and private yard area and requested clarification regarding its designation.

Seeing no further comments, Attorney Boggus closed public comment.

Richard Wohlfarth clarified that the 25% open-space requirement is based on the development's gross area of 71 acres. He stated that buffers, common landscaped areas between lots, and the landscaped dry retention area would be maintained by the HOA or CDD and collectively provide approximately 30% open space, exceeding the requirement. He further confirmed that all areas shown in green are included as open space.

Sherie Lindh clarified that a unity of title would be required when the applicant submits a preliminary plat or site plan, contingent upon approval of the annexation, future land use, and rezoning. She also noted that Lake County is working toward interlocal agreements with municipalities regarding annexations.

Attorney Boggus asked whether Fruitland Park currently has an agreement in place. The City

Attorney confirmed that no such agreement exists.

Attorney Boggus asked whether PUD zoning is considered flexible or restrictive in Fruitland Park. The City Attorney explained that PUD zoning is negotiable and may include waivers or variances from the code as part of the approval process.

Attorney Boggus asked about the housing shortage analysis and its current status. Sherie Lindh stated that the analysis was based on the City's existing Comprehensive Plan data and that additional development data was being tracked. She noted that current unit and development figures were not immediately available but could be provided for the City Council meeting, as requested by Attorney Boggus.

Attorney Boggus asked about wastewater capacity and its potential impact on the development. The City Attorney explained that the City's current agreement with Lady Lake provides 500,000 gallons per day but is set to expire in October, with a proposed five-year extension at 150,000 gallons per day pending City Commission consideration. The City Attorney stated that wastewater concurrency would be reevaluated when construction plans are submitted, and the MDA would specify that the developer assumes the risk if sufficient capacity is unavailable. Sherie Lindh added that Comprehensive Plan policies require capacity to be available when development occurs. Attorney Boggus confirmed that the developer would assume the risk of proceeding without a guarantee of future wastewater capacity.

Attorney Boggus stated that the advisory board's role was to determine whether the minimum criteria had been met for City Council consideration. Based on the documentation and competent substantial evidence, she recommended approval of the annexation, future land use amendment contingent upon annexation approval, and rezoning to Planned Unit Development contingent upon approval of both. The matters were scheduled for consideration at the September 10 City Council meeting.

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.

ADJOURNMENT: 6:59 PM