

**FRUITLAND PARK LOCAL PLANNING AGENCY
MEETING MINUTES
JANUARY 8, 2026**

A meeting of the City of Fruitland Park Local Planning Agency was held at 506 W. Berckman Street, Fruitland Park, Florida, on Thursday, January 8, 2026, at approximately 6: p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, Commissioner Martina Williams, Commissioner Michael Raysin, and Commissioner Joey “Joseph” Cosenza III

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Interim Police Chief, Henry Rains, Human Resources Director John Klein; Public Works Director Robb Dicus; Interim Community Development Director Michael Rankin; Community Development Administrative Manager Sharon Williams, Brenda Sigala, Permit Tech 1 & Kelli Fielder, Permit Tech II and Gwen Johns, City Clerk.

In Attendance:

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

2. ROLL CALL

Mayor Cheshire requested that Ms. Johns call the roll where a quorum was declared present. Following roll call, Mayor Cheshire asked Ms. Geraci-Carver, Attorney, to explain the role of the Local Planning Agency.

3. APPROVAL OF MINUTES – November 13, 2025 Regular LPA Meeting

ACTION: On motion of Vice Mayor DeGrave, seconded by Commissioner Cosenza and unanimously carried, the LPA approved the November 13, 2025, LPA meeting minutes as submitted.

PUBLIC HEARING

4. First Reading of Ordinance 2025-026, Approval of a Large-Scale Comprehensive Plan Amendment for Property Located North of CR 466A and West of Micro Racetrack Road, Vita Serena, for Applicant Richard Wohlfarth on behalf of Joseph C. Burke, Jr., Owner.

Ms. Geraci-Carver read Ordinance 2025-026 by title.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TO CITY MULTI-FAMILY LOW DENSITY ON 95.44 ± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF MICRO RACETRACK ROAD; DIRECTING THE CITY MANAGER OR

DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Commissioner Williams that the LPA find Ordinance No 2025-026 should be moved forward to the City Commission for consideration, as previously cited.

Jeff Ahern, 278 Almeria Street, Banbridge Villas, referenced a petition of objection that had been submitted to the city. He agreed to express his concerns during the City Commission meeting.

Mayor Cheshire called for a vote on the motion and declared it carried unanimously.

- 5. First Reading of Ordinance 2026-029, Small Scale Comprehensive Plan Amendment – Enclave at Lake Geneva Parcels G & H for approximately 0.611 ± Acres Located Generally West of U.S. Highway 27/441 South of Lake Ella Road. Petitioner: Fruitland Park Development VI, LLC - Richard Wohlfarth, on behalf of the owner, Fruitland Lake Ella LLC.**

Ms. Geraci-Carver read Ordinance 2025-029 by title.

AN ORDINANCE OF THE CITY COMMISSION FO THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3187, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM CITY OF FRUITLAND PARK COMMERCIAL TO CITY OF FRUITLAND PARK MIXED COMMUNITY OF 0.611 ± ACRES OF PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27/441 SOUTH OF LAKE ELLA ROAD; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave that the LPA find Ordinance No 2025-029 should be moved forward to the City Commission for consideration, as previously cited.

Mayor Cheshire called for a vote on the motion and declared it carried unanimously.

END OF PUBLIC HEARING

6. UNFINISHED BUSINESS

There was no unfinished business to come before the LPA at this time.

7. PUBLIC COMMENTS

There were no public comments.

8. ADJOURNMENT

The meeting adjourned at 6:10 p.m.

Gwen Johns, MMC City Clerk

Chris Cheshire, Mayor