

CITY OF FRUITLAND PARK LOCAL PLANNING AGENCY MEETING AGENDA

November 13, 2025, at 6:00 p.m. or as soon as possible thereafter

City Hall Commission Chambers

506 W. Berckman Street

Fruitland Park, Florida 34731

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES – August 28, 2025 Regular LPA Meeting**

PUBLIC HEARING

- 4. First Reading of Ordinance 2025-024, Summit Storage Amendment to the Comprehensive Plan (Site-Specific Text Amendment)** (city manager/city attorney/interim community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO INCLUDE A SITE-SPECIFIC TEXT AMENDMENT FOR REAL PROPERTY CURRENTLY DESIGNATED AS COMMERCIAL HIGH INTENSITY TO ALLOW DEVELOPMENT OF THE PROPERTY WITH A FLOOR AREA RATIO UP TO 1.02 FOR PROPERTY LOCATED AT 611 N. DIXIE AVENUE, FRUITLAND PARK, LAKE COUNTY, FLORIDA; 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.

END OF PUBLIC HEARING

- 5. UNFINISHED BUSINESS**
- 6. 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 Local Planning Agency 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 Local Planning Agency. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the Local Planning Agency addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

7. OTHER BUSINESS

8. ADJOURNMENT

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

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: **LPA 3**

ITEM TITLE: **Approval of August 28, 2025 Local Planning Agency Minutes**

MEETING DATE: November 13, 2025

DATE SUBMITTED: November 5, 2025

SUBMITTED BY: city manager/city clerk

BRIEF NARRATIVE: **August 28, 2025, LPA Minutes**
Minutes from the August 28, 2025, Local Planning Agency have been prepared and are ready for the City Commission to approve.

FUNDS BUDGETED: N/A

ATTACHMENTS: August 28, 2025, LPA Minutes

RECOMMENDATION: Approval

ACTION TO BE TAKEN: **Approve the Minutes**

**FRUITLAND PARK LOCAL PLANNING AGENCY
MEETING MINUTES
August 28, 2025**

A meeting of the City of Fruitland Park Local Planning Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, August 28, 2025, at approximately 6:15 p.m.

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

Members Absent: Vice Mayor Patrick DeGrave

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Human Resources Director John Klein; Finance Deputy Director Kimberly Gehrke; Public Works Director Robb Dicus; Interim Police Chief Henry Rains; Interim Community Development Director Michael Rankin; and City Clerk Gwen Johns

In Attendance: 22

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

2. ROLL CALL

Mayor Cheshire requested that Ms. Johns call the roll where a quorum was declared present.

PUBLIC HEARING

3. Public Hearing – Ordinance No. 2025-009, Large Scale Comprehensive Plan Amendment - Pine Ridge Dairy Subdivision for 52.52± Acres Generally Located South of Pine Ridge Dairy Road and West of Brookstone Lane. Petitioner: Peterson & Myers, PA (Shelton Rice) on behalf of the owner, Pine Ridge Park, LP.

Ms. Geraci-Carver read the title of proposed Ordinance 2025-009, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE-SCALE
COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184,
FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE
PLAN DESIGNATION FROM LAKE COUNTY URBAN LOW AND
URBAN MEDIUM TO CITY OF FRUITLAND PARK SINGLE-FAMILY
MEDIUM DENSITY OF 52.66± ACRES OF PROPERTY GENERALLY
LOCATED SOUTH OF PINE RIDGE DAIRY 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.

After Mr. Rankin described the proposed project, Ms. Geraci-Carver noted that the LPA's decision would be to determine whether, as proposed, the request was consistent with the comprehensive plan.

ACTION: A motion was made by Commissioner Williams and seconded by Commissioner Cosenza that the LPA should find Ordinance No 2025-009 is consistent with the comprehensive plan and should be moved forward to the City Commission for consideration, as previously cited.

By unanimous consent, Mayor Cheshire closed the public hearing.

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

END OF PUBLIC HEARING

6. UNFINISHED BUSINESSES

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

7. PUBLIC COMMENTS

Charles McDaniel, 1308 Pine Ridge Dairy Road, asked for clarification about the location of the CR 468 project. It was determined that there was some confusion, and his concerns were about a project that was not on this agenda.

8. ADJOURNMENT

The meeting adjourned at 6:05 p.m.

Gwen Johns, MMC City Clerk

Chris Cheshire, Mayor

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: LPA 4

ITEM TITLE: 1st Reading and Public Hearing – Ordinance 2025-024
Comprehensive Plan Amendment Future Land Use Element– Summit Self Storage for 2.095 +/- acres generally located north of Miller Blvd., south of Shiloh St., west of US 27/441 and east of N. Dixie Ave. Petitioner: Mills, Short & Associates LLC on behalf of the owner, Summit Self Storage, LLC.

MEETING DATE: November 13, 2025

DATE SUBMITTED: October 22, 2025

SUBMITTED BY: City Attorney/City Manager/Community Development Director

BRIEF NARRATIVE: The owners are seeking rezoning of the site from commercial (C-2) to PUD (Planned Unit Development) to allow a 4-story (45') self-storage facility with a proposed floor area ratio (FAR) of 1.02. This FAR exceeds the current maximum FAR of .50 (FLU Policy 1-1.2 and Table 1.1, Density and Intensity Standards). The current FAR of .50 will allow 45,629 and the requested FAR of 1.02 would allow 93,858 sf, based on the site's acreage. A site-specific (applicable only to this location) text amendment is being sought and the requested change would be classified as a large-scale comprehensive plan. Further details are outlined in the city planner's staff report (see **Assessment** heading within the report) dated August 11, 2025. The proposed facility is anticipated to be located at 611 N. Dixie Avenue. Adjacent municipalities which allow similar FARs include Leesburg, Lady Lake and Sumter County. It has been determined that fire protection would be able to provide services to the site.

FUNDS REQUIRED: None

ATTACHMENTS: Ordinance 2025-024, location map, staff report and advertising affidavit

RECOMMENDATION: Recommend to consider approval of Ordinance 2025-024

ACTION:

SHILOH ST

US HWY 21A41

NDXIE AVE



This aerial map displays several land parcels with various annotations. A red-outlined area in the upper right quadrant contains four numbered blue circles (1-4) indicating specific points of interest. The map includes street names such as SHILOH ST, US HWY 27/A1, N DIXIE AVE, and AVE. Other labels include 'TRUE GREEN', 'LAKE COUNTY LAND OWNERS ASSN, FRUITLAND PARK', 'FAMILY DOLLAR', and numerous parcel numbers (e.g., 604, 603, 506, 507, 503, 501, 409, 413, 415, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440).

ORDINANCE 2025-024

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO INCLUDE A SITE SPECIFIC TEXT AMENDMENT FOR REAL PROPERTY CURRENTLY DESIGNED AS COMMERCIAL HIGH INTENSITY TO ALLOW DEVELOPMENT OF THE PROPERTY WITH A FLOOR AREA RATIO UP TO 1.02 FOR PROPERTY LOCATED AT 611 N. DIXIE AVENUE, FRUITLAND PARK, LAKE COUNTY, FLORIDA; 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 Mills, Short & Associates LLC as applicant, on behalf of Summit Self Storage, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a text amendment for its property having a land use designation of "Commercial High Intensity" under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed large 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 2.095 ± acres generally located north of Miller Blvd., south of Shiloh St., west of U.S. Highway 27/441, and east of N. Dixie Ave., having an address of 611 N. Dixie Ave., Fruitland Park, FL as described and depicted as set forth on **Exhibit "A"** shall retain its assigned future land use designation of Commercial – High Intensity under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as **Exhibit "B"** and incorporated herein by reference. The land use plan amendment also includes a text amendment to the Future Land Use Goals, Objectives, and Policies as follows:

Policy 1-10.2: Summit Self Storage, LLC. The City of Fruitland Park will enforce development standards on the Summit Self Storage, LLC property which shall meet the applicable goals, objectives and policies of the Comprehensive Plan to include providing a visually appealing development with enhanced design that complements the

surrounding area, and with enhanced landscaping features; however, the grade changes of the property make it such that the maximum FAR should be increased to complement the property:

- The maximum FAR (floor area ratio) shall not exceed 1.02.

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: Transmittal.

After the first public hearing, a copy hereof shall be transmitted to the Department of Commerce and the East Central Florida Regional Planning Council, the water management district, the Department of Environmental Protection, the Department of State, the Department of Transportation, Lake County, and any other unit of local government or governmental agency in the State of Florida that has filed a written request with the Clerk of the City of Fruitland Park, Florida.

Section 4: Directions.

The City Manager or designee, upon the effective date of this Ordinance after final adoption, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Fruitland Park.

Section 5: 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 6: Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7: 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 8: Effective Date. 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 _____ day of _____, 2025.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Johns, City Clerk

Anita Geraci-Carver, City Attorney

Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice-Mayor DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Williams	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Cosenza	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Raysin	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

Passed First Reading _____

Passed Second Reading _____

(SEAL)

EXHIBIT A

Parcel Id No. 04-19-24-0600-000-02202

Alt. Key 1432391

A part of Lot 23 in lake County Land Owner's Association Subdivision of the South 1177 feet of the East $\frac{3}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, in LAKE County, Florida, according to the plat thereof recorded in Plat Book 2, Page 36, Public Records of Lake County, Florida, bounded and described as follows: Begin at the Northwest corner of the said Lot 23, run thence East along the North line of the said Lot 23, a distance of 200 feet; thence Southerly along a line that is parallel with the West line of the said Lot to the South line of the said Lot 23; thence West along the South line of the said Lot to the Southwest corner of the said Lot; thence Northerly along the Westerly line of the said Lot a distance of 79.5 feet to the point of beginning. ALSO: The North 50 feet of the West 200 feet of Lot 22 of said Subdivision.

EXHIBIT B

To: City of Fruitland Park Planning and Zoning Department
506 W. Berckman Street
Fruitland Park, FL 34741

RE: Comprehensive Plan Justification Letter for 611 N. Dixie AVE Fruitland Park, FL.

To whom it may concern,

October 25, 2024

We respectfully submit this request for the proposed four-story storage facility located at 611 N. Dixie AVE within the City of Fruitland Park's General Commercial (C-2) zoning district, with a request to increase the floor area ratio (FAR) from 0.5 to 1.02 and building height from 35 feet to 45 feet. This proposal is carefully aligned with the goals and policies outlined in the City of Fruitland Park's comprehensive plan, considering both the unique challenges of the site and the opportunity to enhance the city's commercial landscape.

Alignment with Comprehensive Plan Goals

This facility's design aligns with the City's comprehensive plan objectives to support economic vitality, increase accessibility to needed services, and create aesthetically pleasing, high-quality developments that enrich the community landscape:

- Goal 1, Policy 1-2.1 promotes compact and orderly growth that reduces urban sprawl and allows for development in areas with existing infrastructure. This proposed site will make use of infrastructure currently available and serve community and commercial needs in a strategic manner.
- Policy 1-3.2 encourages developments that are visually appealing and compatible with surrounding architecture. The proposed facility will feature an enhanced design that complements the surrounding area and a mural on the side of the building, offering an inviting, artistic entryway to the city.

Enhancing the City Gateway

As one of the first structures visible when entering Fruitland Park, this facility will serve as an important visual landmark. Its unique architectural design and mural will create a welcoming first impression for residents and visitors, adding character and a sense of identity to the city's gateway. By enhancing this high-visibility location, the project aligns with the comprehensive plan's goals of supporting a sense of place and community pride.

Enhanced Landscaping and Community Aesthetics

We are also committed to further elevating the site's appearance through enhanced landscaping features. In alignment with Policy 1-2.2, which supports integrating natural landscape features with development, the landscaping plan will include native plants and trees to complement the facility, creating a lush, green buffer around the site. This landscaping will add visual appeal, mitigate the impact of the grade changes, and provide a pleasant environment that enriches the cityscape.

SUMMIT SELF STORAGE, LLC
611 N. DIXIE AVE, FRUITLAND PARK, FL
COMPREHENSIVE PLAN JUSTIFICATION LETTER
Addressing Site-Specific Challenges

The site's extreme grade changes and challenging development parameters have informed the structure's design, ensuring alignment with the surrounding topography. This approach aligns with Policy 1-3.3, which promotes conservation-based design principles that respect and adapt to natural site conditions.

Conclusion

Our proposed facility aligns with the City's comprehensive plan by enhancing the entrance to Fruitland Park with a visually appealing, well-integrated structure, and providing a community-oriented design that contributes to the city's character. We look forward to working with the City to bring this valuable project to completion.

Thank you for considering our request. We look forward to further discussions on this project.

Sincerely,

William DePetrìs

Project Engineer

700 22nd Place, Suite 2C
Vero Beach, Florida 32960
772.226.7282

**CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC**

LSCPA, PUD ZONING REQUEST AND SITE PLAN

Owner: Summit Self Storage, LLC

Engineer: Mills, Short & Associates, LLC

General Location: West of US 27/441 and east of Dixie Ave.

Number of Acres: 2.095 ± acres

Existing Zoning: Commercial (C-2)

Proposed Zoning: PUD

Existing Land Use: Commercial High Intensity

Date: August 11, 2025

Description of Project

The owners are seeking rezoning of the subject site to PUD to allow a 4-story self-storage facility (45') with a proposed FAR of 1.02 which exceeds the maximum FAR of the Commercial land use district of .50 (FLU Policy 1-1.2 and Table 1.1). Based on the site acreage the maximum FAR is 45,629 and they are requesting a maximum of 1.02 which is 93,858 SF. A text amendment which is classified as a large-scale comprehensive plan amendment is required. A text amendment to FLU Policy 1-1.2, Table 1.1 is being sought; however, since application was made the city amended this policy to limit heights to 35 feet

	Surrounding Zoning	Surrounding Land Use
North	C-2	Commercial High Intensity
South	C-2	Commercial High Intensity
East	PUD	Commercial High Intensity
West	PFD	Institutional

Assessment

The applicant is proposing a text amendment to existing FLU Policy 1-1.2 and Table 1-1 regarding the Commercial – High Intensity land use category.

Policy 1-1.2: **Density and Intensity Standards.** The Future Land Use Map Series shall designate areas for the uses listed in Table 1-1 and shall not exceed the maximum density and intensity contained in the Table.

Table 1.1

Commercial – High Intensity		Buildings are limited to 3-story maximum and maximum height of 35-ft. The building height may be increased through a Planned Unit Development.	Higher intensity commercial uses and wholesale commercial uses. Max ISR 70%, Max FAR 0.2-0.5. The FAR may be increased through a Planned Unit Development.
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The current maximum FAR is 0.50 which equates to 45,629 SF per the Comprehensive Plan, Future Land Use (FLU) Policy 1-1.2, Table 1.1. The applicant is requesting a FAR of 1.02 which equates to 93,858 SF. The maximum FAR allowed within the city is within the Central Business District Mixed Use is 1.0. The Central Business District Mixed Use category is located along Berkman Street. The FLU Policy 1-1.8 indicates that the Central Business District is established to encourage economic activity, living quarters and local employment opportunities within the central area of Fruitland Park. This category permits the highest commercial floor area ratios in the city and is intended to provide flexibility and to enable uses that meet the retail and service needs of a traditional city center and its vicinity. The subject property is located along US Highway 27/441 and CR 25A. Properties along US Highway 27/441 within Lake County have a maximum FAR ranging from .70 to 2.0 and maximum height of 50'. Adjacent municipalities range from 2.0 FAR (City of Leesburg with a maximum height of 40'), Lady Lake 0.60 FAR with a maximum height of 35' unless adequate fire protection measures are provided, and Sumter County 0.70 FAR and maximum height of 50'.

Chapter 152, Section 152.040(e) list criteria for review of comprehensive plan and rezoning amendments as follows:

1) Consistency with the Comprehensive Plan, or in the case of a Plan amendment, consistency with the remainder of the Plan and its goal, objectives and policies.

The applicant indicates that the proposed text amendment is consistent with the Comprehensive Plan Goals as follows:

The facility design aligns with the City's comprehensive plan objectives to support economic vitality, increase accessibility to needed services, and create aesthetically pleasing, high-quality developments that enrich the community landscape.

Goal 1, Policy 1-2.1 promotes compact and orderly growth that reduces urban sprawl and allows for development in areas with existing infrastructure. This proposed site will make use of infrastructure currently available and serve community needs in a strategic manner.

Policy 1-3.2 encourages developments that are visually appealing and compatible with surrounding architecture. The proposed facility will feature an enhanced design that complements the surrounding area and a mural on the side of the building, offering an inviting, artistic entryway to the city.

Enhancing the City Gateway – As one of the first structures visible when entering Fruitland Park, this facility will serve as an important visual landmark. Its unique architectural design and mural will create a welcoming first impression for residents and visitors, adding character and a sense of identity to the city's gateway. By enhancing this high-visibility location, the project aligns with the comprehensive plans goals of supporting a sense of place and community pride.

Enhanced Landscaping and Community Aesthetics – We are committed to further elevating the site's appearance through enhanced landscaping features. In alignment with Policy 1-2.2, which supports integrating natural landscape features with development, the landscaping plan will include native plants and trees to compliment the facility, creating a lush, green buffer around the site. This landscaping will add visual appeal, mitigate the impact of the grade changes, and provide a pleasant environment that enriches the cityscape. The site's extreme grade changes and challenging development parameters have informed the structures design, ensuring alignment with the surrounding topography. This approach aligns with Policy 1-3.3, which promotes conservation-based design principles that respect and adapt to natural site conditions.

2) Consistency with applicable sections of the Land Development Code.

Chapter 154, Section 154.030(11) indicates that a conceptual plan is required for the rezoning which the applicant has submitted.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

Due to the proposed increases in the floor area ratio (FAR) and height increase would require a rezoning to PUD.

B) Whether adequate sites already exist for the proposed district uses.

A PUD zoning allows for specific development criteria allowing for development which cannot be achieved by a straight zoning category. The proposed development requires a PUD zoning which the applicant has applied for.

C) Whether specific requirements of the Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan.

Any proposed development must comply with the land development regulations including landscape buffers which assist in buffering adjacent uses.

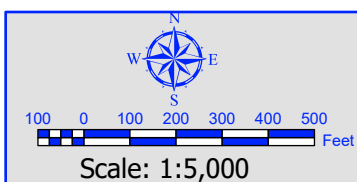
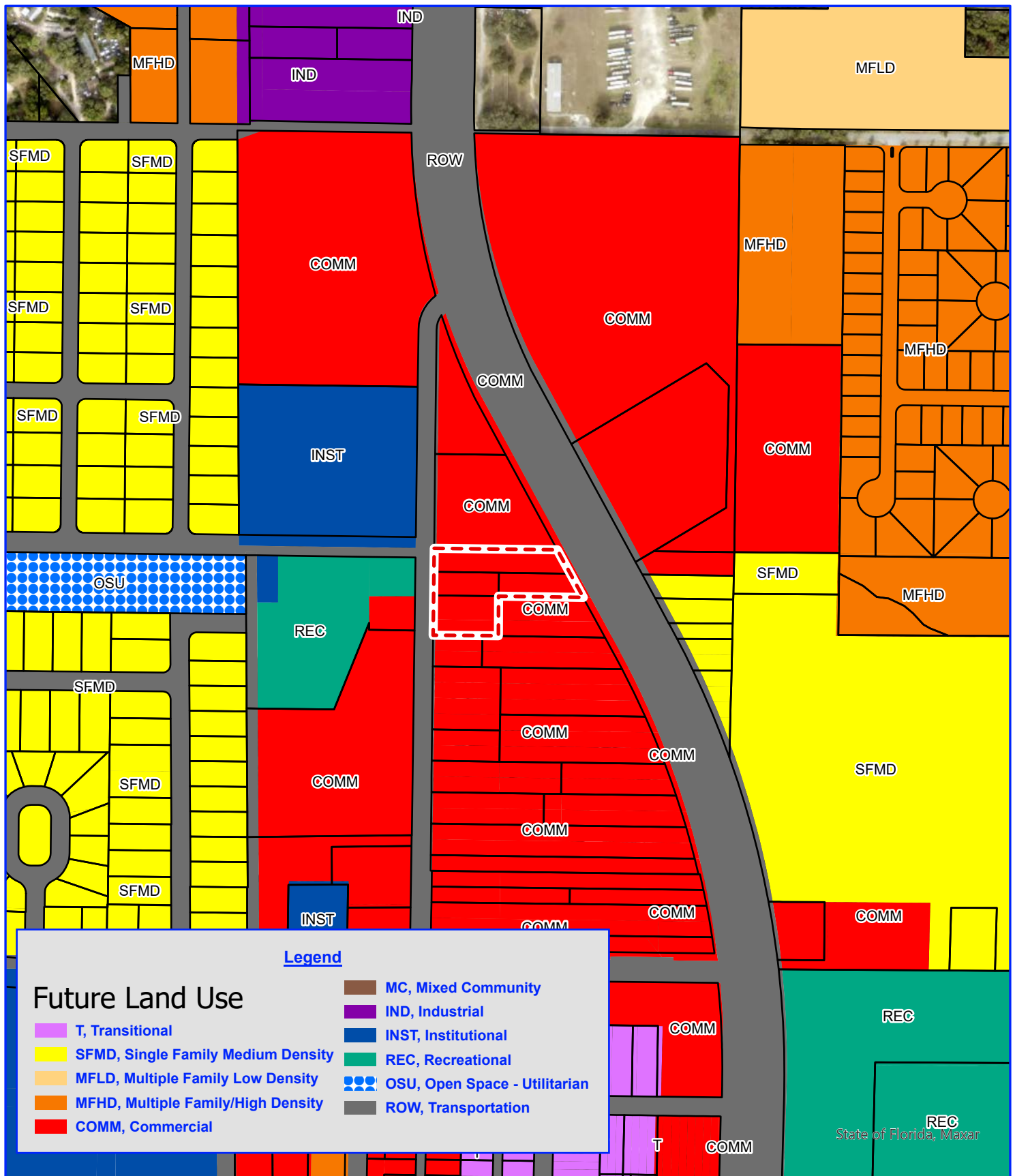
It should be noted that the applicant is providing 10' buffers along the northern and southern boundary which is not required by the LDRs and the applicant is offering enhanced landscaping.

Conclusions

The proposed increase in the FAR would be consistent with adjacent municipalities and Lake County and similar to the FAR allowed within the City's Central Business District. The applicant indicates that the proposed increase is consistent with the comprehensive plan as indicated above.

Enhanced landscaping is being offered along the property boundaries and along the building.

The proposed building height of 4 stories (45') is being sought. It should be noted that Lake County Fire has an aerial fire truck which would serve the subject site. Properties along US Highway 27/441 within Lake County allow maximum building heights of 50'.



Summit Self Storage

Fruitland Park, Florida
Future Land Use

Project: 398/23/15
File: Future Land Use
Name: Summit Self Storage
PM: S. Lindh
Date: October 7, 2025
Created By: T. Ramdass



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 # **01272098** in the matter of

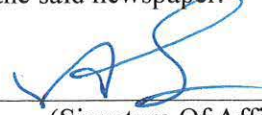
NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

OCTOBER 7, 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

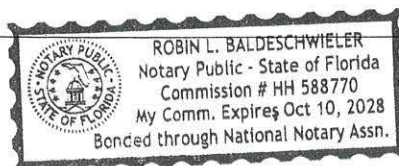
published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither 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 October 2025.


Robin L. Baldeschwieler, Notary

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



NOTICE OF PUBLIC HEARING ORDINANCE 2025-024

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO INCLUDE A SITE SPECIFIC TEXT AMENDMENT FOR REAL PROPERTY CURRENTLY DESIGNED AS COMMERCIAL HIGH INTENSITY TO ALLOW DEVELOPMENT OF THE PROPERTY WITH A FLOOR AREA RATIO UP TO 1.02 FOR PROPERTY LOCATED AT 611 N. DIXIE AVENUE, FRUITLAND PARK, LAKE COUNTY, FLORIDA; 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, October 16, 2025
@ 6:00 p.m.

City Commission Reading
Thursday, November 13, 2025
@ 6:00 p.m.

Land Planning Agency
(LPA) Meeting,
Thursday, November 13, 2025
@ 6:15 p.m.

City Commission Reading
Thursday, December 11, 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 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 Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.

