

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA**

January 23, 2025

City Hall Commission Chambers

506 W. Berckman Street

Fruitland Park, Florida 34731

6:00 p.m.

1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation – Larry Miller

Pledge of Allegiance – Interim Police Chief

2. ROLL CALL

3. SPECIAL PRESENTATION

(a) **AdventHealth - Abel Biri, President & CEO of AdventHealth
Waterman and North Lake/South Sumter markets**

4. RECESS TO THE COMMUNITY REDEVELOPMENT AGENCY (city manager)

On or about 6:15 p.m., recess to the CRA special meeting.

5. CONSENT AGENDA

Routine items and items not anticipated to be controversial are placed on the Consent Agenda to expedite the meeting. If a commissioner, staff member or member of the public wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on remaining item(s); and (3) Discuss each pulled item separately and vote.

6. REGULAR AGENDA

(a) **Resolution 2025-010 Appropriate Community Redevelopment
Agency Revenues to Fund Project to Convert Overhead Utilities
Along W. Fountain Street and College Avenue – Budget
Amendment**

(city manager/finance director)

(b) **Resolution 2025-011 Agreement with City of Leesburg Electric
Department to Convert Overhead Utilities Along W. Fountain
Street and College Avenue**

(city manager/city attorney)

PUBLIC HEARING

- (c) **Public Hearing - Resolution 2025-006 - Enclave at Lake Geneva Preliminary Plan – Lake Ella Road and South to Spring Lake Road – Petitioner: Fruitland Park Development IV, LLC** (city attorney/city manager/community development)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF ENCLAVE AT LAKE GENEVA GENERALLY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE. (Continued from January 9, 2025)

- (d) **Second Reading and Public Hearing - Ordinance 2024-014 – Small-Scale Comprehensive Plan Amendment – 9.67+ Acres South of Lake Ella Road, East of Taylor Mill Road and West of US Highway 27/441 -- Petitioners: Michael A. and Maria C. Windhorst** (city attorney/city manager/community development)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO CITY OF FRUITLAND PARK MULTI-FAMILY HIGH DENSITY OF 9.67 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF LAKE ELLA ROAD, EAST OF TAYLOR MILL ROAD, AND WEST OF U.S. HIGHWAY 27/441; 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 first reading was held on December 12, 2024 and continued from January 9, 2025)

- (e) **First Reading and Public Hearing – Ordinance 2025-007 Solid Waste Rates Increase - Waste Management Inc.** (city attorney/city manager/city treasurer)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING AN EXTENSION OF ITS SOLID WASTE COLLECTION FRANCHISE AGREEMENT WITH WASTE MANAGEMENT, INC. OF FLORIDA; ADOPTING RATES FOR THE PROVISION OF WASTE MANAGEMENT SERVICES TO THE RESIDENTS OF THE CITY OF FRUITLAND PARK; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.

QUASI-JUDICIAL PUBLIC HEARING

- (f) **Second Reading and Quasi-Judicial Public Hearing - Ordinance 2025-001 3rd Amended and Restated MDA**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, AMENDING ORDINANCE 2023-012, 2006-13 and 2022-012 TO ADOPT A THIRD AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT RELATING TO REAL PROPERTY CURRENTLY ZONED PLANNED UNIT DEVELOPMENT CONSISTING OF APPROXIMATELY 145.7 ± ACRES OF PROPERTY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; AMENDING THE CONCEPTUAL SITE PLAN; INCREASING THE ACREAGE, INCREASING THE DENSITY AND NUMBER OF RESIDENTIAL UNITS; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE. (The first reading was held on January 9, 2025.)

END OF QUASI-JUDICIAL PUBLIC HEARING

END OF PUBLIC HEARING

7. (a) **City Manager**
i. **Economic Development Status Update Report**

ii. Commercial Developments Permits Issued Status Update Report

iii. Code Enforcement Report

iv. Discuss RFP 2025-02 Labor Attorney Services

**(b) City Attorney
Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628**

8. UNFINISHED BUSINESS

9. PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Action may not be taken by the City Commission at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

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 City Commission. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the City Commission addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

10. COMMISSIONERS' COMMENTS

(a) Commissioner Cosenza III

(b) Commissioner Mobilian

(c) Commissioner Bell

(d) Vice Mayor DeGrave

11. MAYOR'S COMMENTS

12. ADJOURNMENT

DATES TO REMEMBER

February 6, 9 a.m.-3 p.m.

February 8, 8:00 a.m.

AARP Tax Preparation, Thursdays Thru
April 10 by Appointment, Library
Love Run 5k, Gardenia Center

February 11, 9:00 a.m.–12 noon Blood Drive, Library

February 14, 5:30 p.m. A Night on The Town, City Hall, Library and
Gardenia Center

February 21-22, 6 p.m. Tractor Pull, Windy Acres Arena

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For additional events, please visit [Calendar | City of Fruitland Park Florida](#).

Please note that in addition to the city commission meetings, more than one city commissioner may be present at the above-mentioned events.

Any person requiring 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.)

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 6a

ITEM TITLE: Resolution 2025-010 Appropriate Community Redevelopment Agency Revenues to Fund Project to Convert Overhead Utilities Along W. Fountain Street and College Avenue – Budget Amendment

MEETING DATE: Thursday, January 23, 2025

DATE SUBMITTED: January 14, 2025

SUBMITTED BY: city manager

BRIEF NARRATIVE: Resolution 2025-010 Appropriation of Community Redevelopment Agency Revenues to bury utility lines. At the December 12, 2024 City Commission meeting, staff discussed burying the utility lines along W. Fountain St. between Rose Avenue and College Avenue, and along College Avenue between W. Fountain and West Berkman. Burying these lines would not only improve aesthetics along Fountain in front of the new public safety building that is currently under construction, it should also improve safety during storms as there will be no utility poles that can be affected by high winds. The existing overhead services for the houses on the north side of Fountain will remain, but if in the future they choose to upgrade their service for any reason, they will have to convert to underground.

The estimated cost to perform all the work associated with burying the lines is \$189,171.50. The Budget Amendment will add account 200-510-511-60630 Improvements PSC to the CRA budget. Leesburg has a policy of doing a true up at the end of the project. If the final costs come in under the estimate, then a refund will be issued. If the final costs come in over, an additional bill will be sent to cover the overages.

The funding source for this project is Community Redevelopment Agency (CRA) unrestricted fund balance, which is \$2,135,537 as of 9/30/2024. Agenda item 6a is a budget amendment to appropriate CRA funds to pay for this project.

FUNDS BUDGETED: \$189,171.50

ATTACHMENT Resolution, budget amendment

RECOMMENDATION: Approve Resolution 2025-010 appropriating Community Redevelopment Agency revenues.

ACTION: Adopt Resolution 2025-010.

RESOLUTION 2025-010

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PURSUANT TO SEC. 6.07 OF THE CITY CHARTER AMENDING THE 2024-2025 FISCAL YEAR BUDGET TO APPROVE THE CRA BUDGET AMENDMENT ADDING IMPROVEMENTS PSC TO THE CRA BUDGET, INCREASING REVENUES FOR IMPROVEMENTS PSC IN THE AMOUNT OF \$189,171.50 TO PERFORM ALL WORK ASSOCIATED WITH BURYING ELECTRICAL LINES IN THE CRA AND DECREASING EXPENDITURES IN THE CRA FUND BALANCE BY THE SAME AMOUNT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 2024-2025 Fiscal Year budget of the City of Fruitland Park was adopted on September 26, 2024; and

WHEREAS, the City of Fruitland Park adopted budget includes the 2024-2025 FY adopted Budget of the City of Fruitland Park Community Redevelopment Agency; and

WHEREAS, the CRA amended its budget by increasing expenditures in the CRA's Improvements PSC Fund to cover the expense associated with converting overhead electrical lines to underground lines, and decreasing expenditures in the redevelopment fund balance; and

WHEREAS, it is necessary to amend the City of Fruitland Park budget to include the CRA's budget amendment; and

WHEREAS, the City Commission desires to amend the City of Fruitland Park 2024-2025 Fiscal Year budget as set forth herein; and

WHEREAS, this budget amendment is being adopted in accordance with s.166.241(8)(a), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA:

Section 1. The City 2024-2025 budget adopted on September 26, 2024 is amended as set forth in Exhibit "A" attached hereto.

Section 2. This resolution shall take effect immediately upon its final adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED this 23rd day of January, 2025, by the City Commission of the City of Fruitland Park, Florida.

City of Fruitland Park
Chris Cheshire, Mayor

Attest:

Interim City Clerk

Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice Mayor DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Mobilian	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Bell	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Cosenza	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

Approved as to form and legality:

Anita Geraci-Carver
City Attorney

Passed and Adopted by the City Commission of the City of Fruitland Park on January 23, 2025.

CITY OF FRUITLAND PARK

Budget Amendment: CRA PSC Power Lines

#202504

FY2025

To: _____

Date: 23-Jan-2025

Prepared by: Gary Bachmann, Finance Director

Approved: _____

Department Head

City Manager

REVENUES:

Object name & # _____	Amount: _____	Inc/Dec _____	☐
Object name & # _____	Amount: _____	Inc/Dec _____	☐
Object name & # _____	Amount: _____	Inc/Dec _____	☐
Object name & # _____	Amount: _____	Inc/Dec _____	☐
Object name & # _____	Amount: _____	Inc/Dec _____	☐
Object name & # _____	Amount: _____	Inc/Dec _____	☐

EXPENDITURES:

Object name & # 200-510-511-60630 Improvements PSC	Amount: 189,171.50	Inc/Dec	Debit
Object name & # 200-000-000-15100 Redevelopment Fund Balance	Amount: 189,171.50	Inc/Dec	Credit
Object name & # _____	Amount: _____	Inc/Dec _____	☐
Object name & # _____	Amount: _____	Inc/Dec _____	☐
Object name & # _____	Amount: _____	Inc/Dec _____	☐
Object name & # _____	Amount: _____	Inc/Dec _____	☐

Explanation: To provide funds from the CRA (Community Redevelopment Agency) for the burying of

power lines and removal of power line poles along the front of the new Public Safety

Complex. This is for safety reasons and is more aesthetically pleasing.

Our Redevelopment Unrestricted Fund Balance is \$2,135,537 as of 9/30/2024.

Approved by Commission: _____

De

City Clerk

City Treasurer

Mayor

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 6b

ITEM TITLE: Resolution 2025-011 Agreement with City of Leesburg Electric Department to Convert Overhead Utilities Along W. Fountain Street and College Avenue

MEETING DATE: Thursday, January 23, 2025

DATE SUBMITTED: January 13, 2025

SUBMITTED BY: city manager

BRIEF NARRATIVE: Resolution 2025-011 Agreement with City of Leesburg Electric Department. At the December 12, 2024 City Commission meeting, staff discussed burying the utility lines along W. Fountain St. between Rose Avenue and College Avenue, and along College Avenue between W. Fountain and West Berkman. Burying these lines would not only improve aesthetics along Fountain in front of the new public safety building that is currently under construction, it should also improve safety during storms as there will be no utility poles that can be affected by high winds. The existing overhead services for the houses on the north side of Fountain will remain, but if in the future they choose to upgrade their service for any reason, they will have to convert to underground.

During the discussion on December 12, the Commission expressed their desire to have City of Leesburg Electric Department not only bury the lines, but to also perform the installation of the conduit that will carry the lines. The estimated cost to perform all the work associated with burying the lines is \$189,171.50. Leesburg has a policy of doing a true up at the end of the project. If the final costs come in under the estimate, then a refund will be issued. If the final costs come in over, an additional bill will be sent to cover the overages.

The funding source for this project is Community Redevelopment Agency (CRA) revenues. Agenda item 6a is a budget amendment to appropriate CRA funds to pay for this project.

FUNDS BUDGETED: \$189,171.50 (if agenda item 6a is approved)

ATTACHMENT Resolution, proposed service request, location map

RECOMMENDATION: Approve Resolution 2025-011 which will approve agreement with City of Leesburg to install conduit and

convert overhead utilities to underground along W.
Fountain Street and College Avenue

ACTION:

Adopt Resolution 2025-011.

RESOLUTION 2025-011

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE SERVICE REQUEST FORM WORK ORDER # 1605961 BETWEEN THE CITY OF FRUITLAND PARK AND CITY OF LEESBURG ELECTRIC DEPARTMENT TO CONVERT OVERHEAD ELECTRICAL LINES TO UNDERGROUND ALONG W. FOUNTAIN STREET AND COLLEGE AVENUE; AUTHORIZING EXECUTION OF THE AGREEMENT THE AMOUNT NOT TO EXCEED \$189,172.00; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland desires to improve infrastructure within the CRA of the City of Fruitland Park, by converting overhead electrical lines along Fountain Steet and College Avenue to underground lines; and

WHEREAS, in addition to approving the aesthetics of the City, underground lines provide protection from wind, weather events, tree branches, are less susceptible to outages, and reduce risk of electrocution from downed lines; and

WHEREAS, the City Commission finds it beneficial to the City of Fruitland Park and desires to approve the service request work order for the City of Leesburg Electric Department to proceed with electrical improvements as set forth in the work order and the terms and conditions outlined therein; and

WHEREAS, s. 163.370, Florida Statutes authorizes reconstruction of utilities necessary for carrying out in the community redevelopment area the community development objectives set forth in the statute and the City's community redevelopment plan; and

WHEREAS, the CRA approved the use of CRA funds for the work described in the work order; and

WHEREAS, the City Commission is authorized by Ch. 166, Florida Statutes to enter into agreements serving a public purpose.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The Service Request Form Work Order #1605961 between the City of Fruitland Park, and the City of Leesburg, Electric Department, a copy of which is attached hereto, is approved.

Section 2. The Commission authorizes the Mayor to execute the Service Request Form Work Order #1605961.

Section 3. This resolution shall take effect immediately upon its adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED this 23rd day of January, 2025, by the City Commission of the City of Fruitland Park, Florida.

City of Fruitland Park
Chris Cheshire, Mayor

Attest:

Interim City Clerk

Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice Mayor DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Bell	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Mobilian	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Cosenza	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

Approved as to form and legality:

Anita Geraci-Carver, City Attorney



Service Request Form

Work Order #: **1605961**

Property Owner: City of Fruitland Park	Mailing Address: 506 W Berckman St City: Fruitland Park, FL 34731									
Work Location Address: Fountain Street/ College Av City: , Florida	Owner Email: kmanila@fruitlandpark.org Customer ID: _____ Location ID: _____									
Contractor: _____ Phone#: _____										
Primary Contact Email: hrains@fruitlandpark.org										
New Underground ___; New Overhead ___; Change of Service ___; Temp requested Yes __, No __ Single Phase ___; Three Phase ___ Voltage _____ Service Amperage Size _____; CT's required- Yes __ No __ CT'd in Transformer ___ CT'd in Cabinet ___ Solar Interconnect Application Fee of \$300- _____										
Description of Work: CIAC Only to convert the Overhead primary along Fountain Street and College in Fruitland Park, Fl. Leesburg will install conduit, terminate and remove existing overhead per the work order map										
Charges in Aid to Construction (CIAC) \$189,171.50 Charges in accordance with to Sec 22-133(d) of the Code of Ordinances, City of Leesburg										
Customer Service Charges per City Resolution #7355 ___ Single phase Meter Installation \$25 ___ Three phase meter installation \$25 ___ Temp Service Fee \$150 ___ New Service Fee \$200 ___ Change of Service Fee \$200 Number of Services <u>1</u> @ \$ <u>\$0.00</u> per service Total Customer Service Charges \$ 0.00 Customer Rate Code: Residential ___; Commercial ___; Municipal ___; Commercial Demand ___; Municipal Demand ___ Location of Service- Leesburg ___ Fruitland Park <u>X</u> Lake County ___ Sumter County ___ Customer Service Work Order Requested ___ Set Temp Meter ___ Remove Temp, Set Perm Meter ___ Set Perm Meter ___ Change of Service										
This amount to be paid at Customer Service. Total cost of fees \$ 189,171.50 NOTICE: Customers who have to open accounts may have to pay deposits and other fees not included in this cost.										
The customer is responsible for the cost of repair or replacement of sod, trees, shrubbery or other plants damaged in the normal course of performing or gaining access to the above work and damage to non-city of Leesburg underground wires, conduits, pipes or other facilities that have not been located by the owner of the facilities. The City of Leesburg is not responsible for the settlement of ditches. Contract price and terms of payment become invalid if the signed agreement is not received by the City of Leesburg Electric Department within 30 days of the date listed below. The under-signed here-by authorizes and employs the City of Leesburg Electric Department to perform the above job and agrees to the terms noted above. All services to be installed according to all applicable codes and to the City of Leesburg Electric Department's "Requirements for installation of Electric Services", also known as the "Blue Book". Changes in scope or location of work after a design is complete, will result in additional charges to the customer.										
Review Page 2										
<table style="width: 100%;"><tr><td style="width: 33%;">Signature of Owner/Agent</td><td style="width: 33%;">Printed Name</td><td style="width: 33%;">Date:</td></tr><tr><td>City Representative</td><td>Steve Davis</td><td>01/06/2025</td></tr><tr><td>City Rep. Email:</td><td colspan="2">Steve.Davis@leesburgflorida.gov</td></tr></table>		Signature of Owner/Agent	Printed Name	Date:	City Representative	Steve Davis	01/06/2025	City Rep. Email:	Steve.Davis@leesburgflorida.gov	
Signature of Owner/Agent	Printed Name	Date:								
City Representative	Steve Davis	01/06/2025								
City Rep. Email:	Steve.Davis@leesburgflorida.gov									

This **Service Request form** must be submitted to the City of Leesburg Customer Service and fees paid prior to work being scheduled. The phone number for Customer Service is **352-728-9800**. The physical address is **500 W Meadow Street Leesburg, FL**. Additional account fees not listed on this form may be charged to the customer. Once all fees are paid, Customer Service will submit the appropriate work orders to the Leesburg Electric Department.

Underground Electric Service Burial

All residential services will be installed by the customer or their electricians. All residential services will be installed in Schedule 40 PVC. Services under 225 Amps will be installed in 2" Pvc. Services over 225 amp and up to 400 amp will be installed in 3" Pvc. Services over 400 amp will be installed in the appropriate size conduit. After installation of services 400 amp or less, Leesburg Electric will assume ownership of the underground cable and conduit and will be responsible for the maintenance of the conductor and conduit. All services will be buried at a minimum of 30". A maximum number of 3 elbows will be allowed. Elbows shall be 24" radius elbow.

Non-Residential Services will be installed by customer/contractor to the City's point of service. Leesburg Electric will not be responsible to maintain Non-residential services. The customer will be responsible for those non-residential services.

The City has estimated the pricing described herein to the best of its ability. Pursuant to City Municipal Code, If the cost to install the line extension or "make ready" work exceeds the estimated costs as outlined in the Charges in Aid to Construction section above, the Owner will be responsible for the difference in the actual cost and the estimated costs. Likewise, if the actual costs are less than estimated cost, the City will reimburse the Owner. This adjustment will take place within 90 days of the project being completed by the City. Notifications will be sent to the Owner. This will be for Residential Primary line extensions, Commercial primary line extensions, or overhead to underground service conversions.

The Customer will not change service location or size without first contacting the appropriate Electric Service Planner. Changes could cause additional work, Fees and unnecessary delays.

Building permits shall be obtained prior to the start of any work. The building departments are City of Leesburg, City of Fruitland Park, Lake County or Sumter County. Inspections must be completed as required by the responsible agencies.

Customers outside the city limits of will need to provide Leesburg Customer Service with copies of the permit for new services. This will be needed to verify addressing and create a new account at in the Customer Information System.

CALL 352-728-9830 (OPERATIONS CENTER) FOR SCHEDULING ALL SERVICE WORK, including temporary services, permanent service installations or connections, temporary service removals and permanent meter installations.

Temporary Service meters will only be scheduled after the following requirements have been met:

1. Fees have been paid and appropriate work orders received from Leesburg Customer Service.
2. The Customer notifies the Leesburg Electric Department that an inspection by the building department has been completed and the service passed the inspection.

Permanent Service meters will only be scheduled after the following requirements have been met:

1. Fees have been paid and appropriate work orders received from Leesburg Customer Service.
2. The Customer notifies the Leesburg Electric Department that an inspection by the building department has been completed and the service passed the inspection.

Change of Service or Upgrade of Service will only be scheduled after the following requirements have been met:

1. Fees have been paid and appropriate work orders received from Leesburg Customer Service.
2. The Customer notifies the Leesburg Electric Department that an inspection by the building department has been completed and the service passed the inspection.

___ I Acknowledge that I have read and accept the information provided above.

Copy Steve Davis

Copy Permits

Copy Fruitland Park Permits



WF1605961

Printed on: 12/31/2024

Job Description:

Fountain St Ug

Comments:

FP request to underground Fountain

Customer:

[WR Customer]

Work Site:

Fountain St

Feeder, Substation, and Cross Street:

L66/north//Rose

— INSTALL
— REMOVE
— REPLACE
— TRANSFER

DOT PERMIT#: None

COUNTY PERMIT#: None

Soc Positive Response # 800-852-8057
Leesburg Operations # 352-728-9830

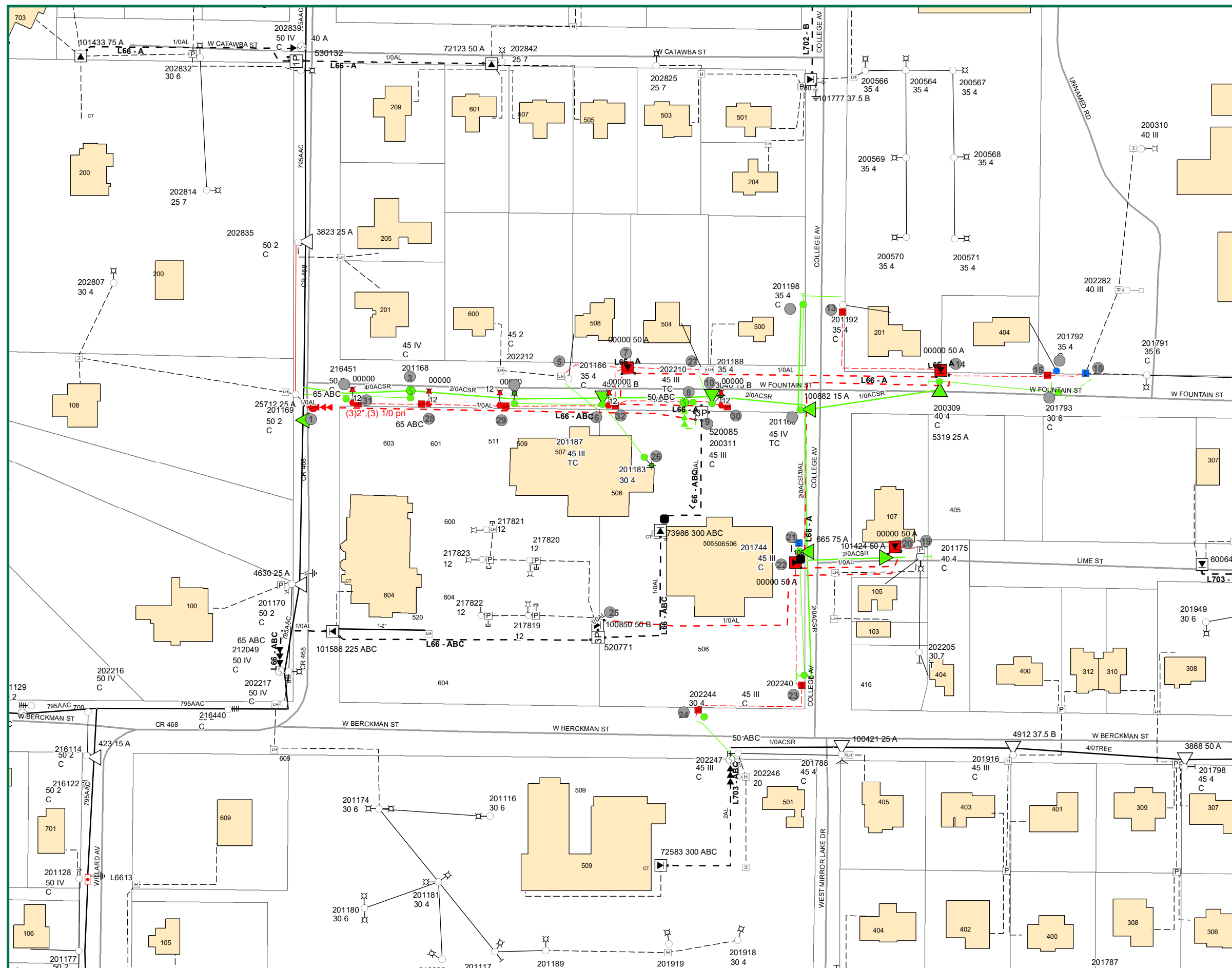
Soc # _____

Start Date: _____ Update By: _____

Soc # _____

Start Date: _____ Update By: _____

Engineer: Steve



CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 6c

ITEM TITLE: **Public Hearing - Resolution 2025-006 Enclave at Lake Geneva Preliminary Plan – Lake Ella Road and South to Spring Lake Road – Petitioner: Fruitland Park Development IV, LLC**

MEETING DATE: **Thursday, January 23, 2025**

DATE SUBMITTED: December 23, 2024

SUBMITTED BY: city attorney/city manager/development director

BRIEF NARRATIVE: **Resolution 2025-006 Preliminary Plan Approval (Parcel F);** approximately 9.67 ± acres generally located south of Lake Ella Road, East of Taylor Mill Road and West of U.S. Highway 27/441. Petitioner: Fruitland Park Development IV, LLC (Richard Wohlfarth P.E.) on behalf of the owners (Michael A. and Maria C. Windhorst).

Applicant is seeking to annex and re-zone approximately 9.67 ± acres to existing property, to develop 48 additional single-family homes consisting of 6,000 SF lots (50' X 120'), The Preliminary plan is inclusive of the entire proposed development for a total of 421 single family homes.

FUNDS BUDGETED: None

ATTACHMENT Proposed resolution, advertising affidavit, aerial map (of the 9.67 ± acres), and the overall preliminary plan.

RECOMMENDATION: The Planning and Zoning Board recommended approval of Resolution 2025-006 at its December 19, 2024 meeting.

ACTION: **Adopt Resolution 2025-006.**

RESOLUTION 2025-006

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF ENCLAVE AT LAKE GENEVA GENERALLY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for preliminary plat approval of Enclave at Lake Geneva consisting of a maximum of 421 residential dwelling units; and

WHEREAS, the subject property consisting of 145.10 +/- acres is zoned PUD and has a future land use of MFHD; and

WHEREAS, the Planning and Zoning Board and the City Commission have considered the application in accordance with Sec. 157.060(d) of the City of Fruitland Park Land Development Code and made recommendation to the City Commission; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the application in accordance with the procedures for granting preliminary plan approval set forth in Sec. 157.060(d) of the City of Fruitland Park Land Development Code; and

WHEREAS, the City Commission finds that the Preliminary Plan for Enclave at Lake Geneva is in compliance with the City's land development regulations.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Granting Preliminary Plan Approval.

Approval of the Preliminary Plan for Enclave at Lake Geneva, a copy of which is attached hereto, is **GRANTED WITH CONDITIONS**.

Section 2. Conditions of Approval. Prior to the start of any construction activities, the Applicant shall resolve, to the satisfaction of the town manager or designee, the following Planning and Administrative matters:

- a. During the construction review process, the Applicant shall submit for approval by the City a detailed landscaping and irrigation plan that provides for trees to be planted outside of right-of-way and in locations that will not interfere with or adversely affect utility lines and sidewalks.
- b. During the construction review process, and prior to approval of construction plans, the Applicant must meet with Lake County to address to the County's satisfaction county road offsite improvements.
- c. Road connectivity to the property to the West must be added to the preliminary plat.

Section 3. **Effective Date.**

This resolution shall become effective immediately upon its passage.

PASSED AND RESOLVED this 23rd day of January 2025, by the City Commission of the City of Fruitland Park, Florida.

SEAL

CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA

CHRIS CHESHIRE, MAYOR

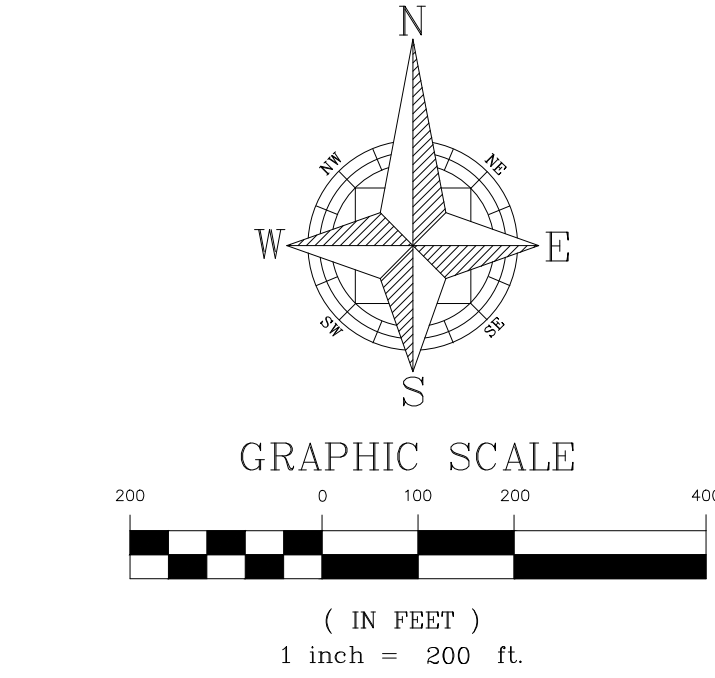
ATTEST:

Interim City Clerk

Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice Mayor DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Bell	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Mobilian	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Cosenza	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

Approved as to form:

Anita Geraci-Carver, City Attorney



DEVELOPER:

FRUITLAND PARK DEVELOPMENT IV, LLC
ATTN: RICHARD C. WOHLFARTH P.E.
246 N. WESTMONTA DRIVE
ALTAMONTE SPRINGS, FLORIDA 32714
OFFICE 407-750-3123, CELL 407-350-9090

ENGINEER/PLANNER/SURVEYOR:

WOHLFARTH CONSULTING GROUP, LLC
246 N. WESTMONTA DRIVE,
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

ENVIRONMENTAL:

MODICA & ASSOCIATES, INC.
302 MOHAWK ROAD
CLERMONT, FLORIDA, 34711
(321) 689-6592

1. WATER, SEWER & REUSE WILL BE PROVIDED BY THE CITY OF FRUITLAND PARK.
2. FIRE PROTECTION WILL BE PROVIDED BY LAKE COUNTY.
3. STORMWATER WILL BE PERMITTED WITH SIRWMD AND WILL BE OWNED AND MAINTAINED BY THE HOA.
4. AMENITIES ARE NOT YET DETERMINED. THEY CAN CONSIST OF, BUT ARE NOT LIMITED TO, TOT LOT, POCKET PARKS, DOG PARK & PASSIVE RECREATION.
5. ALL PARKING REQUIREMENTS WILL BE PER THE MOST CURRENT CITY OF FRUITLAND PARK LAND DEVELOPMENT REGULATIONS.
6. AN ENHANCED LANDSCAPE BUFFER IS BEING PROPOSED ALONG THE WESTERN PORTION OF PARCEL "F" (TRACT Z) AS IS REASONABLY REQUESTED BY THE CITY TO BUFFER THE PROPERTY FROM THE CURRENT RURAL RESIDENTIAL USE OF THE ADJACENT PROPERTIES.
7. ADDITIONAL BUFFERING IS BEING PROVIDED ALONG THE SOUTHERN PORTION OF THE PROPERTY AS IS REASONABLY REQUESTED BY CITY TO BUFFER THE PROPERTY FROM THE RESIDENTS LOCATED ALONG SPRING LAKE ROAD.
8. EXISTING NATURAL LANDSCAPING VEGETATION MAY BE UTILIZED FOR AND AS PART OF LANDSCAPE BUFFERS WITH ADDED PLANTINGS IN LIEU OF STRICTLY PLANTED BUFFERS.

LAND USE	PARCELS A-E FRUITLAND PARK DEVELOPMENT IV, LLC ATTN: RICHARD C. WOHLFARTH, P.E. 246N. WESTMONTA DR. ALTAMONTE SPRINGS, FL OFFICE 407-750-3123 RWHLFARTH@WCGROUP.CO	PARCELS F MICHAEL A. AND MARIA C. WINDHORST 10720 KELLER ROAD CLARENCE, NEW YORK 14031
OWNER		
MICHAEL & MARIA WINDHORST		
10720 KELLER ROAD		
CLARENCE, NY 14031		

ACREAGE	135.43 AC (5,899,491 SF) + 9.67 AC = 145.10 AC
ALT KEY	1284490/1284503/1284511/1284805/1284821/1699223/1771617/1771625/3883988
EXISTING ZONING	PLANNED UNIT DEVELOPMENT (PUD)
EXISTING LAND USE	MULTIPLE - FAMILY HIGH DENSITY (MFHD)
PROPOSED ZONING	RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD)
BUILDING HEIGHT	35' MAX.
TOTAL UNITS	421 (SEE DEVELOPMENT SUMMARY THIS SHEET)

DENSITY	2.90 UNITS PER ACRE
OPEN SPACE REQUIRED	145.10 AC * 0.25 = 36.28 AC
OPEN SPACE PROVIDED	65.52 AC (45.15%) (INCLUDES LAKES/ WETLANDS)
FLOOD ZONE	ZONE A & ZONE X PER FEMA MAP # 12069C0170E, EFFECTIVE 12/18/2012

ZONING	NORTH: PUD (PLANNED UNIT DEVELOPMENT), A (AGRICULTURE) SOUTH: PFD (PUBLIC FACILITIES DISTRICT), A (AGRICULTURE) EAST: C-2 (GENERAL COMMERCIAL) WEST: PUD (PLANNED UNIT DEVELOPMENT), A (AGRICULTURE)
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FUTURE LAND USE	NORTH: MC (MIXED COMMUNITY), URBAN MEDIUM DENSITY SOUTH: INST (INSTITUTIONAL), URBAN MEDIUM DENSITY EAST: COMM (COMMERCIAL HIGH INTENSITY), IND (INDUSTRIAL) WEST: MFHD (MULTIPLE-FAMILY LOW DENSITY), SFMD (SINGLE FAMILY MEDIUM DENSITY) URBAN MEDIUM DENSITY
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SINGLE FAMILY DWELLING UNIT:	
BUILDING SETBACKS	50' LOTS FRONT 20'MIN (25' FRONT GARAGE) SIDE 5' SIDE 15' (BUILDING TO STREET) REAR 15'
MINIMUM LIVING AREA	50' LOTS 1,200 SF
MINIMUM LOT WIDTH	50'
MINIMUM LOT AREA	6,000 SF (50x120)
MAX. IMPERVIOUS SURFACE RATIO (LOTS) 65%	
MIN. OPEN SPACE (TOTAL DEVELOPMENT) 25%	
40' LOTS	20'MIN (25' FRONT GARAGE) FRONT 20' SIDE 5' SIDE 15' (BUILDING TO STREET) REAR 15'
MINIMUM LIVING AREA	1,200 SF
MINIMUM LOT WIDTH	40'
MINIMUM LOT AREA	4,400 SF (40x110)
MAX. IMPERVIOUS SURFACE RATIO (LOTS) 65%	
MIN. OPEN SPACE (TOTAL DEVELOPMENT) 25%	

ECOLOGICAL SITE ASSESSMENTS WERE PREPARED BY MODICA AND ASSOCIATES DATED MAY 2022 AND AUGUST 2024. THE CONTRACTOR SHALL REVIEW BOTH REPORTS PRIOR TO ANY CONSTRUCTION, INCLUDING CLEARING, GRUBBING EARTHWORK ETC.

THE CONTRACTOR SHALL VERIFY THAT A TORTOISE RELOCATION PERMIT WAS ACQUIRED, AND ALL TORTOISES RELOCATED PRIOR TO ANY CONSTRUCTION TAKING PLACE.

THE CONTRACTOR SHALL VERIFY THAT A SANDHILL CRANE SURVEY HAS BEEN COMPLETED AND/OR NOT REQUIRED PRIOR TO ANY CONSTRUCTION. IF CONSTRUCTION IS ANTICIPATED TO OCCUR DURING NESTING SEASON, A FORMAL SURVEY SHOULD BE CONDUCTED TO CONFIRM WHETHER OR NOT THERE ARE NESTING SANDHILL CRANES. IF AN ACTIVE NEST IS OBSERVED, A BUFFER ZONE WILL NEED TO BE MAINTAINED DURING NESTING SEASON, UNTIL THE YOUNG HAVE FLEDGED.

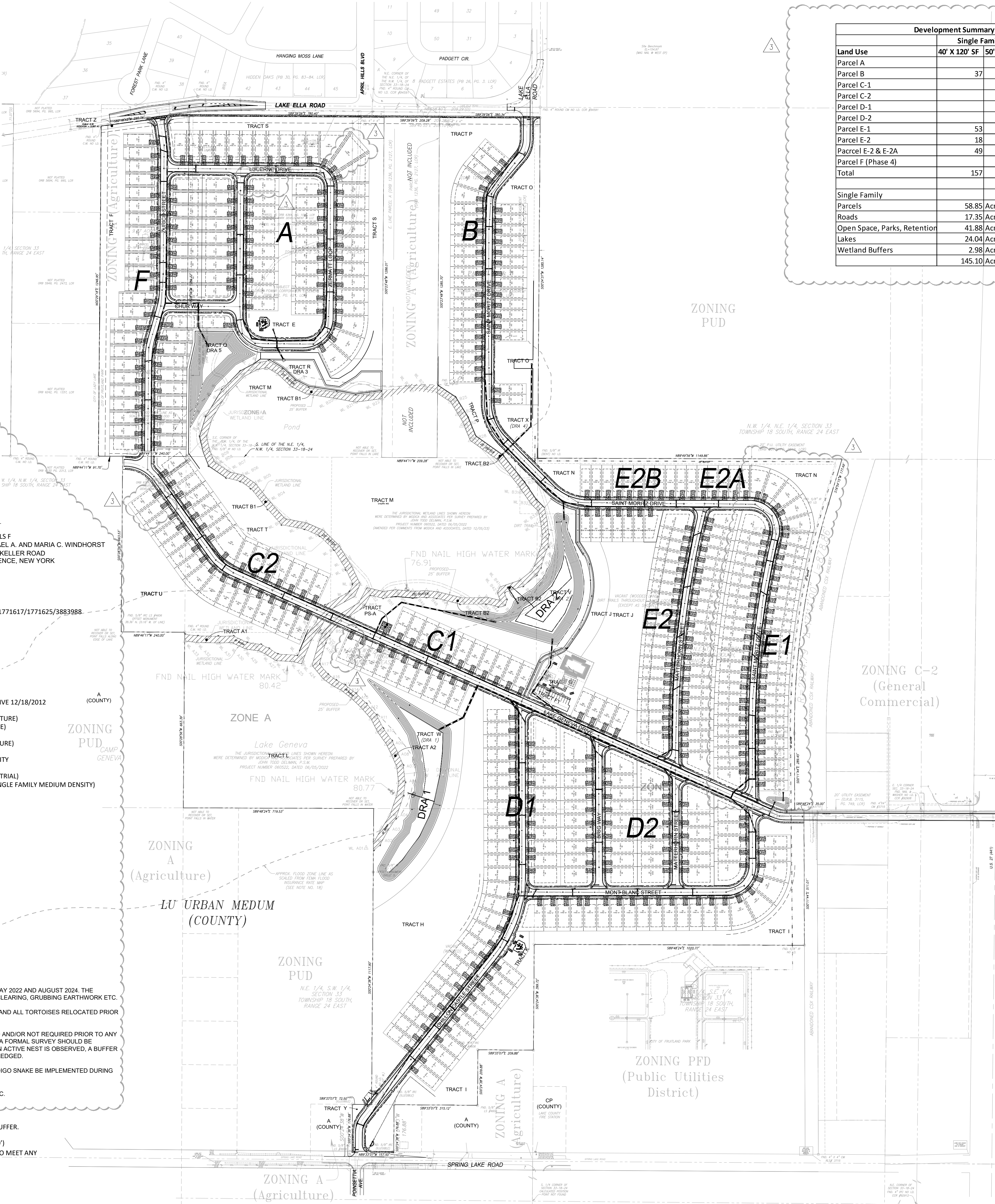
IT IS RECOMMENDED THAT THE STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES. THIS REQUIRES PLACEMENT OF POSTERS ON THE PROJECT.

A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY TRAFFIC AND MOBILITY CONSULTANTS, INC. IN 2023 AND UPDATE IN AUGUST OF 2024.

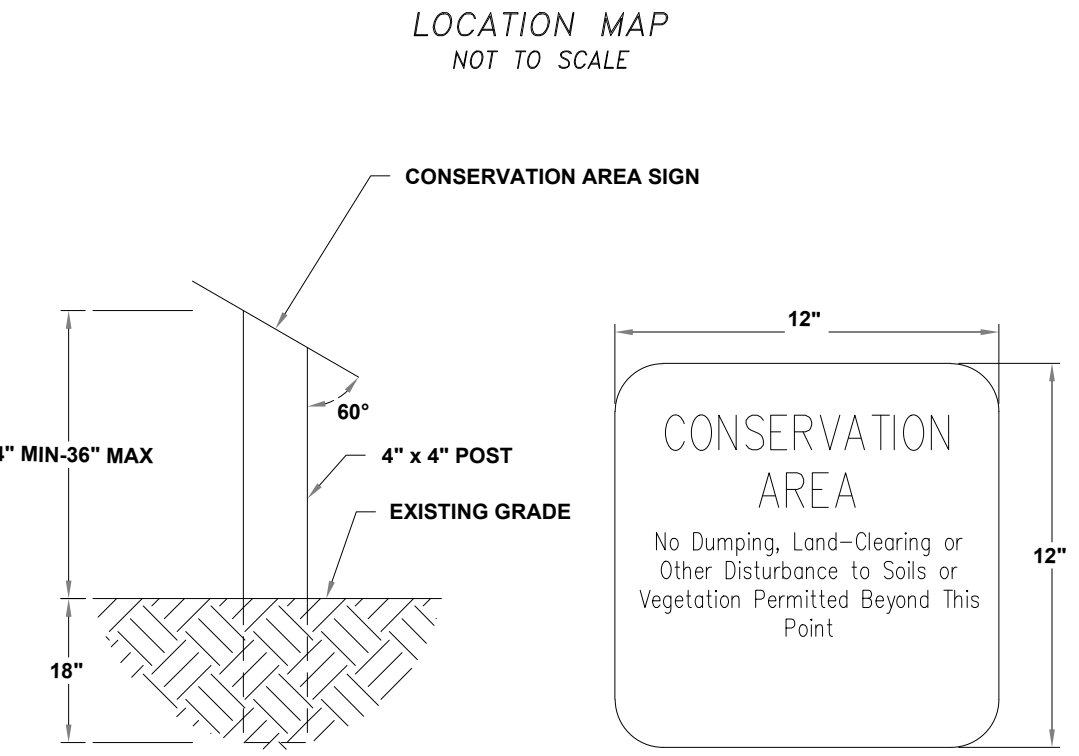
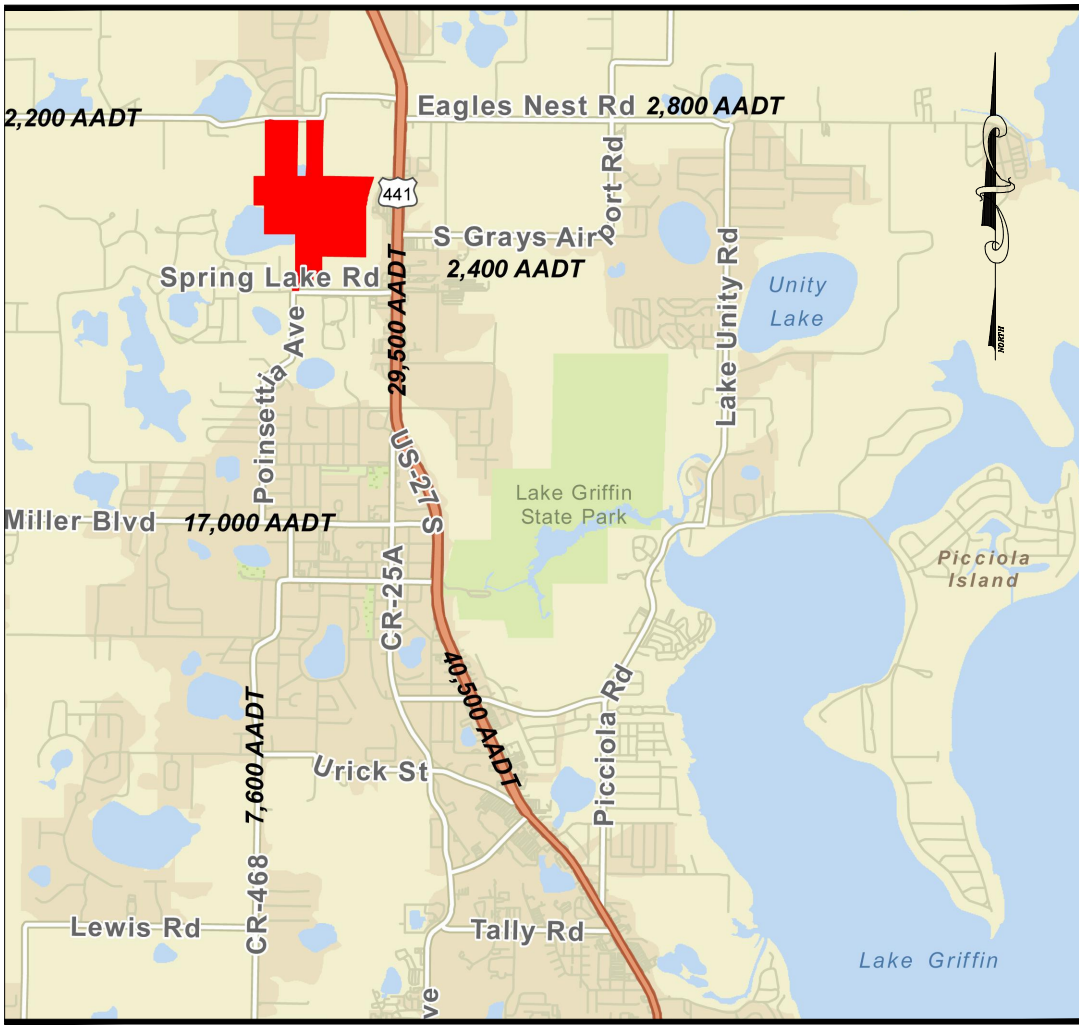
WETLANDS 35' FROM ORDINARY HIGH WATER LEVEL
WETLANDS: WETLANDS SHALL HAVE A 25' NON DISTURBED UPLAND BUFFER.

LANDSCAPE BUFFERS 25' (HEDGE, 2 CANOPY & 3 UNDERSTORY TREES EVERY 100')
WHERE A NATURAL BUFFER EXISTS , IT SHOULD BE USED TO MEET ANY LANDSCAPING REQUIREMENTS

WATER CITY OF FRUITLAND PARK
SEWER CITY OF FRUITLAND PARK
POWER CITY OF LEESBURG/DUKE POWER



Development Summary		
Land Use	Single Family	
	40' X 120' SF	50' X 120'
Parcel A		53
Parcel B	37	
Parcel C-1		21
Parcel C-2		30
Parcel D-1		53
Parcel D-2		59
Parcel E-1	53	
Parcel E-2	18	
Parcel E-2 & E-2A	49	
Parcel F (Phase 4)		48
Total	157	264
Single Family		421
Parcels	58.85 Acres	41%
Roads	17.35 Acres	12%
Open Space, Parks, Retention	41.88 Acres	29%
Lakes	24.04 Acres	17%
Wetland Buffers	2.98 Acres	2%
Total	145.10 Acres	100%



DESCRIPTION: THE ENCLAVE AT LAKE GENEVA
PARCEL 1:
THE EAST 66 FEET OF THE NORTH 210 FEET OF THE SE 1/4 OF THE NW 1/4 AND THE WEST 160 FEET OF THE NORTH 210 FEET OF THE SW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.
PARCEL 2:
THE NORTH 511 FEET OF THE NW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LYING WEST OF THE RAILROAD, LAKE COUNTY, FLORIDA.
PARCEL 3:
THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS: COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, AND RUN S 89°58'40" W, ALONG THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4, A DISTANCE OF 380.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN S 00°02'26" W, 1326.45 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 33; THENCE S 89°54'10" W, ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 A DISTANCE OF 209.28 FEET; THENCE N 00°02'26" E, 1326.67 FEET, TO A POINT ON THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 33; THENCE N 89°58'40" E, ALONG THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 A DISTANCE OF 209.29 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 40 FEET FOR RIGHT-OF-WAY OF LAKE ELLA ROAD.
FURTHER LESS AND EXCEPT ANY PORTION LYING WITHIN THE LANDS CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5942, PAGE 848, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
PARCEL 4:
THE EAST 240 FEET OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 AND THE WEST 550 FEET OF THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.
PARCEL 5:
THE SOUTH 209.88 FEET OF THE WEST 157.5 FEET OF THE EAST 682.5 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS THE SOUTH 33 FEET FOR ROAD RIGHT OF WAY FOR SPRING LAKE ROAD.
PARCEL 6:
BEGIN AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE EAST 1254 FEET, THENCE SOUTH 210 FEET, THENCE EAST 226 FEET, THENCE NORTH 210 FEET, THENCE EAST TO THE WESTERLY RIGHT OF WAY OF THE RAILROAD, THENCE SOUTHERLY ALONG SAID RAILROAD RIGHT OF WAY TO SOUTH LINE OF THE SW 1/4 OF THE NE 1/4, THENCE WEST TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4, THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING, LESS THE WEST 550 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST.
PARCEL 7:
BEGIN AT THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 880.5 FEET, THENCE WEST 209.88 FEET, THENCE SOUTH 209.88 FEET, THENCE WEST 400.12 FEET, THENCE NORTH 1092.88 FEET, THENCE EAST 610 FEET TO THE POINT OF BEGINNING.
PARCEL 8:
BEGIN AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND RUN S 89°58'40" W, ALONG SAID NORTH LINE OF THE NE 1/4 OF THE NW 1/4, A DISTANCE OF 380.35 FEET; THENCE S 00°02'26" W, 1326.45 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 33; THENCE N 89°54'10" E, ALONG SAID SOUTH LINE TO THE SE CORNER OF THE NE 1/4 OF THE NW 1/4, THENCE NORTH ALONG SAID EAST LINE OF THE NE 1/4 OF THE NW 1/4 TO THE POINT OF BEGINNING. LESS THE NORTH 40 FEET THEREOF FOR RIGHT-OF-WAY OF LAKE ELLA ROAD.

WINDHORST PARCEL:
THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

GENERAL NOTES:
IT IS RECOMMENDED THAT THE CONSTRUCTION SITE BE KEPT CLEAN OF TRASH, SO AS TO NOT ATTRACT BEARS INTO THE WORK ZONE.

NO PIERS, DOCKS OR OTHER IMPROVEMENTS HAVE BEEN PERMITTED AND NO INSTALLATION OF PIERS, DOCKS OR OTHER IMPROVEMENTS SHALL BE MADE WITHOUT A PERMIT.

WOHLFARTH CONSULTING
GROUP LLC
ENGINEERS & PLANNERS

ENCLAVE AT LAKE GENEVA
PRELIMINARY SUBDIVISION PLAN

DRAWN: JT
DESIGNED: JT
PROJECT: 2023-033
SHEET: C-3.00

GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES

BUSINESS NO. 32108
RICHARD CHARLES WOHLFARTH
No 2004
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #2004

The Villages® DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01224986** in the matter of

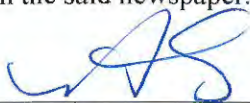
NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

DECEMBER 9, 2024

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

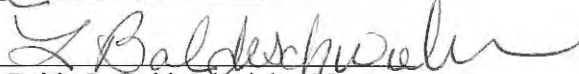
published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.



(Signature Of Affiant)

Sworn to and subscribed before me this 10

day of December, 2024.

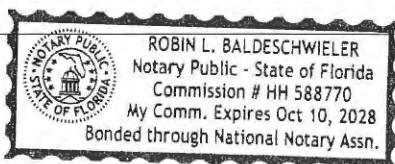


Robin L. Baldeschwieler, Notary

Personally Known X or

Production Identification _____

Type of Identification Produced _____



NOTICE OF PUBLIC HEARING RESOLUTION 2025-006

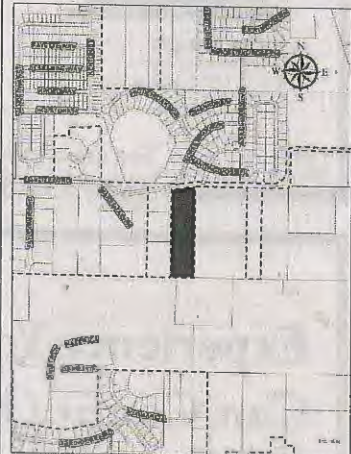
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF ENCLAVE AT LAKE GENEVA GENERALLY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Planning & Zoning Board
Meeting Thursday, December
19, 2024 @ 6:00 p.m.
City Commission Meeting
Thursday, January 9, 2025 @
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 Resolution 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 resolution.

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 Esther Coulson, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



#1224986 December 9, 2024

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 6d

ITEM TITLE: **Second Reading and Public Hearing - Ordinance 2024-014 Small-Scale Comprehensive Plan Amendment – 9.67± Acres South of Lake Ella Road, East of Taylor Mill Road and West of US Highway 27/441 — Petitioners: Michael A. and Maria C. Windhorst**

MEETING DATE: **Thursday, January 23, 2025**

DATE SUBMITTED: **Tuesday, November 25, 2024**

SUBMITTED BY: **city attorney/city manager/community development**

BRIEF NARRATIVE: **Ordinance 2024-014 SSCPA** and a forthcoming rezoning to receive city services and develop a proposed subdivision consisting of approximately 416 single family homes. The first reading was held on December 12, 2024. This item was continued from the 1/9/2025 city commission meeting to provide time to advertise the 2nd reading for the 1/23/2025 city commission meeting.

FUNDS BUDGETED: **None**

ATTACHMENT **Ordinance 2024-014, exhibit (existing and proposed future land use map), and advertising affidavit**

RECOMMENDATION: **The Planning and Zoning Board at its November 1, 2024 meeting approved Ordinance 2024-012.**

ACTION: **Enact Ordinance 2024-014 to be effective 31 days after adoption by the city commission.**

ORDINANCE 2024-014

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO CITY OF FRUITLAND PARK MULTI-FAMILY HIGH DENSITY OF 9.67 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF LAKE ELLA ROAD, EAST OF TAYLOR MILL ROAD, AND WEST OF U.S. HIGHWAY 27/441; 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 received from Fruitland Park Development IV, LLC/Richard C. Wohlfarth, P.E., as Applicant, on Michael A. and Maria C. Windhorst, Owner, requesting that approximately 9.67 ± real property within the city limits of the City of Fruitland Park be assigned a land use designation of “Multi-Family High Density” under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed small 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 9.67± acres generally located south of Lake Ella Road, East of Taylor Mill Road, and West of Highway 27/441 as described and depicted as set forth on Exhibit “A” shall be assigned a land use designation of Multi-Family High 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 Florida 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 23rd day of January 2025.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Interim City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading December 12, 2024

Passed Second Reading January 23, 2025

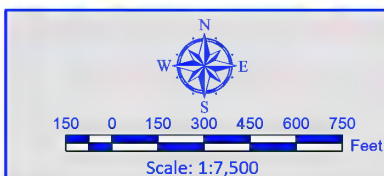
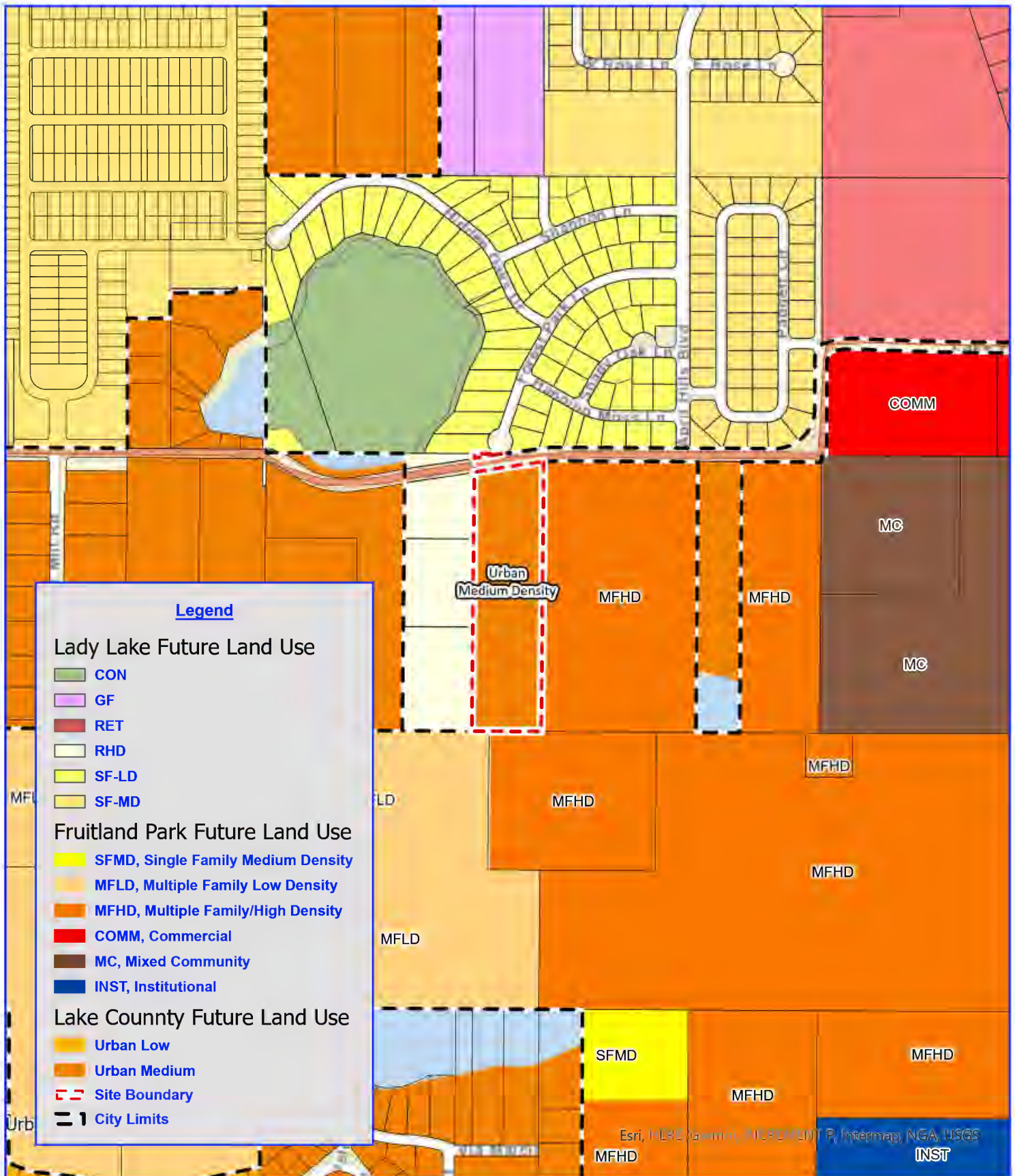
(SEAL)

“EXHIBIT A”

LEGAL DESCRIPTION: East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Parcel Alternate Key No. 1699223

EXHIBIT “B”

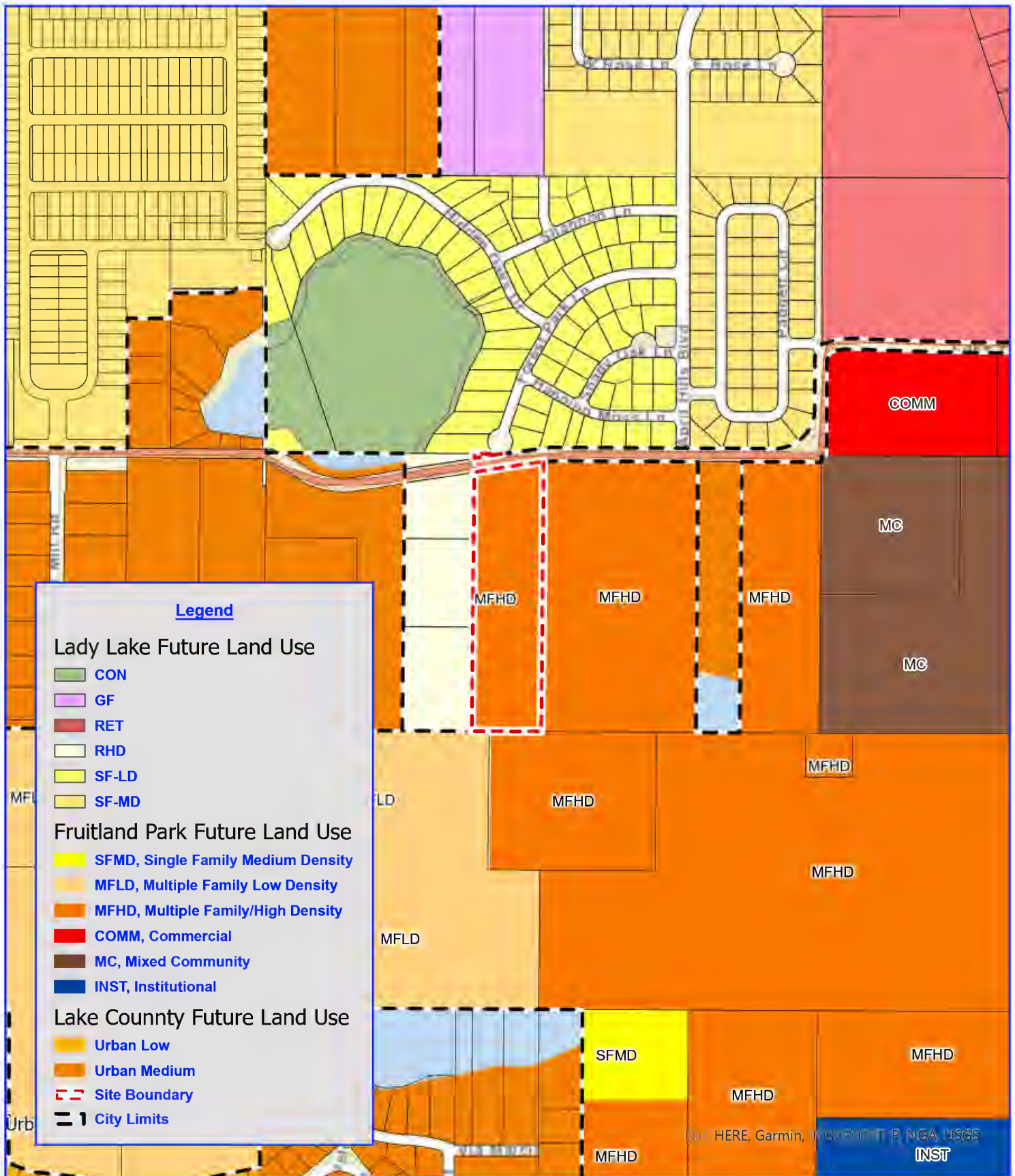


Enclave at Lake Geneva

Lake County, Florida
Existing Future Land Use Map

Project: 398/24/06
File: Enclave at Lake Geneva
Name: FLU
PM: S. Lindh
Date: July 31, 2024
Created By: T. Kalebaugh





The Villages® DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01219875** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

NOVEMBER 13, 2024

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

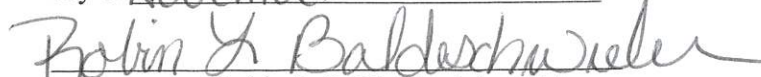
published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.



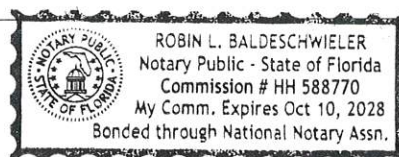
(Signature Of Affiant)

Sworn to and subscribed before me this 18

day of November 2024.


Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



NOTICE OF PUBLIC HEARING ORDINANCE 2024 - 014

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO CITY OF FRUITLAND PARK MULTI-FAMILY HIGH DENSITY OF 9.67 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF LAKE ELLA ROAD, EAST OF TAYLOR MILL ROAD, AND WEST OF U.S. HIGHWAY 27/441; 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.

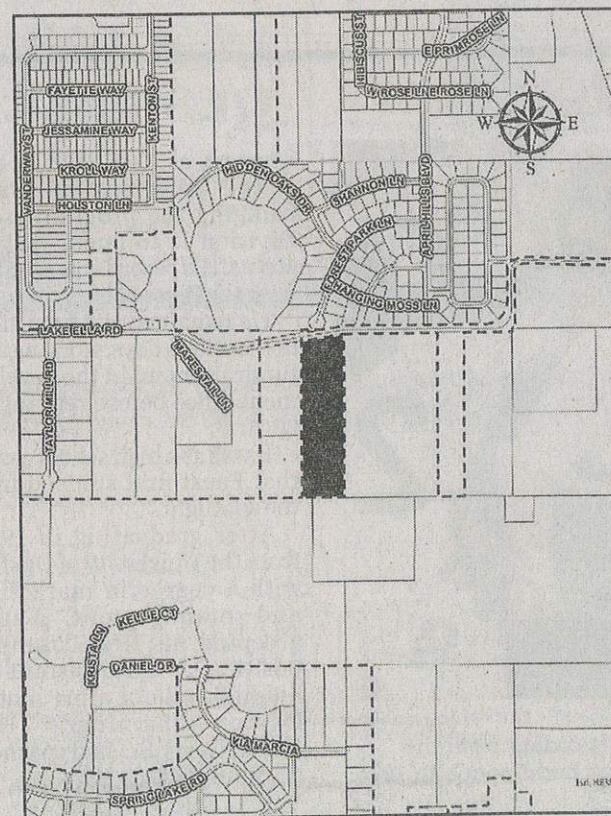
The proposed Ordinance will be considered at the following public meetings:

Planning & Zoning Board Thursday, November 21, 2024 @ 6:00 p.m.

City Commission Reading Thursday, December 12, 2024 @ 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 Ordinance and metes and bounds legal description of property (if applicable) 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 ordinance.

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 Esther Coulson, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



The Villages® DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01229594** in the matter of

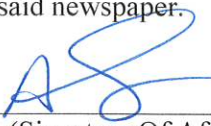
NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

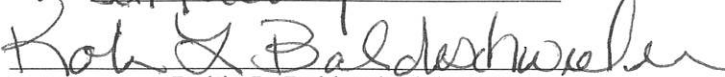
JANUARY 10, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

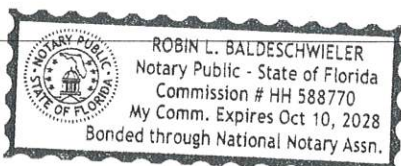
published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.


(Signature Of Affiant)

Sworn to and subscribed before me this 10
day of January 2025.


Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



NOTICE OF PUBLIC HEARING ORDINANCE 2024 - 014

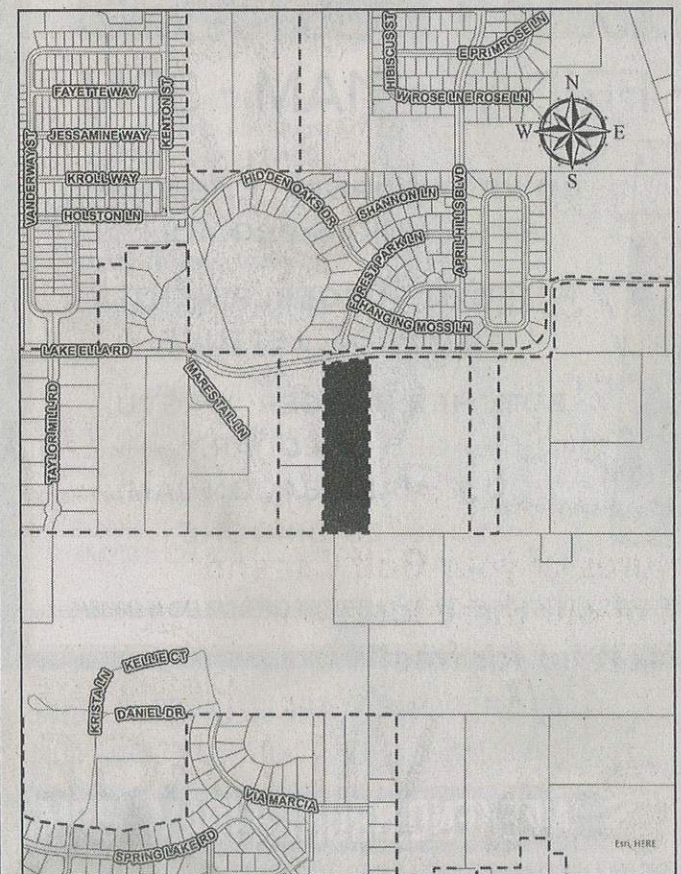
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO CITY OF FRUITLAND PARK MULTI-FAMILY HIGH DENSITY OF 9.67 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF LAKE ELLA ROAD, EAST OF TAYLOR MILL ROAD, AND WEST OF U.S. HIGHWAY 27/441; 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 proposed Ordinance will be considered at the following public meetings:

City Commission Reading and Land Planning Agency Meeting - Thursday, January 23, 2025 @ 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 Ordinance and metes and bounds legal description of property (if applicable) 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 ordinance.

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 Esther Coulson, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 6e

ITEM TITLE: **First Reading and Public Hearing Ordinance 2025-007 Sixth Amendment to Restated Solid Waste Collection Franchise Agreement – Waste Management Inc.**

MEETING DATE: January 23, 2025

DATE SUBMITTED: January 13, 2025

SUBMITTED BY: city attorney/city manager/city treasurer

BRIEF NARRATIVE: **Ordinance 2025-007** increases solid waste collections effective March 1, 2025 per the contract that allows an annual increase each January. The consumer price index change is 4.15% and a fuel surcharge has been omitted. The last attachment is the new rates which includes Fruitland Park administration fee of \$2.94 and the 10% franchise fee. This document reflects the total amount billed to the customer. Last year residential was \$32.73 per month and this year it will be \$34.75 per month for an increase of \$2.02. This is an increase of 6.17%. (The second reading will be held on February 8, 2024.)

FUNDS BUDGETED: None

ATTACHMENTS: Proposed ordinance, Exhibit B-WM rates, CPI calculation, Exhibit B-total rate including admin/franchise fees

RECOMMENDATION: Approval

ACTION TO BE TAKEN: **Approve Ordinance 2025-007**

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ORDINANCE 2025-007

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ADOPTING RATES FOR THE PROVISION OF WASTE MANAGEMENT SERVICES TO THE RESIDENTS OF THE CITY OF FRUITLAND PARK; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Waste Management Inc. of Florida provides consistent, reliable, and more than satisfactory service to the City of Fruitland Park and its residents and in February of 2022 extended the franchise agreement with Waste Management Inc. of Florida (the “Agreement”); and

WHEREAS, the Agreement provides for calculation of rates; and

WHEREAS, the City Commission of the City of Fruitland Park finds and determines that it is necessary to amend the rates pursuant to the terms of the Agreement; and

WHEREAS, the City Commission desires to approve the rates as set forth herein and amend Section 99.40 in Chapter 99 of the Code of Ordinances to include the amended rates.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA.

Section 1. The City of Fruitland Park hereby adopts the schedule of rates as set forth below pursuant to the terms of the Agreement with Waste Management Inc. of Florida. Such rates shall be effective March 1, 2025.

Residential collection, monthly fee.

Manual curbside pickup:

<i>Number of 32-Gallon Containers</i>	<i>Twice Weekly Collection</i>
1 through 6	\$34.75

Commercial Collection, monthly fee.

Manual curbside pickup:

	<i>Number of 32 gallon containers</i>
	1 through 6
<i>Number of Weekly Collections</i>	1 \$33.88
	2 \$40.35

Commercial Collection – Mechanical Containerized Service

Fees adopted are set forth on Exhibit B – *Including Administration and Franchise Fees*, attached hereto and incorporated herein.

Section 2. The City Commission of the City of Fruitland Park hereby adopts the schedule of rates for solid waste collection services attached to the Sixth Amendment to Restated Solid Waste Collection Agreement and are incorporated herein by reference.

Section 3. Conflict. All ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. Codification. The rates as set forth in this ordinance are intended to be incorporated into the Code of Ordinances of the City of Fruitland Park, Florida and the sections of this ordinance may be renumbered, relettered, and the word "ordinance" may be changed to "section", "article", or such other word or phrase in order to accomplish such intention.

Section 5. Severability. If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this ordinance.

Section 6. This Ordinance shall be effective upon passage.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this ____ day of _____, 2025.

Chris Cheshire, Mayor

Attest:

Interim City Clerk

Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice Mayor DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Mobilian	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Bell	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Cosenza	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

First Reading: 1/23/2025

Second Reading: 2/13/2025

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

Exhibit "B"

City of Fruitland Park Collection and Disposal Rates

Effective 2/01/25-6/30/25

Residential Services Based on \$48.33/ton disposal for 2x week garbage/yardwaste

Commercial Services Based on \$59.80/ton disposal

Plus weekly Clamshell/Bulk Collection Services

Garbage Collection	Disposal	Fuel	Rate Per Month
\$ 23.42	\$ 5.23	\$ -	\$ 28.65

Commercial Handstops

	Garbage Collection	Disposal	Fuel	Rate Per Month
Commercial curb 1x week	\$ 20.22	\$ 10.20	\$ -	\$ 30.42
Commercial curb 2x week	\$ 25.82	\$ 10.81	\$ -	\$ 36.63

Commercial Dumpsters (Rate/month)

Rates Effective 2/1/2025

Qty/Size/Frequency	Garbage Coll.	Garbage Disp.	Fuel	Coll./Disp/ Fuel
1-2yd X 1 WEEK	\$ 54.91	\$ 56.62	\$ -	\$ 111.53
1-2yd X 2 WEEK	\$ 109.83	\$ 113.23	\$ -	\$ 223.06
1-2yd X 3 WEEK	\$ 164.74	\$ 169.85	\$ -	\$ 334.59
1-2yd X 4 WEEK	\$ 219.62	\$ 226.46	\$ -	\$ 446.08
1-2yd X 5 WEEK	\$ 274.52	\$ 283.08	\$ -	\$ 557.60
1-2yd X 6 WEEK	\$ 329.44	\$ 339.66	\$ -	\$ 669.10
1-4yd X 1 WEEK	\$ 101.96	\$ 113.23	\$ -	\$ 215.19
1-4yd X 2 WEEK	\$ 203.86	\$ 226.46	\$ -	\$ 430.32
1-4yd X 3 WEEK	\$ 305.85	\$ 339.69	\$ -	\$ 645.54
1-4yd X 4 WEEK	\$ 407.76	\$ 452.93	\$ -	\$ 860.69
1-4yd X 5 WEEK	\$ 509.71	\$ 566.16	\$ -	\$ 1,075.87
1-4yd X 6 WEEK	\$ 611.64	\$ 679.40	\$ -	\$ 1,291.04
1-6yd X 1 WEEK	\$ 141.15	\$ 169.85	\$ -	\$ 311.00
1-6yd X 2 WEEK	\$ 282.38	\$ 339.69	\$ -	\$ 622.07
1-6yd X 3 WEEK	\$ 423.49	\$ 509.54	\$ -	\$ 933.03
1-6yd X 4 WEEK	\$ 564.68	\$ 679.39	\$ -	\$ 1,244.07
1-6yd X 5 WEEK	\$ 705.84	\$ 849.23	\$ -	\$ 1,555.07
1-6yd X 6 WEEK	\$ 846.98	\$ 1,019.08	\$ -	\$ 1,866.06
1-8yd X 1 WEEK	\$ 156.88	\$ 226.46	\$ -	\$ 383.34
1-8yd X 2 WEEK	\$ 313.70	\$ 452.93	\$ -	\$ 766.63
1-8yd X 3 WEEK	\$ 470.56	\$ 679.39	\$ -	\$ 1,149.95
1-8yd X 4 WEEK	\$ 627.37	\$ 905.85	\$ -	\$ 1,533.22
1-8yd X 5 WEEK	\$ 784.25	\$ 1,132.31	\$ -	\$ 1,916.56
1-8yd X 6 WEEK	\$ 941.11	\$ 1,358.78	\$ -	\$ 2,299.89

CPI for All Urban Consumers (CPI-U)**Original Data Value****For the City of Fruitland Park****Series Id:** CUUR0000SEHG02,CUUS0000SEHG02**Not Seasonally Adjusted****Series Title:** Garbage and trash collection in U.S. city average, all urban consumers, not seasonally adjusted**Area:** U.S. city average**Item:** Garbage and trash collection**Base Period:** DECEMBER 1983=100**Years:** 2013 to 2023

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2014	422.440	422.483	423.413	425.393	425.242	425.930	426.562	426.771	427.327	427.995	427.808	428.187		
2015	427.734	429.248	429.235	429.807	431.234	430.813	431.229	432.967	433.843	434.829	436.428	436.996		
2016	437.205	438.296	437.699	437.676	438.317	437.858	438.607	439.358	439.707	440.311	443.343	444.745		
2017	446.266	447.699	446.987	447.129	447.272	448.046	448.328	448.717	449.008	452.196	453.820	453.596		
2018	453.354	454.915	455.230	458.722	462.887	465.041	465.579	470.457	471.026	472.535	486.650	485.935	458.358	475.364
2019	475.687	477.474	478.569	479.449	480.865	480.984	482.138	483.987	484.346	486.133	486.485	486.708	478.838	484.966
2020	491.003	494.429	495.288	494.432	494.946	496.679	498.564	500.882	501.756	503.315	504.970	508.190	494.463	502.946
2021	512.722	517.270	518.505	518.579	516.440	517.202	521.185	524.408	529.934	530.114	529.053	532.538	516.786	527.872
2022	533.078	538.313	540.719	542.564	544.546	547.554	548.187	548.706	558.254	561.090	563.816	565.185	541.129	557.540
2023	570.412	575.697	576.773	580.124	587.431	589.812	596.167	597.347	596.997	597.569	601.631	602.164	580.042	598.646
2024	606.773	610.551	610.015	611.073	609.538	611.946	614.089	615.880	619.640	621.632	627.127		609.983	

Index Change = 24.963

CPI Change 4.15%

Fuel + CPI Applied 4.15%

Exhibit B Including Administration and Franchise Fees

RATE	(R)RE		New Rate	GB	Fuel	FP	FP	IND AMT	Last Year	Difference	%	Waste
CODE	(C)CO	DESC	FY25	DISP	Surcharge	ADMIN	FF	BILLED	FY2024	fm last year	Increase	Mgt Rate
SWR001	R	Residential	23.42	5.23	0.00	2.94	3.16	34.75	32.73	2.02	6.17%	28.65
SWC002	C	Commercial curb 1x week	20.22	10.20	0.00	2.94	3.34	36.70	33.88	2.82	8.31%	30.42
SWC001	C	Commercial curb 2x week	25.82	10.81	0.00	2.94	3.96	43.53	40.35	3.18	7.87%	36.63
SWC003	C	1-2yd X 1 WEEK	54.91	56.62	0.00	2.94	11.45	125.92	102.88	23.04	22.39%	111.53
SWC004	C	1-2yd X 2 WEEK	109.83	113.23	0.00	2.94	22.60	248.60	202.54	46.06	22.74%	223.06
SWC037	C	1-2yd X 3 WEEK	164.74	169.85	0.00	2.94	33.75	371.28	302.21	69.07	22.86%	334.59
	C	1-2yd X 4 WEEK	219.62	226.46	0.00	2.94	44.90	493.92	401.81	92.11	22.92%	446.08
		1-2yd X 5 WEEK	274.52	283.08	0.00	2.94	56.05	616.59	501.48	115.11	22.95%	557.60
		1-2yd X 6 WEEK	329.44	339.66	0.00	2.94	67.20	739.24	601.12	138.12	22.98%	669.10
SWC005	C	1-4yd X 1 WEEK	101.96	113.23	0.00	2.94	21.81	239.94	194.24	45.70	23.53%	215.19
SWC006	C	1-4yd X 2 WEEK	203.86	226.46	0.00	2.94	43.33	476.59	385.19	91.40	23.73%	430.32
SWC020	C	1-4yd X 3 WEEK	305.85	339.69	0.00	2.94	64.85	713.33	576.22	137.11	23.79%	645.54
	C	1-4yd X 4 WEEK	407.76	452.93	0.00	2.94	86.36	949.99	767.17	182.82	23.83%	860.69
		1-4yd X 5 WEEK	509.71	566.16	0.00	2.94	107.88	1,186.69	958.18	228.51	23.85%	1,075.87
		1-4yd X 6 WEEK	611.64	679.40	0.00	2.94	129.40	1,423.38	1,149.15	274.23	23.86%	1,291.04
SWC008	C	1-6yd X 1 WEEK	141.15	169.85	0.00	2.94	31.39	345.33	277.29	68.04	24.54%	311.00
SWC009	C	1-6yd X 2 WEEK	282.38	339.69	0.00	2.94	62.50	687.51	551.43	136.08	24.68%	622.07
SWC022	C	1-6yd X 3 WEEK	423.49	509.54	0.00	2.94	93.60	1,029.57	825.45	204.12	24.73%	933.03
	C	1-6yd X 4 WEEK	564.68	679.39	0.00	2.94	124.70	1,371.71	1,099.54	272.17	24.75%	1,244.07
		1-6yd X 5 WEEK	705.84	849.23	0.00	2.94	155.80	1,713.81	1,373.61	340.20	24.77%	1,555.07
		1-6yd X 6 WEEK	846.98	1,019.08	0.00	2.94	186.90	2,055.90	1,647.66	408.24	24.78%	1,866.06
SWC011	C	1-8yd X 1 WEEK	156.88	226.46	0.00	2.94	38.63	424.91	335.57	89.34	26.62%	383.34
SWC012	C	1-8yd X 2 WEEK	313.70	452.93	0.00	2.94	76.96	846.53	667.82	178.71	26.76%	766.63
SWC018	C	1-8yd X 3 WEEK	470.56	679.39	0.00	2.94	115.29	1,268.18	1,000.13	268.05	26.80%	1,149.95
	C	1-8yd X 4 WEEK	627.39	905.85	0.00	2.94	153.62	1,689.80	1,332.39	357.41	26.82%	1,533.24
		1-8yd X 5 WEEK	784.25	1,132.31	0.00	2.94	191.95	2,111.45	1,664.71	446.74	26.84%	1,916.56
	C	1-8yd X 6 WEEK	941.11	1,358.78	0.00	2.94	230.28	2,533.11	1,997.01	536.10	26.85%	2,299.89
SWC007		2-4yd X 1 WEEK	203.92	226.46	0.00	2.94	43.33	476.65	385.24	91.41	23.73%	430.38
SWC010		2-6yd X 2 WEEK	564.76	679.38	0.00	2.94	124.71	1,371.79	1,099.63	272.16	24.75%	1,244.14
SWC013		2-6yd X 1 WEEK	282.30	339.70	0.00	2.94	62.49	687.43	551.34	136.09	24.68%	622.00
SWC014		2-8yd X 1 WEEK	313.76	452.92	0.00	2.94	76.96	846.58	667.90	178.68	26.75%	766.68
SWC015		1-2ydX 1 WK, 2-4ydX 2 WK	462.63	509.54	0.00	2.94	97.51	1,072.62	866.79	205.83	23.75%	972.17
SWC016		8ydX3 WK & CC X 1 WK	490.78	689.59	0.00	2.94	118.33	1,301.64	1,030.78	270.86	26.28%	1,180.37
SWC017		1-2yd 1-4yd X 1 WEEK	156.87	169.85	0.00	2.94	32.97	362.63	293.89	68.74	23.39%	326.72
SWC019		2-8yd & 4yd X 1 WEEK	415.72	566.15	0.00	2.94	98.48	1,083.29	858.90	224.39	26.13%	981.87
SWC021		2-2yd X 1 WK, 1-2yd X 2 WK	219.65	226.47	0.00	2.94	44.91	493.97	401.84	92.13	22.93%	446.12
SWC023		2-4yd X 2 WEEK	407.72	452.92	0.00	2.94	86.36	949.94	767.14	182.80	23.83%	860.64
SWC024		2-2yd X 2 WEEK	219.66	226.46	0.00	2.94	44.91	493.97	401.85	92.12	22.92%	446.12
SWC025		8yd X 4 WK & CC X 1 wk	647.61	916.05	0.00	2.94	156.66	1,723.26	1,363.03	360.23	26.43%	1,563.66
SWC026		2yd & 4yd X 2 Week	313.69	339.69	0.00	2.94	65.63	721.95	584.50	137.45	23.52%	653.38
SWC027		8yd X 5 WK & CC X 1WK	804.47	1,142.51	0.00	2.94	194.99	2,144.91	1,695.35	449.56	26.52%	1,946.98
SWC028		2-8yd x 2	627.40	905.86	0.00	2.94	153.62	1,689.82	1,332.41	357.41	26.82%	1,533.26
SWC029		2-2yd X 1 WEEK	109.82	113.24	0.00	2.94	22.60	248.60	202.53	46.07	22.75%	223.06
SWC030		3-2yd X 1 WEEK	164.73	169.86	0.00	2.94	33.75	371.28	302.18	69.10	22.87%	334.59
SWC031		2-4yd 4-RES	284.80	267.26	0.00	2.94	55.50	610.50	507.83	102.67	20.22%	552.06
SWC032		3-8yd X 2 WEEK	941.10	1,358.79	0.00	2.94	230.28	2,533.11	1,997.00	536.11	26.85%	2,299.89
SWC033		2-CC X 2 WEEK	51.64	21.62	0.00	2.94	7.62	83.82	77.46	6.36	8.21%	73.26
SWC034		2 yd & 6yd X 1	196.06	226.47	0.00	2.94	42.55	468.02	376.94	91.08	24.16%	422.53
SWC035		6yd X 3 & CC X 1	443.71	519.74	0.00	2.94	96.64	1,063.03	856.10	206.93	24.17%	963.45
SWC036		6yd X 5 WK & CC X 1 WK	726.06	859.43	0.00	2.94	158.84	1,747.27	1,404.26	343.01	24.43%	1,585.49
SWR003		RES/STP/MLTP		18.44	0.00	2.94	2.14	23.52	23.52	0.00	-0.01%	18.44

**CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 6f**

ITEM TITLE: Second Reading and Quasi-Judicial Public Hearing: Ordinance 2025-001 – 3rd Amended and Restated MDA – Petitioner: Fruitland Park Development IV, LLC

MEETING DATE: Thursday, January 23, 2025

DATE SUBMITTED: December 23, 2024

SUBMITTED BY: city attorney/city manager/community development

BRIEF NARRATIVE: Ordinance 2025-001 PUD and Re-zone for The Enclave at Lake Geneva Parcel F for approximately 9.67 ± acres generally located south of Lake Ella Road, East of Taylor Mill Road and West of U.S. Highway 27/441. Petitioner: Fruitland Park Development IV, LLC (Richard Wohlfarth P.E.) on behalf of the owners (Michael A. and Maria C. Windhorst).

Applicant seeking to annex and re-zone approximately 9.67 ± acres to existing PUD, to develop 48 additional single-family homes consisting of 6,000 SF lots (50' X 120'), formerly known as Lake Saunders Grove (Ordinance 2023-012). Additional acreage to be developed would create a total of approximately 145.1 ± acres and change the total number of units from 397 to 421 single family homes (to this development currently known as The Enclave at Lake Geneva). The gross density would change from 3.25 units/acre to approximately 3.10 units/acre after anticipated modification of the PUD to delete 82 townhomes and replace with 53 single family units. Gross density excludes the water bodies. (First reading was held on January 9, 2025.)

FUNDS BUDGETED: None

ATTACHMENTS: Proposed Ordinance 2025-001, aerial map of parcel F, existing and proposed zoning and future land use maps, affidavit.

RECOMMENDATION: The Planning and Zoning Board recommended approval of Ordinance 2025-001 at its December 19, 2024 meeting.

ACTION: Approve or deny Ordinance 2025-001.

ORDINANCE 2025-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, AMENDING ORDINANCE 2023-012, 2022-012 AND 2006-13 TO ADOPT A THIRD AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT RELATING TO REAL PROPERTY CURRENTLY ZONED PLANNED UNIT DEVELOPMENT CONSISTING OF APPROXIMATELY 145.1 ± ACRES OF PROPERTY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; AMENDING THE CONCEPTUAL SITE PLAN; INCREASING THE ACREAGE, INCREASING THE DENSITY AND NUMBER OF RESIDENTIAL UNITS; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been submitted by the owner, Fruitland Park Development IV, LLC, a Florida limited liability company, requesting an amendment to the Master Development Agreement adopted by Ordinance 2006-13, extended in Resolution 2018-043, amended and restated in Ordinance 2022-012 and further amended and restated in Ordinance 2023-012; and

WHEREAS, the owner seeks to rezone 9.67 +/- acres of real property to residential PUD and develop the property as part of the previously approved Enclave at Lake Geneva project in accordance with the Master Development Agreement; and

WHEREAS, the owner seeks to add 48 single-family units (50' x 120' lots) to the development, eliminate 82 townhome units, and substitute 53 single-family units (40' x 120' lots).

WHEREAS, the property has a future land use designation of Multiple Family High Density Residential as shown on the City of Fruitland Park Comprehensive Plan Future Land Use Map; and

WHEREAS, the adopted zoning of Planned Unit Development is consistent with the future land use designation; and

WHEREAS, the application bears the signature of all applicable parties; and

WHEREAS, the required notice has been properly published and provided as required by the City's Land Development Code and Florida Statutes; and

WHEREAS, the City Commission reviewed said application, 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 the City of Fruitland

Park, Florida, as follows:

Section 1. The following described property consisting of approximately 145.1 ± acres of land located between Lake Ella Road and south to Spring Lake Road, Fruitland Park, zoned Planned Unit Development shall hereafter be developed according to the Third Amended and Restated Master Development Agreement attached hereto as **Exhibit A**, which includes, but is not limited to, the Enclave at Lake Geneva Master Development Plan prepared by Wohlfarth Consulting Group, LLC dated November 2024 and architectural design standards. The property is more particularly described as:

LEGAL DESCRIPTION: See Exhibit B attached hereto: Parcel Alternate Key Nos. 1284490, 1284503, 1284511, 1284805, 1284821, 1771617, 1771625, 3883988 and 1699223.

Section 2. That as more particularly set forth in the Third Amended and Restated Master Development Agreement, density is decreased from 2.93 units per acre to 2.90 units per acre, and the maximum density is increased from a maximum of 397 units to a maximum of 421 units.

Section 3. That the zoning classification currently assigned remains and is consistent with the Comprehensive Plan of the City of Fruitland Park, Florida. A map of the Property is attached as **Exhibit C**.

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. 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 6. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. This Ordinance shall become effective in accordance with the law.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 23rd day of January 2025.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Interim City Clerk
(SEAL)

Anita Geraci-Carver, City Attorney

Mayor Cheshire	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
Vice Mayor DeGrave	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
Commissioner Bell	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
Commissioner Mobilian	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
Commissioner Cosenza	____(Yes), ____ (No), ____ (Abstained), ____ (Absent))

Passed First Reading: January 9, 2025

Passed Second Reading: January 23, 2025

EXHIBIT A TO ORDINANCE
Third Amended and Restated Master Development Agreement

[See Attached]

Third Amended and Restated Master Development Agreement

THIS THIRD AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT ("Agreement") entered and made as of the ____ day of _____ 2025, between the CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation, (hereinafter referred to as the "City"), and **FRUITLAND PARK DEVELOPMENT IV, LLC**, a Florida limited liability company, (hereinafter referred to as the "Owner/Developer").

RECITALS

1. The Owner/Developer previously annexed into the City of Fruitland Park approximately 145.1 acres of property currently located in unincorporated Lake County, Florida, described in **Exhibit "B"** attached to and incorporated in this Agreement (hereinafter referred to as the "Property").
2. The Property is currently zoned "Planned Unit Development" and governed by City Ordinance 2006-13, recorded at Official Records Book 3291, Pages 1582-1601, Public Records of Lake County, Florida, City Resolution No.2018-043, recorded at Official Records Book 5183, Pages 1447-1474, Public Records of Lake County Florida, City Ordinance 2022-012, recorded at Official Records Book 5974, Pages 2151-2171, Public Records of Lake County, Florida, and Ordinance 2023-012, recorded in Official Records Book 6228, Pages 315-334, Public Records of Lake County, Florida.
3. Owner/Developer wishes to further amend the Second Amended and Restated Master Development Agreement by adding additional property, increasing the number of residential units and eliminating the townhome units.
4. Owner/Developer 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.
5. The City of Fruitland Park has determined that amendment to the existing Master Development Agreement 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.
6. Owner/Developer will fund and has funded certain public improvements and infrastructure to facilitate the development of the Property.
7. The Property is within the City limits and the City's Chapter 180, Florida Statutes, utility district, and Owner/Developer has requested and City desires to provide water and sewer as well as other municipal services to the Property.

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 the ordinance and this Agreement are hereby deemed a part of thereof.

Section 2. Land Use/Development. Development of the Property (the "Project") shall be substantially consistent with the "Enclave at Lake Geneva Master Development Plan" prepared by Wohlfarth Consulting Group, LLC., dated November 2024 and attached hereto as **Exhibit "C"** (the "Plan"). All development shall be consistent with City's "PUD" (Planned Unit Development/Residential) zoning district and, subject to City approval after public hearing. As set forth further below, all land use issues addressed herein must be adopted by the City through its regular procedures before being effective.

Section 3. Density. Overall gross density for the Property shall not exceed 3.10 units per acre. Gross acreage is approximately 145.1 acres, and the maximum density shall not exceed 421 units.

Section 4. Phasing. Owner/Developer may develop the Property in four (4) separate phases and shall not proceed to sell lots or homes in subsequent phases until the infrastructure of the previous phase is 50% completed. However, phases may be graded, and infrastructure constructed simultaneously if Owner/Developer so chooses, and all City code provisions are followed.

The Phases are more specifically set forth below and are demarcated accordingly on the Plan.

The Village at Lake Geneva					
Table 2 Phasing Schedule					
Parcel	Phase	Area	Infrastructure Dates	Housing Dates	Units
A	4	50' X 120' Single Family Units	3/1/2025-6/1/2026	6/1/2026-6/1/2027	53
B	2	40' X 120' Single Family Units	3/1/2025-11/1/2026	11/1/2025-11/1/2027	37
C-1	1	50' X 120' Single Family Units	3/1/2025-3/1/2026	3/1/2026-3/1/2027	21
C-2	2	50' X 120' Single Family Units	3/1/2025-11/1/2026	11/1/2025-11/1/2027	30
D-1	1	50' X 120' Single Family Units	3/1/2025-3/1/2026	3/1/2026-3/1/2027	53
D-2	4	50' X 120' Single Family Units	3/1/2025-6/1/2026	6/1/2026-6/1/2027	59
E-1	3	40' X 110' Single Family Units	3/1/2025-3/1/2026	3/1/2026-3/1/2027	53
E-2	1	40' X 120' Single Family Units	3/1/2025-3/1/2026	3/1/2026-3/1/2027	67
F	4	50' X 120' Single Family Units	3/1/2025-6/1/2026	6/1/2026-6/1/2027	48
Totals					421

Section 5. Development Standards. City and Owner/Developer agree that the unit mix for development of the Property shall be substantially as follows:

A. 40' Lots Single Family Dwelling Unit

- 1. Minimum Building Setbacks
 - A. Front: 20 feet
 - B. Front-Garage: 25 feet
 - C. Side: 5 feet
 - D. Side Street 15 feet
 - E. Rear: 15 feet
- 2. Minimum Living Area: 1,200 SF
- 3. Minimum Lot Width: 40 feet
- 4. Minimum Lot Area: 4,800 SF
- 5. Maximum Impervious Surface Ratio (Lots): 65%
- 6. Minimum Open Space (Total Development): 25%

B. 50' Lots Single Family Dwelling Unit

- 1. Minimum Building Setbacks
 - A. Front: 20 feet
 - B. Front-Garage: 25 feet
 - C. Side: 5 feet
 - D. Side Street 15 Feet
 - E. Rear: 15 feet
- 2. Minimum Living Area: 1,200 SF
- 3. Minimum Lot Width: 50 feet
- 4. Minimum Lot Area: 6,000 SF
- 5. Maximum Impervious Surface Ratio (Lots): 65%
- 6. Minimum Open Space (Total Development): 25%

~~C. Townhomes~~

- ~~1. Minimum Building Setbacks~~
 - ~~A. Front: 20 feet~~
 - ~~B. Front-Garage: 25 feet~~
 - ~~C. Side: 10 feet (between building pads)~~
 - ~~D. Side: 12.5 feet (building to street)~~
 - ~~E. Side: 0 feet (between units)~~
 - ~~F. Rear: 15 feet, except 5' for patio, pool and screen structures~~
- ~~2. Minimum Living Area: 600 SF~~

- ~~3. Minimum Lot Width: 20 feet~~
- ~~4. Minimum Lot Area: 2,000 SF~~
- ~~5. Maximum Impervious Surface Ratio (Lots): 75%~~
- ~~6. Minimum Open Space (Total Development): 25%~~
- ~~7. Maximum Number of Attached Units 8~~

- D. Building Heights. The maximum building height within the Property is 35 feet.
- E. Open Space: A minimum of 25% Open Space shall be provided within the Property Section.

Section 6. Residential Design Standards. Design Standards shall be as follows:

A. **Architectural features** - All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the single-family units. Garage vehicle doors shall incorporate the following elements: raised decorative panels, decorative glass panels or panes, decorative hinges, etc. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc. Designs may vary throughout development.

- 1) Dormers
- 2) Gables
- 3) Recessed or raised entries.
- 4) Covered porch entries.
- 5) Cupolas
- 6) Pillars or decorative posts
- 7) Bay window (minimum 12-inch projections)
- 8) Eaves (minimum 6-inch projections)
- 9) Front windows with arched glass tops and minimum 4-inch trim

B. **Building Materials** - Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:

- 1) At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.
- 2) At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a "cementitious" lap siding. (A "cementitious" lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding

would not be allowed under this option.).

- 3) All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.

Section 7. Homeowners Association. Owner/Developer shall establish a homeowner's association, which shall be responsible for maintenance of common areas and infrastructure within the Property, including, but not limited to, parks and recreation areas, stormwater retention, open space areas, and common areas, unless some or all of those responsibilities are undertaken by a Community Development District pursuant to Section 8 below. Owner/Developer agrees to, at Owner/Developer's expense, provide landscaping and improvements to the park and recreation areas located within the Property as agreed to by City at site plan approval. Owner/Developer shall record declarations satisfactory to City setting forth these requirements and detailing assessments in conjunction with the platting of the Property.

Section 8. Community Development District. Owner/Developer may establish a Community Development District ("COD") pursuant to and consistent with Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures as allowed by Section 190.12, F.S.

Section 9. Sidewalks. Owner/Developer agrees to construct sidewalks to City standards on at least two sides of all rights of way within the Property.

Section 10. Road Improvements. Owner/Developer shall be responsible for updating the previous traffic study at the time of submittal of the Phase I preliminary site plan for review and determination of any necessary improvements required by Lake County, and shall further be responsible for designing and constructing all transportation improvements based on such study and Lake County requirements. The City shall, under no circumstances, be financially responsible for the study and/or improvements.

Owner/Developer agrees to design and construct the Project with the future ability to connect to a street which may be constructed from U.S. 27/441 at the southern boundary of the existing automobile dealership west to the Project ("Street B"), and to provide a local road access from Street B westward through the Project, connecting to the property to the west of the Project.

The Owner will align and construct one of the proposed streets within the Property to meet the street stub being constructed on the Property to its western boundary line known as Spring Lake Road PUD.

Section 11. Lighting. Owner/Developer shall submit a site lighting plan in conjunction with the final site plan submittal for the Property for City approval. All exterior lighting shall be arranged to reflect light away from single-family residences and townhomes to the greatest extent possible while

providing lighting adequate to ensure safety on road right of way. The poles and streetlights within the Property shall be installed by Owner/Developer and thereafter maintained by the HOA.

Section 12. Water, Wastewater, and Reuse Water. Owner/Developer and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater services (hereafter, "Utilities") exclusively through purchase from City when available. Owner/Developer 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. No private well will be allowed within the Property. Owner/Developer shall construct, at Owner/Developer'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/Developer shall install a complete reclaim system including meters to each property (Public Works Director to approve meters before installation) that shall be temporarily fed by the domestic water system with a backflow device between the two systems. If reclaim water becomes available from the City before the installation of the Owner/Developer lines they shall tie reclaimed water system directly into the City's reclaim line provided at the northwest corner of the City's public works complex located on Spring Lake Rd. A sufficient easement shall be provided by the park located on the Owner/Developer's property adjacent to the northwest corner of the City's public works complex on Spring Lake Rd. to get a domestic water main and reclaimed water main to and from the city facility to the newly developed road.

All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. If any such improvements are oversized at the City's request, the City shall either provide impact fee credits to reimburse Owner/Developer for the materials directly related to such oversizing. If any utility improvements serve to provide any other property with connection ability which would not exist otherwise, the City and Owner/Developer will enter into a Pioneer Agreement with the Owner/Developer to provide for a pro-rata share reimbursement payment by such other property owner upon connection to the utility facilities, to the City or Owner/Developer.

Section 13. Impact Fees. Owner/Developer shall be required to pay impact fees as established by City from time to time, subject to any applicable credits.

Owner/Developer agrees to pay all other impact fees, including parks and recreation, police and fire rescue and any impact fees adopted after the execution of this Agreement for all units as building permits are issued for such units at the then existing rate. If impact fees increase from the time they are paid until the building permit is issued, Owner/Developer shall pay the incremental increased amount at the time building permits are issued. Prepayment of the utility impact fees and acceptance by City of such fees shall reserve capacity for the prepaid units. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner/Developer agrees to and understands that no capacity has been reserved and that Owner/Developer assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of platting and City is willing to allocate such capacity to Owner/Developer, Owner/Developer 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 14. Landscaping/Buffers. Owner/Developer has reviewed the City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner/Developer shall install landscaping as depicted on a landscaping site plan submitted to the City for review and approval prior to such installation.

Owner/Developer shall, at its sole expense, install underground irrigation system on all common areas of the Property, as well as exercise and other measures reasonably necessary to ensure long-term maintenance of the landscaping.

If reuse water is not available at the time of construction of any phase, Owner/Developer may install a temporary irrigation well, in compliance and with all applicable permits from the St. Johns River Water Management District ("District"). Such temporary irrigation well shall be abandoned upon availability of reuse water from the City, in compliance with all City and District regulations.

Owner/Developer shall design and construct, at its sole expense, the interior landscaped areas and islands within the common and parking areas of the Property in accordance with all applicable City of Fruitland Park Land Development Regulations. Owner/Developer shall maintain such areas until such maintenance responsibilities have been assumed by the HOA.

Owner/Developer acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner/Developer agrees to comply with all applicable City of Fruitland Park Land Development Regulations pertaining to tree removal and replacement.

Owner/Developer agrees to construct all landscape buffers as required by City's Land Development Regulations. Developer further agrees to provide additional buffering along the southern portion of the Property as is reasonably requested by City to buffer the Property from the residents located along Spring Lake Road.

Existing natural landscaping vegetation may be utilized for and as part of landscape buffers with added plantings in lieu of strictly planted buffers.

Section 15. Stormwater Management. Owner/Developer agrees to provide at Developer'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 16. Concurrency. A complete concurrency study conforming to the City of Fruitland Park Land Development Regulations will be required prior to any preliminary plat approvals or construction plan approvals. The Owner/Developer shall ensure that all traffic concurrency areas conducted reflect all approved development in the area. Further, Owner/Developer shall be subject to any ordinance relating to Proportionate Share Mitigation.

Section 17. Issuance of Permits. After the approved Conceptual Site Plan and this Master

Development Agreement is recorded, and prior to issuance of any permits for construction, excluding clearing and landfill, a preliminary plat and construction plans, shall be prepared and submitted for review and approval in the manner required by the City's Land Development Code, as amended.

Section 18. Environmental Considerations. The Owner/Developer agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 19. Solid Waste Disposal Facilities. Owner/Developer shall provide for the townhomes solid waste disposal facilities that are adequately constructed, maintained, and screened to provide safe and non-disruptive refuse collection and disposal operations. Owner/Developer agrees that collection and transportation of solid waste within the Property shall not require any vehicles to back into any street or alley.

Section 20. Signage. Owner/Developer shall submit a master sign plan as a component of the final site plan (i.e., construction 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 and Development Regulations.

Section 21. Title Opinion. Owner/Developer shall provide to City, in advance of the City's execution of this Agreement, a title opinion of any 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/Developer and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 22. 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 infrastructures shall be constructed to City standards.

Section 23. Due Diligence. The City and Owner/Developer 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/Developer from time to time in accordance with the City's applicable policies for the provision of said services.

Section 24. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law or as set forth in section 163.3243, Florida Statutes.

Section 25. Governing Law. This Agreement shall be constructed 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 26. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforced by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner/Developer to successive owners. Owners/Developer 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/Developer consents to the placements 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 27. 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 or any right, power or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power or privilege hereunder.

Section 28. Exhibits. All exhibits attached hereto and to the ordinance are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 29. 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:	Karen Manila, City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 – Telephone: 352-360-6727
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 Telephone: 352-360-6727 - Anita Geraci-Carver, Esq, City Attorney Law Office of Anita Geraci-Carver 1560 Bloxam Ave Clermont, FL 34711 Telephone: 352-243-2801

Copy to:	Fruitland Park Development IV, LLC c/o Richard C. Wohlfarth, P.E. 246 N. Westmonte Drive Altamonte Springs, Florida 32714 Telephone: 407-350-9090
Copy to:	Stephen V. Hoffman Attorney at Law 2426 East Las Olas Boulevard Fort Lauderdale, Florida 33301 Office: 954.334.2250

Section 30. 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/Developer from complying with the law governing said permitting requirements, conditions, terms, or restrictions.

Section 31. Term of Agreement. The term of this Agreement shall commence on the date this agreement is executed by both the City and Owner/Developer. Construction of the Project shall substantially commence on or before August 23, 2026. In the event the conditions of the Master Development Agreement have not been substantially constructed during the required time period, the term of agreement may be extended by mutual agreement of the City and the Owner provided the extension request is filed 90 days prior to the expiration date. Failure to file a timely extension request, the PUD shall be null and void.

Section 32. Amendments. Amendments to the provisions of this Agreement shall be made by the parties only in writing and by formal amendment.

Section 33. Severability. If any part of this Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect 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 affected. To that end, this Developer's Agreement is declared severable.

Signature Pages to Follow

IN WITNESS WHEREOF, the Owner/Developer and the City have executed this Agreement as of the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

**FRUITLAND PARK DEVELOPMENT IV,
LLC**, a Florida limited liability company,

Witness Signature

Print Name
Address: _____

Signature
Andon Calhoun, Manager

Witness Signature

Print Name
Address” _____

Signature
Thomas McNamara, Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____ 2025 by Andon Calhoun, Manager and Thomas McNamara, Manager of Fruitland Park Development IV, LLC, a Florida limited liability company, on behalf of the company. He/she/they are personally known to me or who have produced _____ as identification.

Notary Public, State of Florida
Printed Name: _____
Commission No.: _____
My Commission Expires: _____

ACCEPTED BY THE CITY OF FRUITLAND PARK, FLORIDA

Approved as to form and Legality for use By:
and reliance by the City of Fruitland Park Chris Cheshire, Mayor

_____ Date:
Anita Geraci-Carver, City Attorney Attest: _____
Interim City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing was acknowledged before me by means of [x] physical presence or [] online notarization this _____ day of _____ 2025 by Chris Cheshire as Mayor of the City of Fruitland Park, Florida, a Florida municipal corporation on behalf of the corporation, [x] who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida
Printed Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT "B" TO ORDINANCE AND MDA

LEGAL DESCRIPTION

PARCEL 1: Alt. Key 1284490; Parcel 33-18-22-0003-000-02900

The East 66 feet of the North 210 feet of the SE 1/4 of the NW 1/4 and the West 160 feet of the North 210 feet of the SW 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

PARCEL 2: Alt. Key 1284503; Parcel 33-18-24-0002-000-00801

The North 511 feet of the NW 1/4 of the SE 1/4 of Section 33, Township 18 South, Range 24 East, lying West of the Railroad, Lake County, Florida.

PARCEL 3: Alt. Key 1284511; Parcel 33-18-24-0001-000-00700

The NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS: Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run S 89°58'40" W, along the North line of the NE 1/4 of the NW 1/4, a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run S 00°02'26" W, 1326.45 feet to a point on the South line of the NE 1/4 of the NW 1/4 of said Section 33; thence S 89°54'10" W, along the South line of the NE 1/4 of the NW 1/4 a distance of 209.28 feet; thence N 00°02'26" E, 1326.67 feet, to a point on the North line of the NE 1/4 of the NW 1/4 of said Section 33; thence N 89°58'40" E, along the North line of the NE 1/4 of the NW 1/4 a distance of 209.29 feet to the Point of Beginning. LESS the North 40 feet for right-of-way of Lake Ella Road.

FURTHER LESS AND EXCEPT any portion lying within the lands conveyed by that certain Warranty Deed recorded in Official Records Book 5942, Page 848, of the Public Records of Lake County, Florida.

PARCEL 4: Alt. Key 1284805; Parcel 33-18-24-0002-000-00802

The East 240 feet of the N 1/2 of the SW 1/4 of the NW 1/4 and the West 550 feet of the N 1/2 of the SE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

PARCEL 5: Alt Key 1284821; Parcel 33-18-24-0002-000-00800

The South 209.88 feet of the West 157.5 feet of the East 682.5 feet of the NE 1/4 of the SW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS the South 33 feet for road right of way for Spring Lake Road.

PARCEL 6: Alt. Key 1771617; Parcel 33-18-24-0003-000-02600

Begin at the Northwest corner of the SE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence East 1254 feet, thence South 210 feet, thence East 226 feet, thence North 210 feet, thence East to the Westerly right of way of the railroad, thence Southerly along said railroad right of way to South line of the SW 1/4 of the NE 1/4, thence West to the Southwest corner of the SE 1/4 of the NW 1/4, thence North 1320 feet to the Point of Beginning, LESS the West 550 feet of the North 1/2 of the SE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East.

PARCEL 7: Alt. Key 1771625; Parcel 33-18-24-0004-000-04600

Begin at the NE corner of the NE 1/4 of the SW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence South 900.5 feet, thence West 209.88 feet, thence South 209.88 feet, thence West 400.12 feet, thence North 1092.88 feet, thence East 610 feet to the Point of Beginning.

PARCEL 8: Alt. Key 3883988; Parcel 33-18-24-0002-000-10200

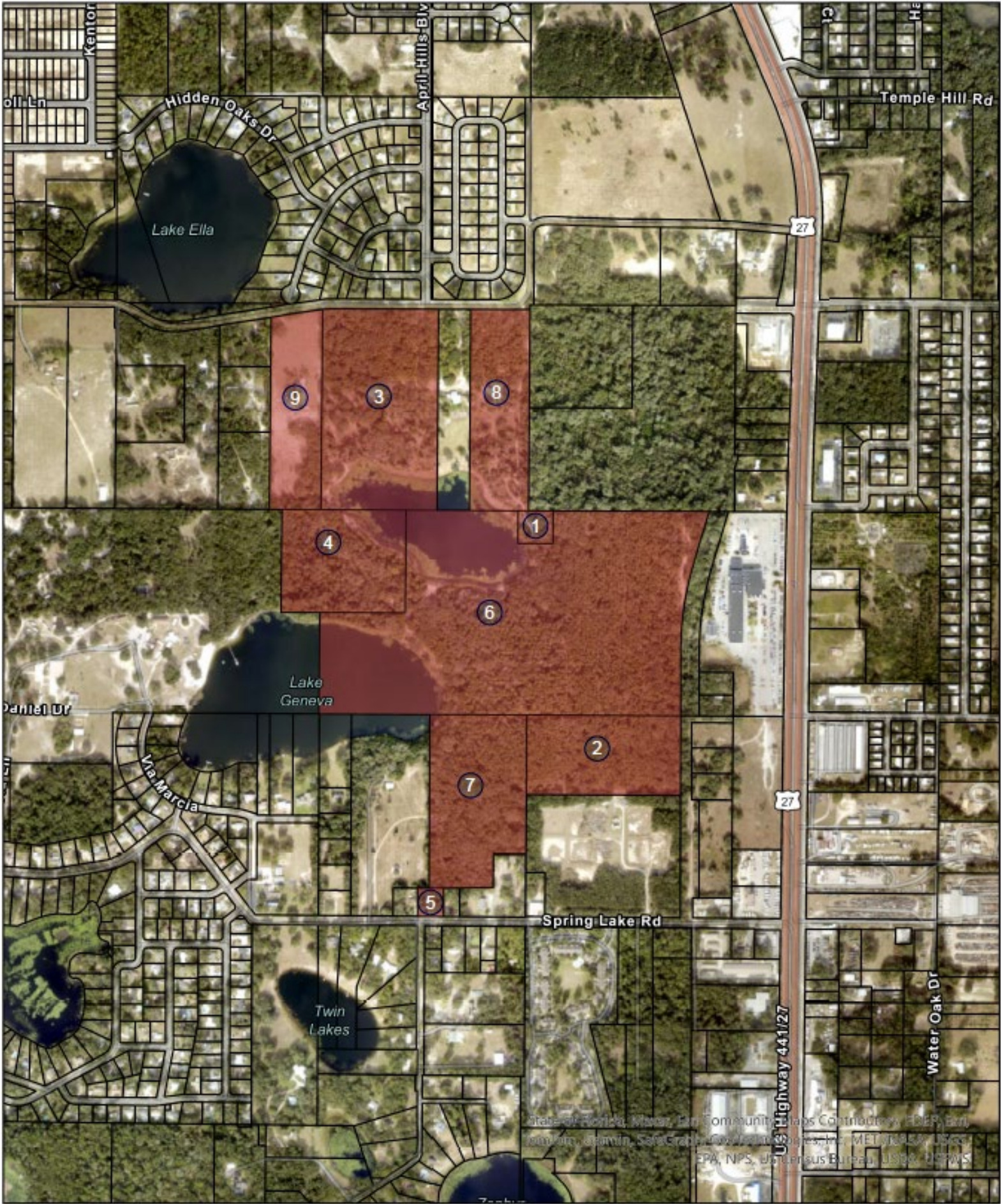
Begin at the NE corner of the NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, and run S 89°58'40" W, along said North line of the NE 1/4 of the NW 1/4, a distance of 380.35 feet, thence S 00°02'26" W, 1326.45 feet to a point on the South line of the NE 1/4 of the NW 1/4 of said Section 33, thence N 89°54'10" E, along said South line to the SE corner of the NE 1/4 of the NW 1/4, thence North along said East line of the NE 1/4 of the NW 1/4 to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

AND

Parcel Alternate Key No. 1699223; Parcel 33-18-24-0002-000-02100

East ½ of the East ½ of the NW ¼ of the NW ¼ of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

EXHIBIT "C" TO ORDINANCE
MAP





GRAPHIC SCALE
0 10 20 30 40
FEET

DEVELOPER:
FRUITLAND PARK DEVELOPMENT, LLC
ATTN: MICHAEL C. WINDHORST, P.E.
344 N. WESTMONT DRIVE
ALTA MONTI SPRINGS, FLORIDA 32714
OFFICE 407-750-1123, CELL 407-800-9090

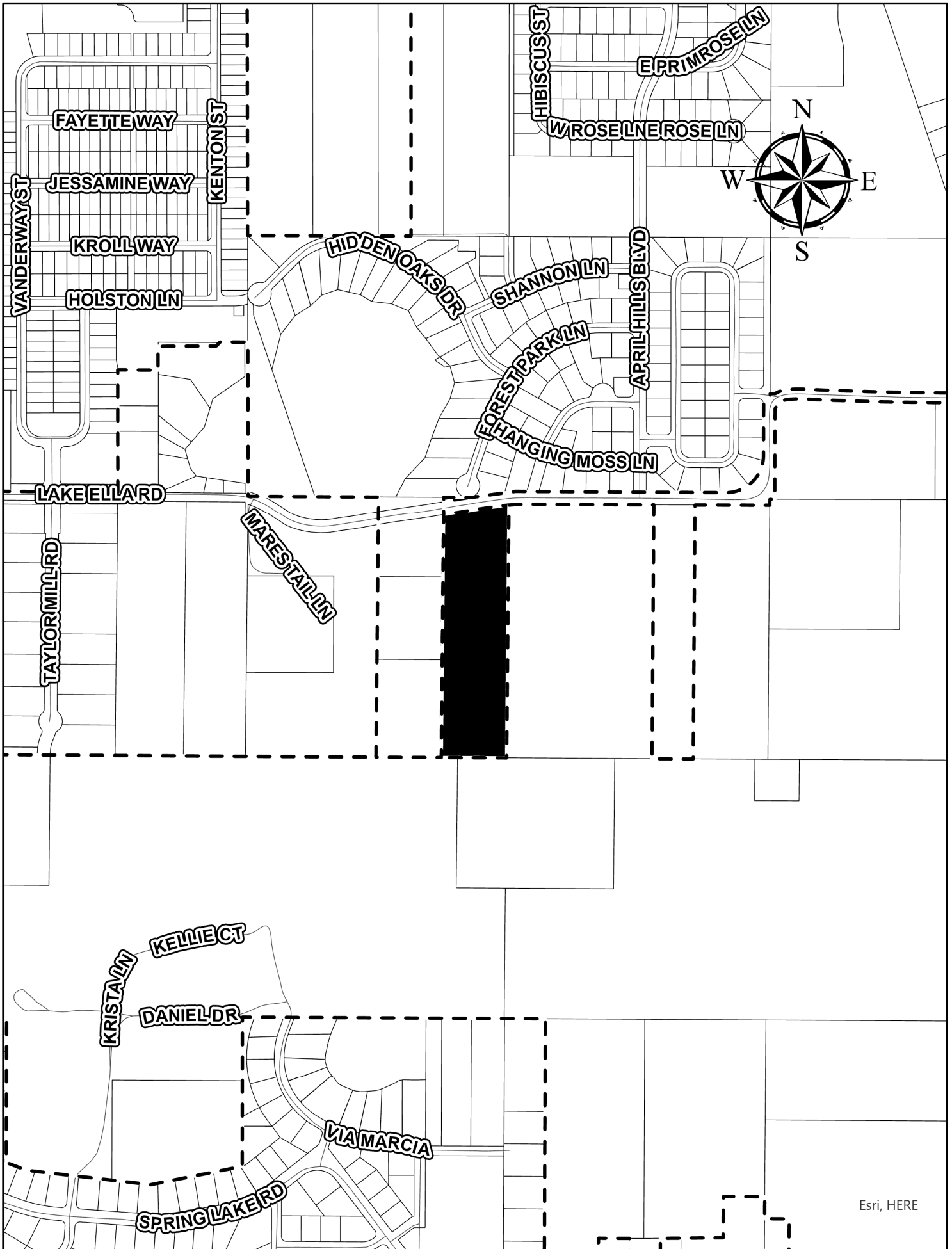
ENGINEER/PLANNER/SURVEYOR:
WOHLFARTH CONSULTING GROUP, LLC
246 N. WESTMONT DRIVE
ALTA MONTI SPRINGS, FL 32714
(407) 750-1123

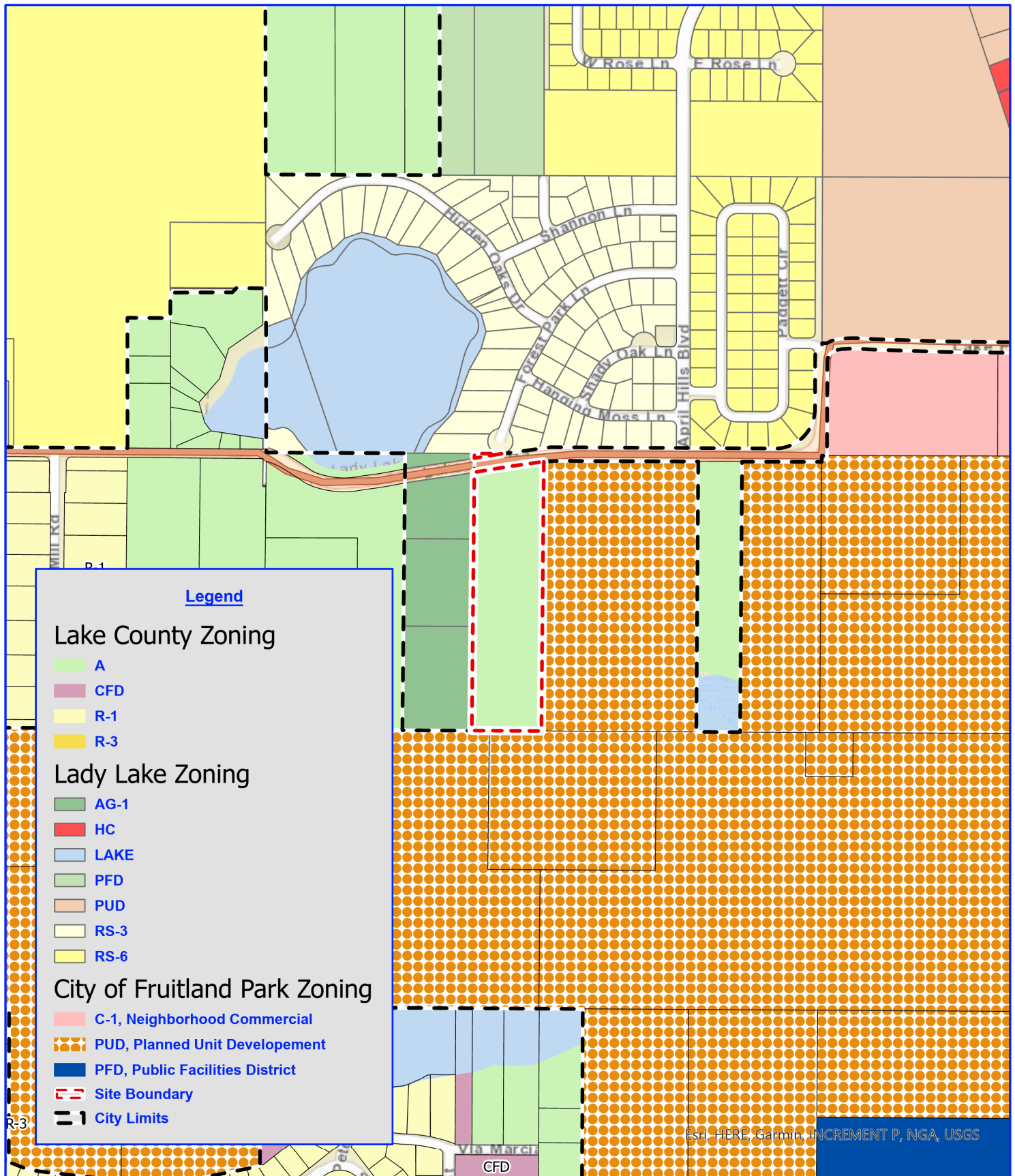
ENVIRONMENTAL:
MOORE & ASSOCIATES, INC.
802 MCNEER ROAD
CLEARWATER, FLORIDA 34615
(407) 889-6982

1. WATER, SEWER & REUSE WILL BE PROVIDED BY THE CITY OF FRUITLAND PARK.
2. FIRE PROTECTION WILL BE PROVIDED BY LAKE COUNTY.
3. STORMWATER WILL BE PERMITTED WITH SWAMP AND WILL BE OWNED AND MAINTAINED BY THE HOA.
4. AMENITIES ARE NOT YET DETERMINED. THEY CAN CONSIST OF, BUT ARE NOT LIMITED TO, TOT LOT, POCKET PARKS, DOG PARK & PASSIVE RECREATION.
5. ALL PARKING REQUIREMENTS WILL BE FOR THE MOST CURRENT CITY OF FRUITLAND PARK LAND DEVELOPMENT REGULATIONS.
6. AN ENVIRONMENTAL BUFFER IS BEING PROPOSED ALONG THE WESTERN PORTION OF PARCELS 10 (TRACT 2) AS A REGIONAL RESIDENTIAL USE OF THE ADJACENT PROPERTIES.
7. ADDITIONAL BUFFERING IS BEING PROVIDED ALONG THE SOUTHERN PORTION OF THE PROPERTY AS A REGIONAL RESIDENTIAL USE OF THE ADJACENT PROPERTIES.
8. EXISTING NATURAL LANDSCAPING VEGETATION MAY BE USED FOR AND AS PART OF LANDSCAPE BUFFERING WITH ADJACENT PROPERTIES IN LIEU OF STRICTLY PLANTED BUFFERING.

LAND USE:
OWNER: MICHAEL & MARIA WINDHORST
10700 KELLER ROAD
CLEARWATER, NY 14031
FRUITLAND PARK DEVELOPMENT, LLC
ATTN: MICHAEL C. WINDHORST, P.E.
344 N. WESTMONT DRIVE
ALTA MONTI SPRINGS, FL
OFFICE 407-750-1123
FRUITLAND PARK DEVELOPMENT, LLC

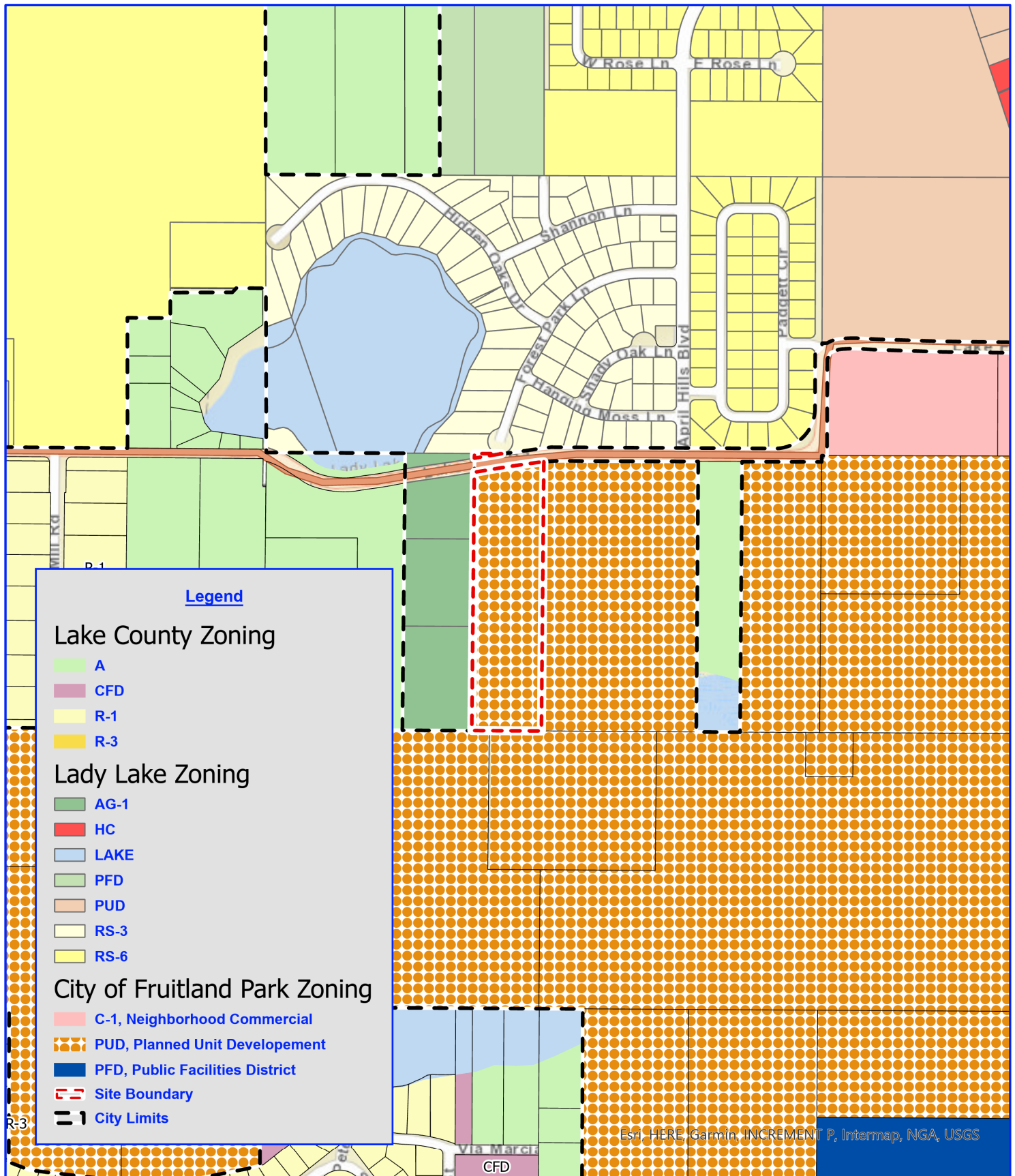
ACREAGE: 135.43 AC (5,899,491 SQ. FT.) ± 9.47 AC ± 145.10 AC
ALTY: 128,440 (28,400) / 128,451 (28,400) / 128,462 (28,400) / 128,473 (28,400) / 128,484 (28,400) / 128,495 (28,400) / 128,506 (28,400) / 128,517 (28,400) / 128,528 (28,400) / 128,539 (28,400) / 128,550 (28,400) / 128,561 (28,400) / 128,572 (28,400) / 128,583 (28,400) / 128,594 (28,400) / 128,605 (28,400) / 128,616 (28,400) / 128,627 (28,400) / 128,638 (28,400) / 128,649 (28,400) / 128,660 (28,400) / 128,671 (28,400) / 128,682 (28,400) / 128,693 (28,400) / 128,704 (28,400) / 128,715 (28,400) / 128,726 (28,400) / 128,737 (28,400) / 128,748 (28,400) / 128,759 (28,400) / 128,770 (28,400) / 128,781 (28,400) / 128,792 (28,400) / 128,803 (28,400) / 128,814 (28,400) / 128,825 (28,400) / 128,836 (28,400) / 128,847 (28,400) / 128,858 (28,400) / 128,869 (28,400) / 128,880 (28,400) / 128,891 (28,400) / 128,902 (28,400) / 128,913 (28,400) / 128,924 (28,400) / 128,935 (28,400) / 128,946 (28,400) / 128,957 (28,400) / 128,968 (28,400) / 128,979 (28,400) / 128,990 (28,400) / 129,001 (28,400) / 129,012 (28,400) / 129,023 (28,400) / 129,034 (28,400) / 129,045 (28,400) / 129,056 (28,400) / 129,067 (28,400) / 129,078 (28,400) / 129,089 (28,400) / 129,100 (28,400) / 129,111 (28,400) / 129,122 (28,400) / 129,133 (28,400) / 129,144 (28,400) / 129,155 (28,400) / 129,166 (28,400) / 129,177 (28,400) / 129,188 (28,400) / 129,199 (28,400) / 129,210 (28,400) / 129,221 (28,400) / 129,232 (28,400) / 129,243 (28,400) / 129,254 (28,400) / 129,265 (28,400) / 129,276 (28,400) / 129,287 (28,400) / 129,298 (28,400) / 129,309 (28,400) / 129,320 (28,400) / 129,331 (28,400) / 129,342 (28,400) / 129,353 (28,400) / 129,364 (28,400) / 129,375 (28,400) / 129,386 (28,400) / 129,397 (28,400) / 129,408 (28,400) / 129,419 (28,400) / 129,430 (28,400) / 129,441 (28,400) / 129,452 (28,400) / 129,463 (28,400) / 129,474 (28,400) / 129,485 (28,400) / 129,496 (28,400) / 129,507 (28,400) / 129,518 (28,400) / 129,529 (28,400) / 129,540 (28,400) / 129,551 (28,400) / 129,562 (28,400) / 129,573 (28,400) / 129,584 (28,400) / 129,595 (28,400) / 129,606 (28,400) / 129,617 (28,400) / 129,628 (28,400) / 129,639 (28,400) / 129,650 (28,400) / 129,661 (28,400) / 129,672 (28,400) / 129,683 (28,400) / 129,694 (28,400) / 129,705 (28,400) / 129,716 (28,400) / 129,727 (28,400) / 129,738 (28,400) / 129,749 (28,400) / 129,760 (28,400) / 129,771 (28,400) / 129,782 (28,400) / 129,793 (28,400) / 129,804 (28,400) / 129,815 (28,400) / 129,826 (28,400) / 129,837 (28,400) / 129,848 (28,400) / 129,859 (28,400) / 129,870 (28,400) / 129,881 (28,400) / 129,892 (28,400) / 129,903 (28,400) / 129,914 (28,400) / 129,925 (28,400) / 129,936 (28,400) / 129,947 (28,400) / 129,958 (28,400) / 129,969 (28,400) / 129,980 (28,400) / 129,991 (28,400) / 130,002 (28,400) / 130,013 (28,400) / 130,024 (28,400) / 130,035 (28,400) / 130,046 (28,400) / 130,057 (28,400) / 130,068 (28,400) / 130,079 (28,400) / 130,090 (28,400) / 130,101 (28,400) / 130,112 (28,400) / 130,123 (28,400) / 130,134 (28,400) / 130,145 (28,400) / 130,156 (28,400) / 130,167 (28,400) / 130,178 (28,400) / 130,189 (28,400) / 130,200 (28,400) / 130,211 (28,400) / 130,222 (28,400) / 130,233 (28,400) / 130,244 (28,400) / 130,255 (28,400) / 130,266 (28,400) / 130,277 (28,400) / 130,288 (28,400) / 130,299 (28,400) / 130,310 (28,400) / 130,321 (28,400) / 130,332 (28,400) / 130,343 (28,400) / 130,354 (28,400) / 130,365 (28,400) / 130,376 (28,400) / 130,387 (28,400) / 130,398 (28,400) / 130,409 (28,400) / 130,420 (28,400) / 130,431 (28,400) / 130,442 (28,400) / 130,453 (28,400) / 130,464 (28,400) / 130,475 (28,400) / 130,486 (28,400) / 130,497 (28,400) / 130,508 (28,400) / 130,519 (28,400) / 130,530 (28,400) / 130,541 (28,400) / 130,552 (28,400) / 130,563 (28,400) / 130,574 (28,400) / 130,585 (28,400) / 130,596 (28,400) / 130,607 (28,400) / 130,618 (28,400) / 130,629 (28,400) / 130,640 (28,400) / 130,651 (28,400) / 130,662 (28,400) / 130,673 (28,400) / 130,684 (28,400) / 130,695 (28,400) / 130,706 (28,400) / 130,717 (28,400) / 130,728 (28,400) / 130,739 (28,400) / 130,750 (28,400) / 130,761 (28,400) / 130,772 (28,400) / 130,783 (28,400) / 130,794 (28,400) / 130,805 (28,400) / 130,816 (28,400) / 130,827 (28,400) / 130,838 (28,400) / 130,849 (28,400) / 130,860 (28,400) / 130,871 (28,400) / 130,882 (28,400) / 130,893 (28,400) / 130,904 (28,400) / 130,915 (28,400) / 130,926 (28,400) / 130,937 (28,400) / 130,948 (28,400) / 130,959 (28,400) / 130,970 (28,400) / 130,981 (28,400) / 130,992 (28,400) / 131,003 (28,400) / 131,014 (28,400) / 131,025 (28,400) / 131,036 (28,400) / 131,047 (28,400) / 131,058 (28,400) / 131,069 (28,400) / 131,080 (28,400) / 131,091 (28,400) / 131,102 (28,400) / 131,113 (28,400) / 131,124 (28,400) / 131,135 (28,400) / 131,146 (28,400) / 131,157 (28,400) / 131,168 (28,400) / 131,179 (28,400) / 131,190 (28,400) / 131,201 (28,400) / 131,212 (28,400) / 131,223 (28,400) / 131,234 (28,400) / 131,245 (28,400) / 131,256 (28,400) / 131,267 (28,400) / 131,278 (28,400) / 131,289 (28,400) / 131,300 (28,400) / 131,311 (28,400) / 131,322 (28,400) / 131,333 (28,400) / 131,344 (28,400) / 131,355 (28,400) / 131,366 (28,400) / 131,377 (28,400) / 131,388 (28,400) / 131,399 (28,400) / 131,410 (28,400) / 131,421 (28,400) / 131,432 (28,400) / 131,443 (28,400) / 131,454 (28,400) / 131,465 (28,400) / 131,476 (28,400) / 131,487 (28,400) / 131,498 (28,400) / 131,509 (28,400) / 131,520 (28,400) / 131,531 (28,400) / 131,542 (28,400) / 131,553 (28,400) / 131,564 (28,400) / 131,575 (28,400) / 131,586 (28,400) / 131,597 (28,400) / 131,608 (28,400) / 131,619 (28,400) / 131,630 (28,400) / 131,641 (28,400) / 131,652 (28,400) / 131,663 (28,400) / 131,674 (28,400) / 131,685 (28,400) / 131,696 (28,400) / 131,707 (28,400) / 131,718 (28,400) / 131,729 (28,400) / 131,740 (28,400) / 131,751 (28,400) / 131,762 (28,400) / 131,773 (28,400) / 131,784 (28,400) / 131,795 (28,400) / 131,806 (28,400) / 131,817 (28,400) / 131,828 (28,400) / 131,839 (28,400) / 131,850 (28,400) / 131,861 (28,400) / 131,872 (28,400) / 131,883 (28,400) / 131,894 (28,400) / 131,905 (28,400) / 131,916 (28,400) / 131,927 (28,400) / 131,938 (28,400) / 131,949 (28,400) / 131,960 (28,400) / 131,971 (28,400) / 131,982 (28,400) / 131,993 (28,400) / 132,004 (28,400) / 132,015 (28,400) / 132,026 (28,400) / 132,037 (28,400) / 132,048 (28,400) / 132,059 (28,400) / 132,070 (28,400) / 132,081 (28,400) / 132,092 (28,400) / 132,103 (28,400) / 132,114 (28,400) / 132,125 (28,400) / 132,136 (28,400) / 132,147 (28,400) / 132,158 (28,400) / 132,169 (28,400) / 132,180 (28,400) / 132,191 (28,400) / 132,202 (28,400) / 132,213 (28,400) / 132,224 (28,400) / 132,235 (28,400) / 132,246 (28,400) / 132,257 (28,400) / 132,268 (28,400) / 132,279 (28,400) / 132,290 (28,400) / 132,301 (28,400) / 132,312 (28,400) / 132,323 (28,400) / 132,334 (28,400) / 132,345 (28,400) / 132,356 (28,400) / 132,367 (28,400) / 132,378 (28,400) / 132,389 (28,400) / 132,400 (28,400) / 132,411 (28,400) / 132,422 (28,400) / 132,433 (28,400) / 132,444 (28,400) / 132,455 (28,400) / 132,466 (28,400) / 132,477 (28,400) / 132,488 (28,400) / 132,499 (28,400) / 132,510 (28,400) / 132,521 (28,400) / 132,532 (28,400) / 132,543 (28,400) / 132,554 (28,400) / 132,565 (28,400) / 132,576 (28,400) / 132,587 (28,400) / 132,598 (28,400) / 132,609 (28,400) / 132,620 (28,400) / 132,631 (28,400) / 132,642 (28,400) / 132,653 (28,400) / 132,664 (28,400) / 132,675 (28,400) / 132,686 (28,400) / 132,697 (28,400) / 132,708 (28,400) / 132,719 (28,400) / 132,730 (28,400) / 132,741 (28,400) / 132,752 (28,400) / 132,763 (28,400) / 132,774 (28,400) / 132,785 (28,400) / 132,796 (28,400) / 132,807 (28,400) / 132,818 (28,400) / 132,829 (28,400) / 132,840 (28,400) / 132,851 (28,400) / 132,862 (28,400) / 132,873 (28,400) / 132,884 (28,400) / 132,895 (28,400) / 132,906 (28,400) / 132,917 (28,400) / 132,928 (28,400) / 132,939 (28,400) / 132,950 (28,400) / 132,961 (28,400) / 132,972 (28,400) / 132,983 (28,400) / 132,994 (28,400) / 133,005 (28,400) / 133,016 (28,400) / 133,027 (28,400) / 133,038 (28,400) / 133,049 (28,400) / 133,060 (28,400) / 133,071 (28,400) / 133,082 (28,400) / 133,093 (28,400) / 133,104 (28,400) / 133,115 (28,400) / 133,126 (28,400) / 133,137 (28,400) / 133,148 (28,400) / 133,159 (28,400) / 133,170 (28,400) / 133,181 (28,400) / 133,192 (28,400) / 133,203 (28,400) / 133,214 (28,400) / 133,225 (28,400) / 133,236 (28,400) / 133,247 (28,400) / 133,258 (28,400) / 133,269 (28,400) / 133,280 (28,400) / 133,291 (28,400) / 133,302 (28,400) / 133,313 (28,400) / 133,324 (28,400) / 133,335 (28,400) / 133,346 (28,400) / 133,357 (28,400) / 133,368 (28,400) / 133,379 (28,400) / 133,390 (28,400) / 133,401 (28,400) / 133,412 (28,400) / 133,423 (28,400) / 133,434 (28,400) / 133,445 (28,400) / 133,456 (28,400) / 133,467 (28,400) / 133,478 (28,400) / 133,489 (28,400) / 133,500 (28,400) / 133,511 (28,400) / 133,522 (28,400) / 133,533 (28,400) / 133,544 (28,400) / 133,555 (28,400) / 133,566 (28,400) / 133,577 (28,400) / 133,588 (28,400) / 133,599 (28,400) / 133,610 (28,400) / 133,621 (28,400) / 133,632 (28,400) / 133,643 (28,400) / 133,654 (28,400) / 133,665 (28,400) / 133,676 (28,400) / 133,687 (28,400) / 133,698 (28,400) / 133,709 (28,400) / 133,720 (28,400) / 133,731 (28,400) / 133,742 (28,400) / 133,753 (28,400) / 133,764 (28,400) / 133,775 (28,400) / 133,786 (28,400) / 133,797 (28,400) / 133,808 (28,400) / 133,819 (28,400) / 133,830 (28,400) / 133,841 (28,400) / 133,852 (28,400) / 133,863 (28,400) / 133,874 (28,400) / 133,885 (28,400) / 133,896 (28,400) / 133,907 (28,400) / 133,918 (28,400) / 133,929 (28,400) / 133,940 (28,400) / 133,951 (28,400) / 133,962 (28,400) / 133,973 (28,400) / 133,984 (28,400) / 133,995 (28,400) / 134,006 (28,400) / 134,017 (28,400) / 134,028 (28,400) / 134,039 (28,400) / 134,050 (28,400) / 134,061 (28,400) / 134,072 (28,400) / 134,083 (28,400) / 134,094 (28,400) / 134,105 (28,400) / 134,116 (28,400) / 134,127 (28,400) / 134,138 (28,400) / 134,149 (28,400) / 134,160 (28,400) / 134,171 (28,400) / 134,182 (28,400) / 134,193 (28,400) / 134,204 (28,400) / 134,215 (28,400) / 134,226 (28,400) / 134,237 (28,400) / 134,248 (28,400) / 134,259 (28,400) / 134,270 (28,400) / 134,281 (28,400) / 134,292 (28,400) / 134,303 (28,400) / 134,314 (28,400) / 134,325 (28,400) / 134,336 (28,400) / 134,347 (28,400) / 134,358 (28,400) / 134,369 (28,400) / 134,380 (28,400) / 134,391 (28,400) / 134,402 (28,400) / 134,413 (28,400) / 134,424 (28,400) / 134,435 (28,400) / 134,446 (28,400) / 134,457 (28,400) / 134,468 (28,400) / 134,479 (28,400) / 134,490 (28,400) / 134,501 (28,400) / 134,512 (28,400) / 134,523 (28,400) / 134,534 (28,400) / 134,545 (28,400) / 134,556 (28,400) / 134,567 (28,400) / 134,578 (28,400) / 134,589 (28,400) / 134,600 (28,400) / 134,611 (28,400) / 134,622 (28,400) / 134,633 (28,400) / 134,644 (28,400) / 134,655 (28,400) / 134,666 (28,400) / 134,677 (28,400) / 134,688 (28,400) / 134,699 (28,400) / 134,710 (28,400) / 134,721 (28,400) / 134,732 (28,400) / 134,743 (28,400) / 134,754 (28,400) / 134,765 (28,400) / 134,776 (28,400) / 134,787 (28,400) / 134,798 (28,400) / 134,809 (28,400) / 134,820 (28,400) / 134,831 (28,400) / 134,842 (28,400) / 134,853 (28,400) / 134,864 (28,400) / 134,875 (28,400) / 134,886 (28,400) / 134,897 (28,400) / 134,908 (28,400) / 134,919 (28,400) / 134,930 (28,400) / 134,941 (28,400) / 134,952 (28,400) / 134,963 (28,400) / 134,974 (28,400) / 134,985 (28,400) / 134,996 (28,400) / 135,007 (28,400) / 135,018 (28,400) / 135,029 (28,400) / 135,040 (28,400) / 135,051 (28,400) / 135,062 (28,400) / 135,073 (28,400) / 135,084 (28,400) / 135,095 (28,400) / 135,106 (28,400) / 135,117 (28,400) / 135,128 (28,400) / 135,139 (28,400) / 135,150 (28,400) / 135,161 (28,400) / 135,172 (28,400) / 135,183 (28,400) / 135,194 (28,400) / 135,205 (28,400) / 135,216 (28,400) / 135,227 (28,400) / 135,238 (28,400) / 135,249 (28,400) / 135,260 (28,400) / 135,271 (28,400) / 135,282 (28,400) / 135,293 (28,400) / 135,304 (28,400) / 135,315 (28,400) / 135,326 (28,400) / 135,337 (28,400) / 135,348 (28,400) / 135,359 (28,400) / 135,370 (28,400) / 135,381 (28,400) / 135,392 (28,400) / 135,403 (28,400) / 135,414 (28,400) / 135,425 (28,400) / 135,436 (28,400) / 135,447 (28,400) / 135,458 (28,400) / 135,469 (28,400) / 135,480 (28,400) / 135,491 (28,400) / 135,502 (28,400) / 135,513 (28,400) / 135,524 (28,400) / 135,535 (28,400) / 135,546 (28,400) / 135,557 (28,400) / 135,568 (28,400) / 135,579 (28,400) / 135,590 (28,400) / 135,601 (28,400) / 135,612 (28,400) / 135,623 (28,400) / 135,634 (28,400) / 135,645 (28,400) / 135,656 (28,400) / 135,667 (28,400) / 135,678 (28,400) / 135,689 (28,400) / 135,700 (28,400) / 135,711 (28,400) / 135,722 (28,400) / 135,733 (28,400) / 135,744 (28,400) / 135,755 (28,400) / 135,766 (28,400) / 135,777 (28,400) / 135,788 (28,400) / 135,799 (28,400) / 135,810 (28,4





Enclave at Lake Geneva

Lake County, Florida
Existing Zoning Map



Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS



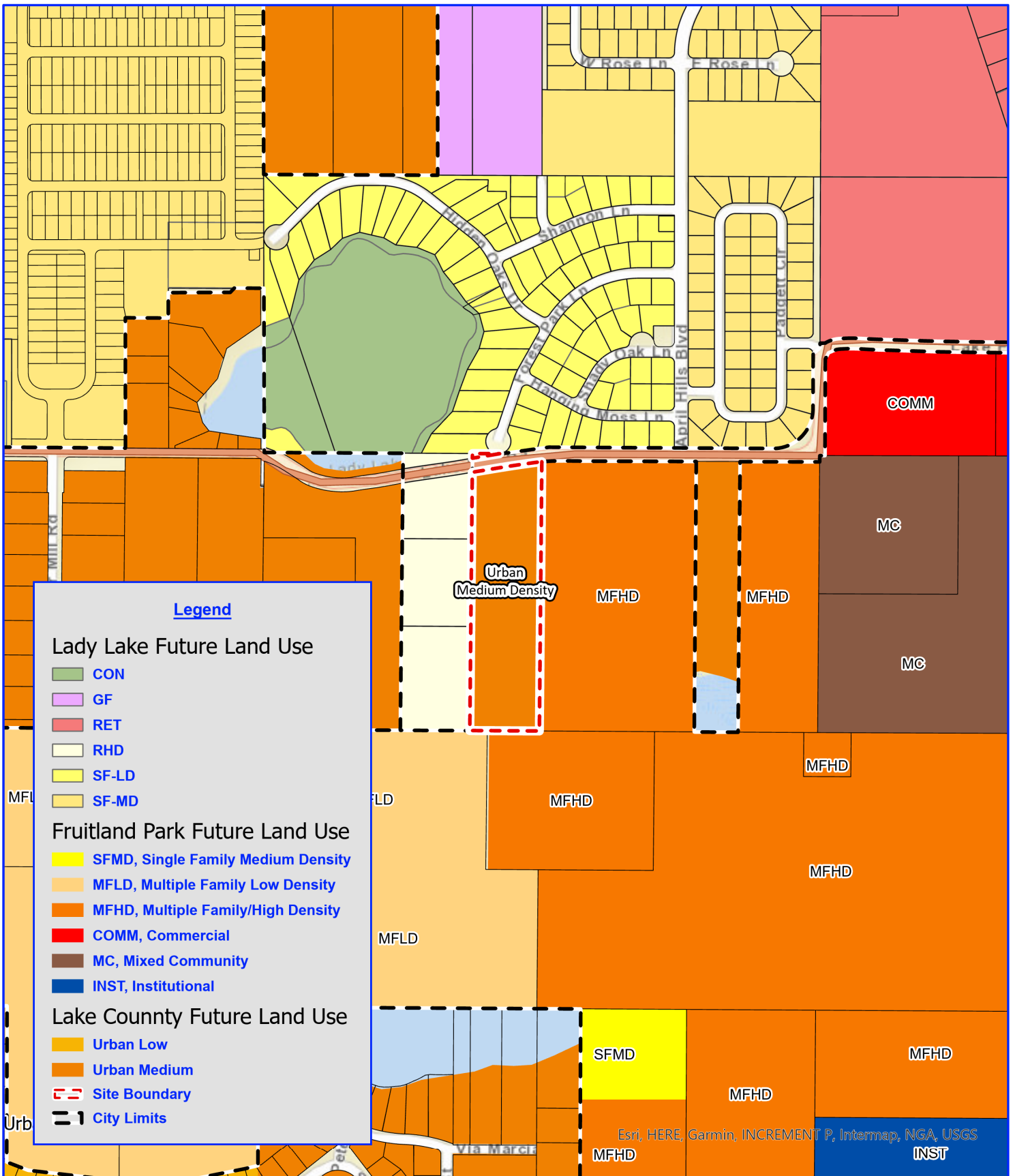
150 0 150 300 450 600 750
Feet
Scale: 1:7,500

Enclave at Lake Geneva

Lake County, Florida
Proposed Zoning Map

Project: 398/24/06
File: Enclave at Lake Geneva
Name: Zoning
PM: S. Lindh
Date: July 31, 2024
Created By: T. Kalebaugh

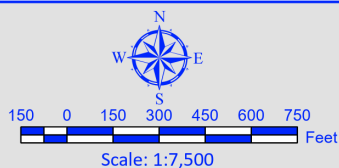


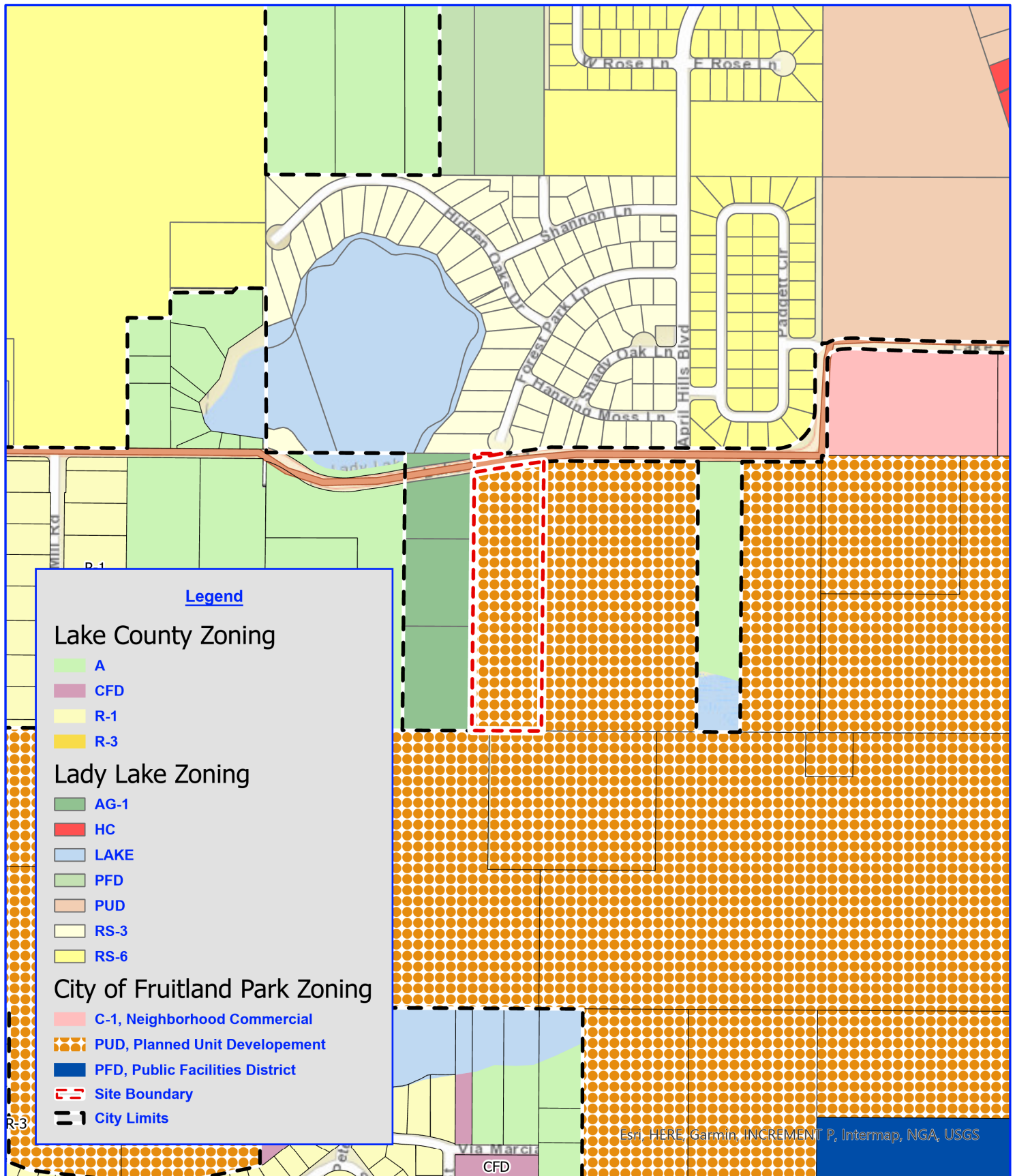


Enclave at Lake Geneva

Lake County, Florida
Existing Future Land Use Map

Project: 398/24/06
File: Enclave at Lake Geneva
Name: FLU
PM: S. Lindh
Date: July 31, 2024
Created By: T. Kalebaugh





Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS



150 0 150 300 450 600 750
Feet
Scale: 1:7,500

Enclave at Lake Geneva

Lake County, Florida
Proposed Zoning Map

Project: 398/24/06
File: Enclave at Lake Geneva
Name: Zoning
PM: S. Lindh
Date: July 31, 2024
Created By: T. Kalebaugh



The Villages® DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01225274** in the matter of

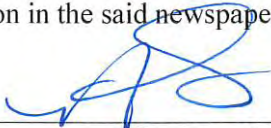
NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

DECEMBER 12, 2024

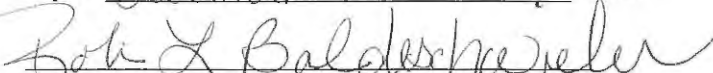
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.



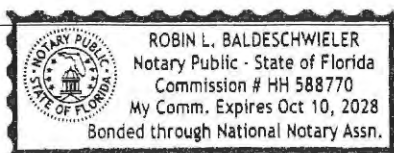
(Signature Of Affiant)

Sworn to and subscribed before me this 18
day of December 2024.



Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



NOTICE OF PUBLIC HEARING ORDINANCE 2025-001

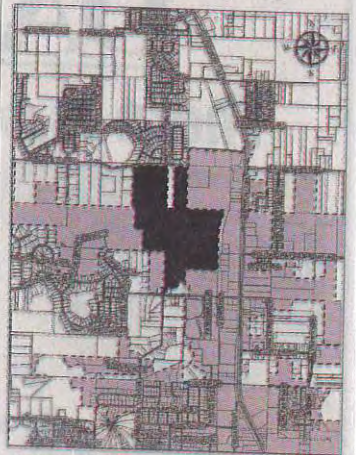
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, AMENDING ORDINANCE 2023-012, 2022-012 AND 2006-13 TO ADOPT A THIRD AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT RELATING TO REAL PROPERTY CURRENTLY ZONED PLANNED UNIT DEVELOPMENT CONSISTING OF APPROXIMATELY 145.7 ± ACRES OF PROPERTY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; AMENDING THE CONCEPTUAL SITE PLAN; INCREASING THE ACREAGE, INCREASING THE DENSITY AND NUMBER OF RESIDENTIAL UNITS; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

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

Planning & Zoning Board
Thursday, December 19, 2024
@ 6:00 p.m.
City Commission 1st Reading
Thursday, January 9, 2025
@ 6:00 p.m.
City Commission 2nd Reading
Thursday, January 23, 2025
@ 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 Ordinance and metes and bounds legal description of property (if applicable) 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 ordinance.

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 Esther Coulson, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



#1225274 December 12, 2024
January 13, 2025

The Villages® DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01225274** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

**DECEMBER 12, 2024
JANUARY 13, 2025**

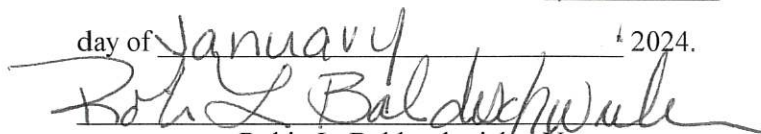
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.



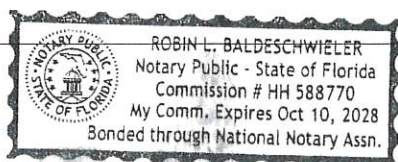
(Signature Of Affiant)

Sworn to and subscribed before me this 13

day of January 2024.


Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



NOTICE OF PUBLIC HEARING ORDINANCE 2025-001

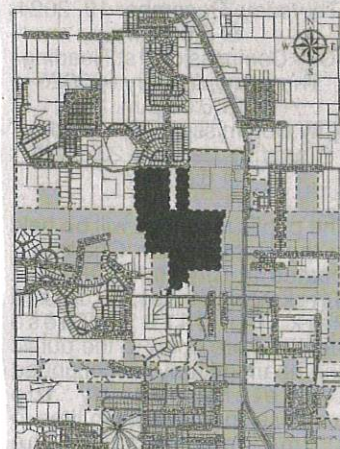
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, AMENDING ORDINANCE 2023-012, 2022-012 AND 2006-13 TO ADOPT A THIRD AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT RELATING TO REAL PROPERTY CURRENTLY ZONED PLANNED UNIT DEVELOPMENT CONSISTING OF APPROXIMATELY 145.7 ± ACRES OF PROPERTY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; AMENDING THE CONCEPTUAL SITE PLAN; INCREASING THE ACREAGE, INCREASING THE DENSITY AND NUMBER OF RESIDENTIAL UNITS; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

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#1225274 December 12, 2024
January 13, 2025