



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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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

**LAND PLANNING AGENCY (LPA) MINUTES
Planning & Zoning (P&Z) MEETING – SPECIAL MASTER
May 21, 2026
6:10 PM**

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1. CALL TO ORDER - 6:10 p.m
 2. ROLL CALL – N/A
 3. APPROVAL OF MINUTES – N/A

PUBLIC HEARING

**4. FPF Stephenson Lane – Large Scale Comp Plan, Ordinance 2026-008 -
Alternate Keys 1288738, 1288576, 3870774, 1772494**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT AND SITE SPECIFIC AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY MULTI-FAMILY LOW DENSITY OF 14.86 +/- ACRES OF PROPERTY GENERALLY LOCATED WEST OF CR 468 AND SOUTH OF MYRTLE LAKE AVE.; 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.

The ordinance was read in by the City Attorney representative. The Special Master reserved public comment on the LPA Agenda to avoid repetition during the Planning & Zoning Meeting. The Special Master recommended approval from the Land Planning Agency to the Planning and Zoning Meeting.

5. Vita Serena – Large Scale Comp Plan, Ordinance 2025-026 – Alternate Keys: Unincorporated 3884327, 1288347, 1288053 and 1288339 (Fruitland Park)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TO CITY OF FRUITLAND PARK SINGLE FAMILY MEDIUM DENSITY ON 95.35 +/- 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.

The ordinance was read in by the City Attorney representative. The Special Master reserved public comment on the LPA Agenda to avoid repetition during the Planning & Zoning Meeting. The Special Master recommended approval from the Land Planning Agency to the Planning and Zoning Meeting.

6. UNFINISHED BUSINESS – N/A

7. 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.

8. OTHER BUSINESS – N/A

9. ADJOURNMENT - 6:13 p.m.

Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.) If a person decides to appeal any decision made by the City of Fruitland Park with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)