



**506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731**

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

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Shayna Grunewald Walter Birriel	Others: Michael Rankin, LPG Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Office Assistant
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AGENDA
PLANNING & ZONING BOARD
March 20, 2025
6:00 PM

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. ROLL CALL:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from December 19, 2024 included for review/comment.
- IV. OLD BUSINESS:** NONE

NEW BUSINESS:

A. Lake Myrtle Breezes Variance – Alternate Key 3845251

The applicant is requesting a variance for a minimum lot width from 80' to 70' at the building setback line for lots located on a cul-de-sac or curve. At the time of the previous lot line deviation, the building setback line was 30' from the front property line. The current regulations require a minimum front building setback of 20' from the front property line. The property had a previous variance via Resolution 2022-040 that expired December 2024.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT:



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Shayna Grunewald Walter Birriel	Others: Tanner Kalebaugh, LPG Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Office Assistant
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MINUTES
PLANNING & ZONING BOARD
December 19, 2024
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Led by Sharon Williams.
- II. **ROLL CALL:** All members were present, except Shayna Grunewald with an unexcused absence.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from November 21, 2024 included for review/comment. There were no corrections or deletions and were approved as presented.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. **Enclave at Lake Geneva - Parcel F – Rezoning/Planned Unit Development and Preliminary Plat for Alternate Key 1699223**

The applicant is requesting preliminary plat approval and rezoning of Parcel F from Ag to PUD. The PUD would be a PUD amendment to include the 9.67-acre parcel into the existing 135.7 ± acres (for a total of 145.2 +/- acres) zoned PUD and formerly known as Lake Saunders Grove (Ordinance 2023-012). The 9.67-acre parcel would be utilized for 48 additional single-family units consisting of 6,000 SF lots (50' x 120'). In addition, the applicant is requesting to modify the existing PUD to delete the 82 townhome units and convert this area to 40' x 120' single family lots (53 lots). The additional units and the revision from townhome units to single family units would change the total number of units from 397 units to 421 units. The gross density would be changed from 3.25 units/acre to approximately 3.10 units/acre. Gross density excludes water bodies.

Tanner Kalebaugh of LPG introduced the project and Richard Wohlfarth, the applicant, was present. Vice Chair Dicus asked for clarification that the applicant was removing townhomes in favor of single-family homes on the additional acreage. Mr. Wohlfarth responded 'yes.' Vice Chair Dicus

also wanted to inquire about the potential cost of these homes, and Mr., Wohlfarth responded low 300s as a starting point.

The motion was made to approve by Board Member Birriel, seconded by Burch, vote passed unanimously.

BOARD MEMBERS' COMMENTS:

Board member Burch wishes everyone happy holidays. Vice Chair Dicus echoed the sentiment and provided praise for the invocation. Chairman Goldberg stated they were happy to serve and grateful to be here after some medical complications.

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT: 6:11 PM

1108 Myrtle Breezes Ct (Alt Key 3845251)

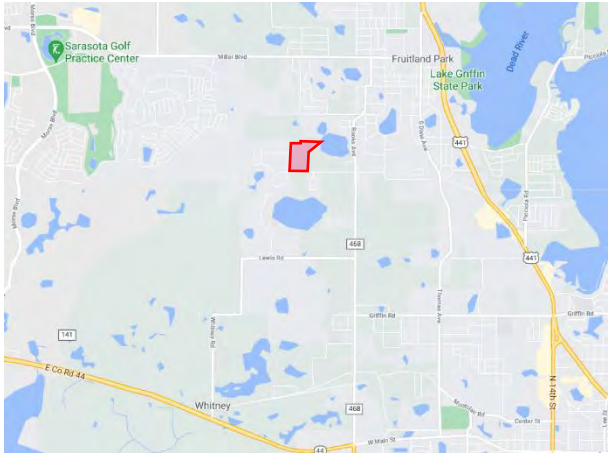
Fruitland Park, FL



Sheet Title:

Exhibit A
(Aerial Photo)

1108 Myrtle Breezes Ct (Alt Key 3845251)
Fruitland Park, FL



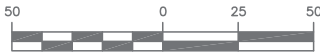
Sheet Title:

Exhibit B

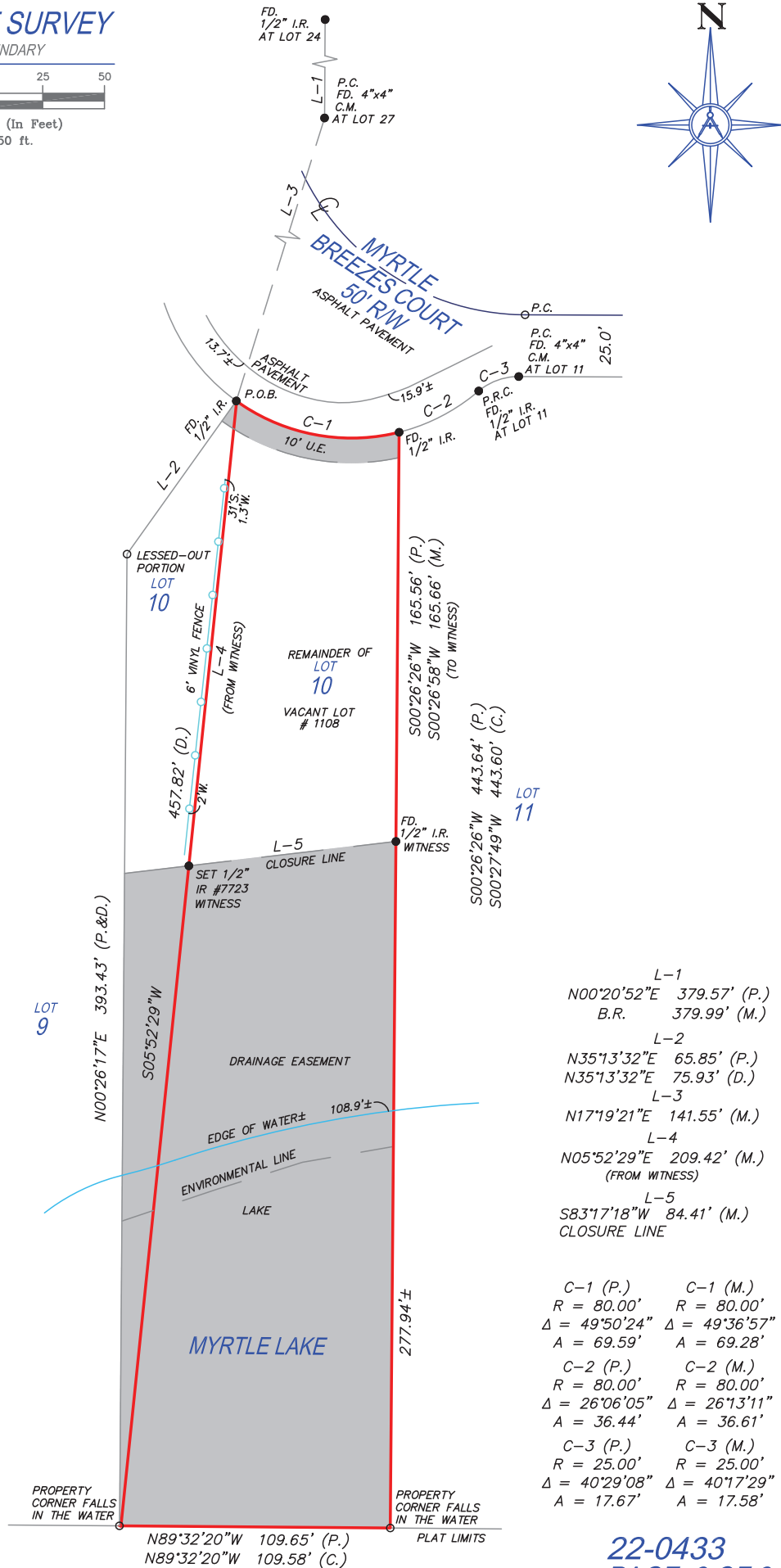
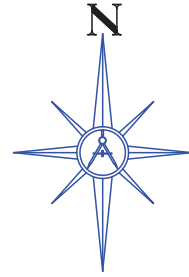
(Location Map)

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



GRAPHIC SCALE (in Feet)
1 inch = 50 ft.



SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

Legal Description:

Lot 10 of Lake Myrtle Breezes, as shown on the plat Book 56, Page(s) 95 and 96, Public Records of Lake County, Florida. Less and Except that portion amended by the lot line deviation recorded in Official Records Book 3902, Page 307, Public Records of Lake County, described as follows: Begin at the Northwestern corner of said Lot 10; thence run South 05°52'29" West a distance of 457.82 feet to Southwest corner of said Lot 10, thence run North 0°26'17" East along said West line of Lot 10 a distance of 393.43 feet, thence run North 35°16'12" East a distance of 75.93 feet to the Point of Beginning

Property Address:

1108 Myrtle Breezes Court
Fruitland Park, Florida 34731

22-0433
PAGE 1 OF 2

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP, OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7942, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/ACSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

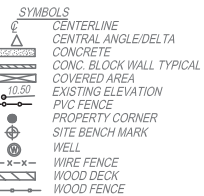
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120387-0306 E, LAST REVISION DATE 12/18/2012.

THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	N.	NORTH	S/W	SIDEWALK
B.R.	BEARING REFERENCE	N&D	NAIL & DISC	SEC.	SECTION
C.	CALCULATED	N.R.	NON RADIAL	TEL	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES	T.O.B.	TOP OF BANK
C.M.C.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK	TX	TRANSFORMER
CALC.	CALCULATED	P.	PLAT	TYP.	TYPICAL
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK	U.E.	UTILITY EASEMENT
CB	CHORD BEARING	P.C.	POINT OF CURVATURE	W.	WEST
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE	W.M.	WATER METER
COR.	CORNER	P.C.P.	PERMANENT CONTROL POINT		
D	DESCRIPTION OR DEED	P.C.	PAGE		
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION		
ELEV.	ELEVATION	P.K.	PARKER-KAYLON NAIL		
EL.	ELEVATION	P.O.L.	POINT ON LINE		
E	EAST	P.P.	UTILITY POLE		
E.O.P.	EDGE OF PAVEMENT	P.V.C.	POLYVINYL CHLORIDE		
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING		
E.P.U.E.	ELECTRIC POWER	P.O.C.	POINT OF COMMENCEMENT		
	UTILITY EASEMENT	P.R.C.	POINT OF REVERSE CURVE		
ESMT.	EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT		
F.F.	FINISHED FLOOR	P.T.	POINT OF TANGENCY		
FD.	FOUND	R.	RADIUS		
I.P.	IRON PIPE	RAD.	RADIAL		
I.R.	IRON ROD	RAD. PT.	RADIUS POINT		
L	ARC LENGTH	R/W	RIGHT OF WAY		
M.E.	FIELD MEASURED	S.	SOUTH		
	MAINTENANCE EASEMENT				
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988				
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929				
G.P.S.	GLOBAL POSITIONING SYSTEM				
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927				
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983				



CERTIFIED TO:

NCRC Housing Rehab Fund, LLC, a Florida limited liability company; Fidelity National Title of Florida, Inc.; Fidelity National Title Insurance Company.

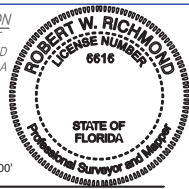
NOTE:

IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.052 (2)(d)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

SHEET 1 OF 2

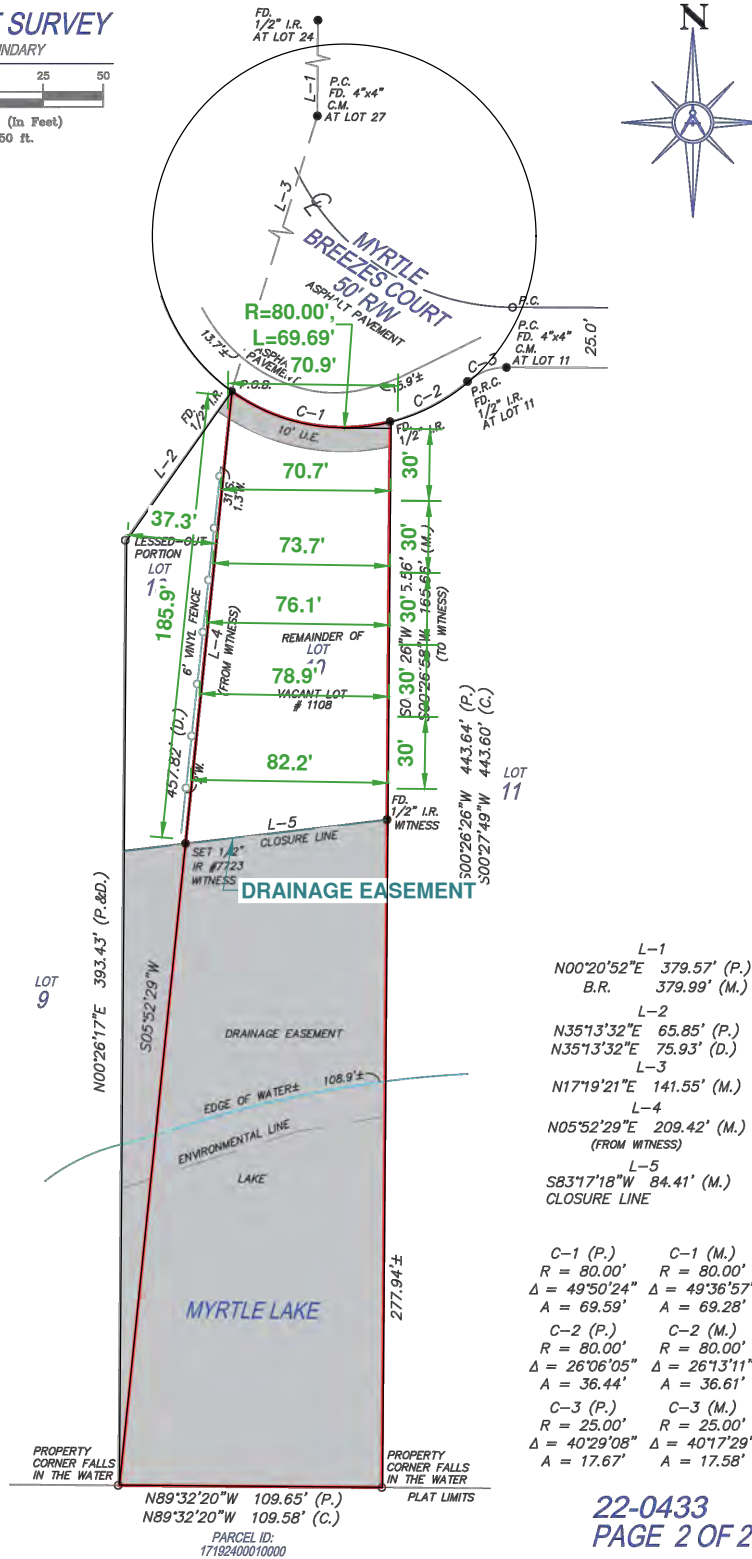
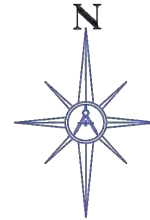
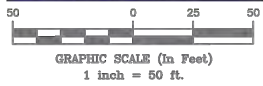
Section 08, Township 19 South, Range 24 East			
Drawn By: AV	Survey Number: 22-0433		
4			
3			
2			
1			00-00-2022
NO.	REVISIONS	BY	DATE
Prepared By LakeRidge Surveying & Mapping, LLC			
17316 DEER ISLAND ROAD		PHONE 407-385-3151	
DEER ISLAND, FL 32778		407-385-3152	
CERTIFICATE OF AUTHORIZATION LB7723		FAX 1-866-941-8789	

SURVEYOR'S CERTIFICATION	
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.	
LAST DATE OF FIELD SURVEY: 02-05-2022	
Robert w Richmond	Digitally signed by Robert w Richmond Date: 2022.02.08 11:42:39 -05'00'
ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.	



SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0819241200-000-01000		3845251	000F

CRYSTAL LAKE LAND HOLDINGS LLC
114 SLEEPY HOLLOW RD
LEESBURG, FL 34748

1108 MYRTLE BREEZES CT

LAKE MYRTLE BREEZES PB 56 PG 95-96 LOT
10--LESS BEG AT NW'LY COR OF LOT 10,
RUN S 05-52-29 W 457.82 FT TO SW COR
OF SAID LOT 10, RUN
See Additional Legal on Tax Roll



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	83,125	0	83,125	5.0364	418.65
AMBULANCE MSTU	83,125	0	83,125	0.4629	38.48
ENVIRON LAND PURCHASE	83,125	0	83,125	0.0918	7.63
FIRE MSTU	83,125	0	83,125	0.4800	39.90
WATER AUTHORITY	83,125	0	83,125	0.2940	24.44
PUBLIC SCHOOLS					
BY STATE LAW	83,125	0	83,125	3.1240	259.68
BY LOCAL BOARD	83,125	0	83,125	2.9980	249.21
CITY OF FRUITLAND PK	83,125	0	83,125	3.9134	325.30
ST JOHNS WATER MGMT	83,125	0	83,125	0.1793	14.90
N LAKE CNTY HOSP	83,125	0	83,125	0.4100	34.08
TOTAL:				16.9898	\$1,412.27

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F110 LAKE COUNTY FIRE, VACANT LAND		143.00
NON-AD VALOREM ASSESSMENTS:		\$143.00

COMBINED TAXES AND ASSESSMENTS: \$1,555.27

If Paid By	Nov 30, 2024				
Please Pay	\$0.00				

Paid 11/21/2024 Receipt # 2024-00195713 \$1,493.06

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2024				
Please Pay	\$0.00				

1108 MYRTLE BREEZES CT

CRYSTAL LAKE LAND HOLDINGS LLC
114 SLEEPY HOLLOW RD
LEESBURG, FL 34748

LAKE MYRTLE BREEZES PB 56 PG 95-96 LOT
10--LESS BEG AT NW'LY COR OF LOT 10, RUN
S 05-52-29 W 457.82 FT TO SW COR OF SAID
LOT 10, RUN
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0819241200-000-01000		3845251	000F

Paid 11/21/2024 Receipt # 2024-00195713 \$1,493.06



December 19th 2024

Community Development Department, City of Fruitland Park

Attn: Mrs. Sharon Williams

506 W Berckman Street

Fruitland Park FL 34731

Re: Request For Variance
1108 Myrtle Breezes Ct
Fruitland Park FL

Dear Mrs. Williams

We hereby request a variance to the minimum lot width set forth in your land development code for a zoning district R-2. The requirement is 80Ft and the lot has a 70.3ft at 30ft from the street right of way.

Justification.

1. The lot has a width larger than 80 ft in more then half the lot.
2. The required side setbacks will remain
3. No other variances are needed
4. The lot was split by a previous owner and the current owner didn't know.
5. Required Services are already available without Construction of additional improvements
6. The granting of a variance is consistent with the overall intent of the LDC, and will not be injurious to the surrounding properties or detrimental to the public welfare.

The Intent of this Variance is to conclude a sale to a builder, so a new home can be built on the developed lot. I hope that you find our request acceptable.

Thank you

A handwritten signature in black ink, appearing to be 'E. C.', is located below the 'Thank you' text.

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

VARIANCE

Owner: Crystal Lake Land Holdings, LLC

Applicant: Eric Coe

General Location: 1108 Myrtle Breezes Court

Number of Acres: 0.33 ± acres

Existing Zoning: R-4

Existing Land Use: Single Family Medium Density (4 units/acre)

Date: December 30, 2024

Description of Project

The applicant is requesting a variance for a minimum lot width from 80' to 70' at the building setback line for lots located on a cul-de-sac or curve. At the time of the previous lot line deviation, the building setback line was 30' from the front property line. The current regulations require a minimum front building setback of 20' from the front property line.

	Surrounding Zoning	Surrounding Land Use
North	R-4	SF Medium Density (4 units/acre)
South	Myrtle Lake	Conservation Open Space
East	R-4	SF Medium Density (4 units/acre)
West	R-4	SF Medium Density (4 units/acre)

Assessment

Chapter 168, Section 168.010(f) lists the review criteria to be considered by the Planning and Zoning Board and City Commission.

1)Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district.

Response: *The applicant indicated that the lot line deviation was conducted by a previous property owner. Staff reviewed the application and other data regarding the previous lot split and found the following:*

On November 8, 2009 the City of Fruitland Park approved a lot line deviation between Lots 8, 9 and 10 (Appendix A) pursuant to Chapter 157, Section 157.050. This transaction reduced the lot width of Lot 10 in the northern portion of the lot by approximately thirty-six feet (36'); however, the frontage along the roadway remained the same. Lot 10 is approximately 75' wide versus approximately 110' wide as platted. The buildable area as a result of the lot line deviation is approximately 14,000 square feet (0.32 acres) versus the 18,146 square feet (0.42) acres as originally platted.

Review of the remaining portion of Lot 10 indicates that the lot width does not meet the minimum requirement of the zoning district which requires 80' width at the building setback line on cul-de-sacs and curves pursuant to the City of Fruitland Park Land Development Regulations (LDRs), Chapter 154, Section 154.040 that were in effect at that time. No variance would be required should the front setback be increased to meet the 80' lot width requirement. Review of the boundary sketch indicates that the front setback would need to be increased to approximately 160' to achieve the width requirement. Taking into consideration rear and side setbacks, the buildable area for a home and accessory structures would be approximately 60' x 25', which is not sufficient and would not be consistent with other homes in the area.

2) The special conditions and circumstances are not the results of actions of the applicant and/or registered property owner.

Response: *The special conditions and circumstances are not the result of actions of the applicant or registered property owner.*

3) Literal interpretation and enforcement of the Land Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code, and would work unnecessary undue hardship on the applicant.

The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure.

Response: *The applicant is requesting a variance from the 80' width requirement to 70.3' at the building setback line (30' from the street right of way) pursuant to Chapter 154, Section 154.030(2)((E)(ii). The request is being made based on a previously approved lot line deviation approved by the City of Fruitland Park on November 8, 2009. The request is the minimum variance necessary to make possible the reasonable use of the land.*

4) Granting of the variance request will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district.

Response: *The setbacks of the zoning district are as follows:*

Front – 25' garage

20'

Side – 10'

Rear – 20’

The proposed variance reduces the required lot width at the building setback line; however, the proposed development will still be able to maintain the required minimum building setbacks. Granting of the variance will not confer any special privilege.

5) The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

Response: The applicant indicates that the granting of the variance is consistent with the overall intent of the LDC, and will not be injurious to the surrounding properties or detrimental to the public welfare.

Recommendation

Staff recommends approval of the variance.

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 # **01240886** in the matter of

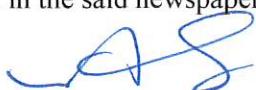
NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

MARCH 11, 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

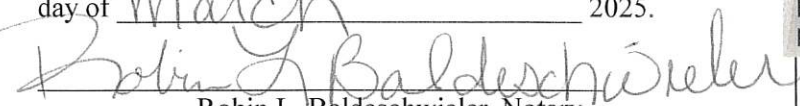
published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither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



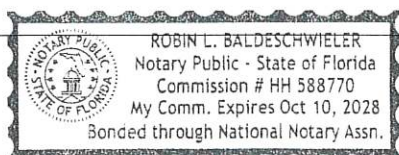
(Signature Of Affiant)

Sworn to and subscribed before me this 11

day of March 2025.


Robin L. Baldeschwieler, Notary

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



NOTICE OF PUBLIC HEARING RESOLUTION 2025-019

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATIONS (LDR) RULE OF MINIMUM LOT WIDTH AT BUILDING SETBACK LINE FROM 80' TO 70' ON THE DESCRIBED PROPERTY LOCATED AT 1108 MYRTLE BREEZES COURT IN THE CITY OF FRUITLAND PARK, FLORIDA, OWNED BY CRYSTAL LAKE LAND HOLDINGS, LLC, PROVIDING FOR AN EXPIRATION DATE AND PROVIDING FOR AN EFFECTIVE DATE.

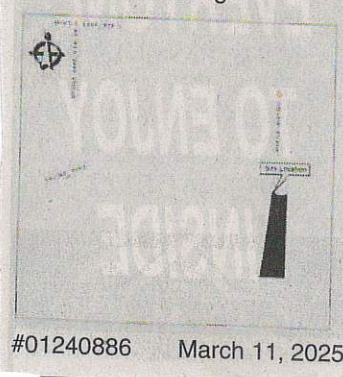
The proposed Resolution will be considered at the following public meetings:

Fruitland Park Planning & Zoning Board Meeting on
Thursday, March 20th, 2025
at 6:00 p.m.

Fruitland Park City Commission
Hearing on Thursday, April
10th, 2025 at 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 P&Z Board and/or City Commission from time to time to a 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.



RESOLUTION 2025-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR) REQUIREMENTS TO REDUCE THE MINIMUM LOT WIDTH FROM 80 FEET TO 70 FEET AS MEASURED ALONG THE BUILDING SETBACK LINE ON THE SUBJECT PROPERTY LOCATED AT 1108 MYRTLE BREEZES COURT AND OWNED BY CRYSTAL LAKE LAND HOLDINGS, LLC, PROVIDING FOR AN EXPIRATION DATE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Crystal Lake Land Holdings, LLC has petitioned for a variance for its real property, located at 1108 Myrtle Breezes Court, in the City of Fruitland Park, Florida; and

WHEREAS, the owner requests a variance from the City of Fruitland Park requirement pertaining to the minimum lot width requirement at the building setback line;

WHEREAS, to accommodate the existing lot a variance from the minimum lot width requirements contained in the City of Fruitland Park's Land Development Regulations is required;

WHEREAS, the owner requests a variance to the following LDR requirements:

- Chapter 154, Section 154.030(2)(E)(ii) Lot Width at Building Setback Line

WHEREAS, this request has met the public notice requirements set forth in Chapter 168 of the City of Fruitland Park Land Development Regulations; and

WHEREAS, the City Commission has considered the petition in accordance with standards for the granting of variances contained in Chapter 168, City of Fruitland Park Land Development Regulations,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, as follows:

1. The petition for variance filed by Crystal Lake Land Holdings, LLC for property located at 1108 Myrtle Breezes Court, in the City of Fruitland Park, Florida, more particularly described as:

LEGAL DESCRIPTION:

Lot 10 of Lake Myrtle Breezes, as shown on the plat Book 56, Page(s) 95 and 96, Public Records of Lake County, Florida. Less and Except that portion amended by the

lot line deviation recorded in Official Records Book 3902, Page 307, Public Records of Lake County, described as follows: Begin at the Northwestern corner of said Lot 10; thence run South 05°52 '29" West a distance of 457.82 feet to Southwest corner of said Lot 10, thence run North 0°26 '17" East along said West line of Lot 10 a distance of 393.43 feet , thence run North 35°16 '12" East a distance of 75.93 feet to the Point of Beginning.

Parcel Alternate Key No. 3845251

is **GRANTED** as follows:

1. A variance to Chapter 154, Section 154.030(2)(E)(ii) minimum lot width requirements at the building setback line from 80' to 70' on a cul-de-sac or a curve measured along the building setback line.
2. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original resolution or a certified copy of the resolution and attaching the correct legal description.
3. This variance shall become effective immediately on its approval and adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED 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

Approved as to Form:

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 Cosenza	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner _____	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading

(SEAL)