

FRUITLAND PARK LOCAL PLANNING AGENCY MEETING AGENDA

August 28, 2025 at 6:15 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

PUBLIC HEARING

4. First Reading and Public Hearing – Ordinance 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. (city attorney/ city manager/community development)

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 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.

END OF PUBLIC HEARING

6. UNFINISHED BUSINESSES

7. 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.

8. OTHER BUSINESS

9. 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: 4

ITEM TITLE: First Reading and Public Hearing – Ordinance 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.

MEETING DATE: August 28, 2025

DATE SUBMITTED: July 31, 2025

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

BRIEF NARRATIVE: Applicant is seeking voluntary annexation into the city to receive city services and develop a proposed 198-unit single family subdivision with 50' and 60' lots. The property currently has a Lake County Future Land Use Map (FLUM) designation of Agriculture and is requesting a Fruitland Park FLUM designation of Single-Family Medium Density at 3.79 units/acres.

FUNDS REQUIRED: None

ATTACHMENTS: Ordinance 2025-009, location map, advertising affidavit

RECOMMENDATION: Recommend to consider approval of Ordinance 2025-009

ACTION:

ORDINANCE 2025-009

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 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.

WHEREAS, a petition has been received from Shelton T. Rice, Esq., Peterson & Myers, P.A., as Applicant, on behalf of the Owner, Pine Ridge Park LP, requesting that approximately 52.66 ± real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Multi-Family Low Density" under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the City Commission is willing to approve Single-Family Medium Density and the applicant has agreed; 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.

WHEREAS, the ordinance has been advertised as required by law for two public hearings with the first public hearing occurring at least 7 days after the first advertisement was published and the second public hearing for adoption of this ordinance occurring at least 5 days after the day of the second advertisement; and

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

Section 1: The following described property consisting of approximately 52.66± acres generally located south of Pine Ridge Dairy, and West of Highway 27/441 as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Single-Family Medium 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. 163.3184 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: Conflicts. 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 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 _____ 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 Cosenza	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Raysin	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Williams	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

Passed First Reading _____

Passed Second Reading _____

(SEAL)

“EXHIBIT A”

LEGAL DESCRIPTION

PARCEL 1:

W ½ of SE ¼ of NW ¼ and SE ¼ of SE ¼ of NW ¼ of Section 8, Township 19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.

PARCEL 2:

The South one-half (S1/2) of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.

PARCEL 3:

The West 967 feet of the South ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South 0° 24' 03" West 140 feet; thence run North 19° 17' 38" W, West 148.36 feet to the North line of the above described property; thence run South 89°57'56" East along the North line 50 feet to the Point of Beginning.

LESS AND EXCEPT: That property described in Warranty Deed recorded in O.R. Book 1233, Page 371, Public Records of Lake County, Florida, described as follows:

That part of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:

The West 342.00 feet of the North 127.37 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida. (Parcel 9-A)

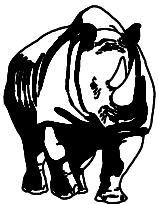
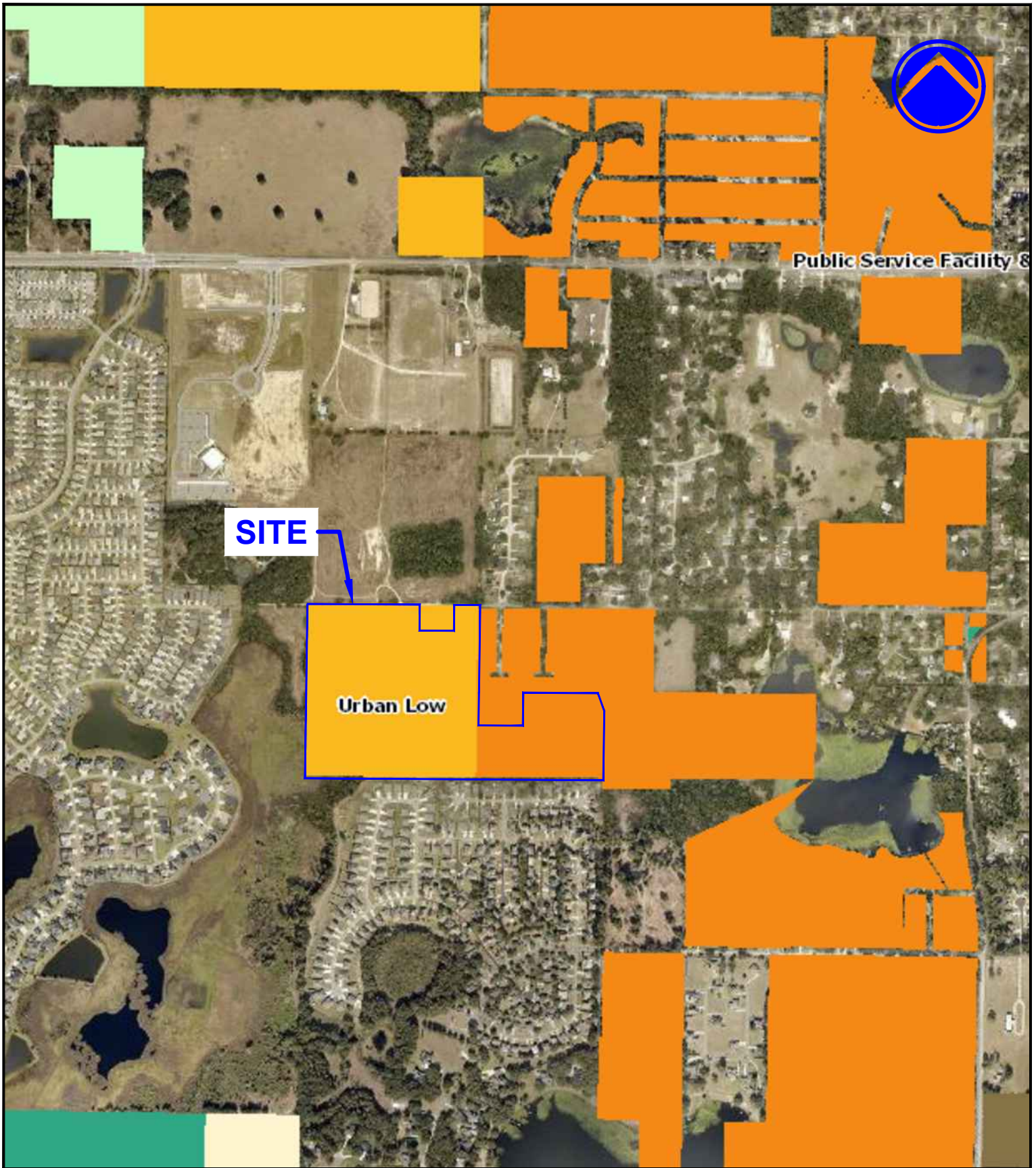
AND

That part of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows: The South 127.37 feet of the North 254.74 feet of the West 342.00 feet of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. (Parcel 9-B)

PARCEL 4

The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.

EXHIBIT “B”



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO. 23213

SEC. 5 & 8, TWP. 19S, RANGE 24E

DRAWN BY: LB

APPROVED BY: BSB

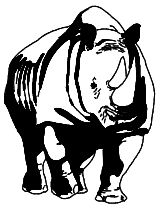
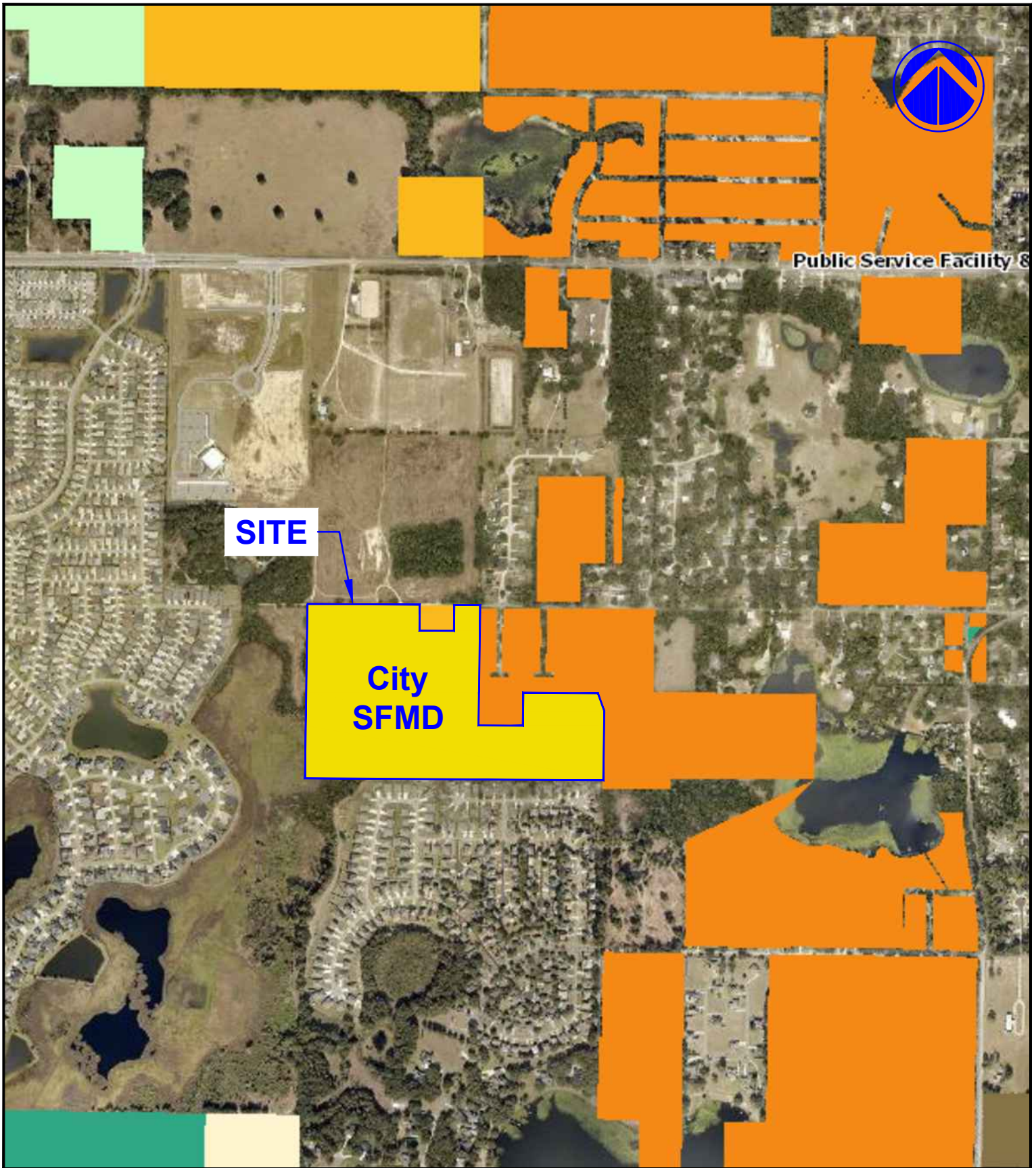
DATE: 02/01/2024

Scale: 1" = 1000'

PINE RIDGE DAIRY ROAD

EXISTING
FUTURE LAND USE MAP

GIS.LAKECOUNTYFL.GOV



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

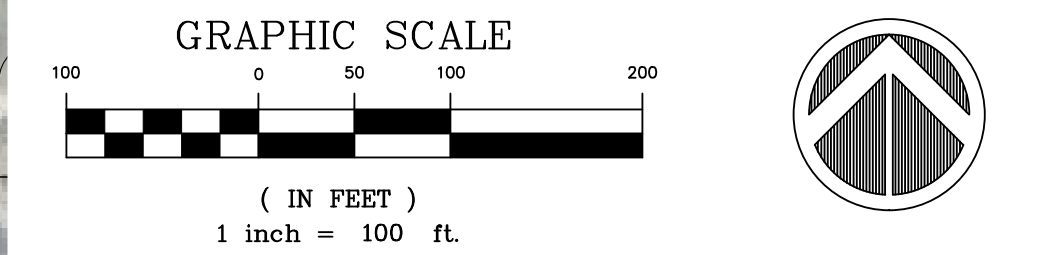
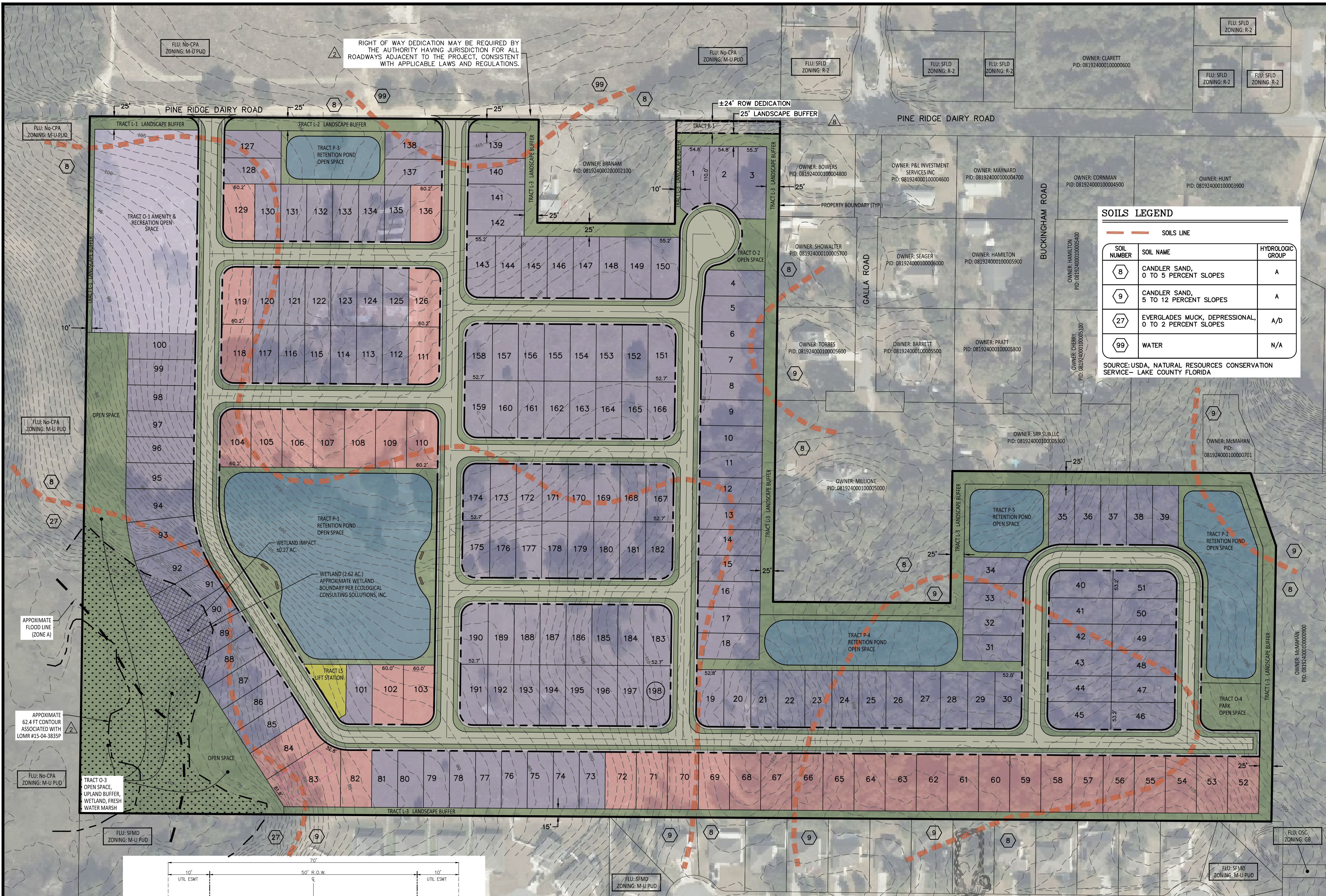
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	23213
SEC. 5 & 8, TWP. 19S, RANGE 24E	
DRAWN BY:	LB
APPROVED BY:	BSB
DATE:	07/15/2025
Scale:	1" = 1000'

PINE RIDGE DAIRY ROAD

PROPOSED
FUTURE LAND USE MAP

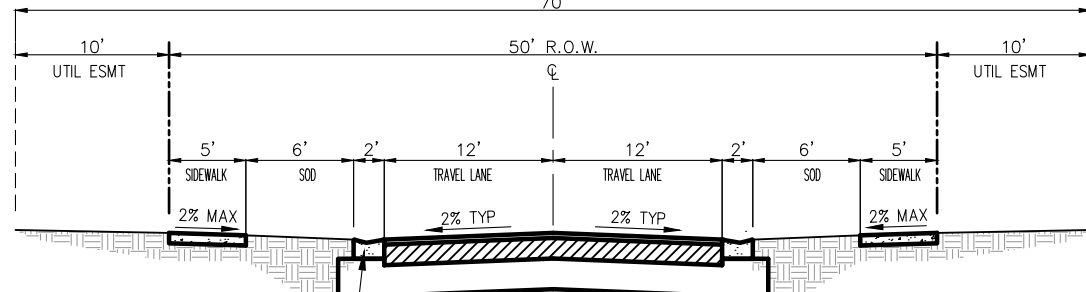
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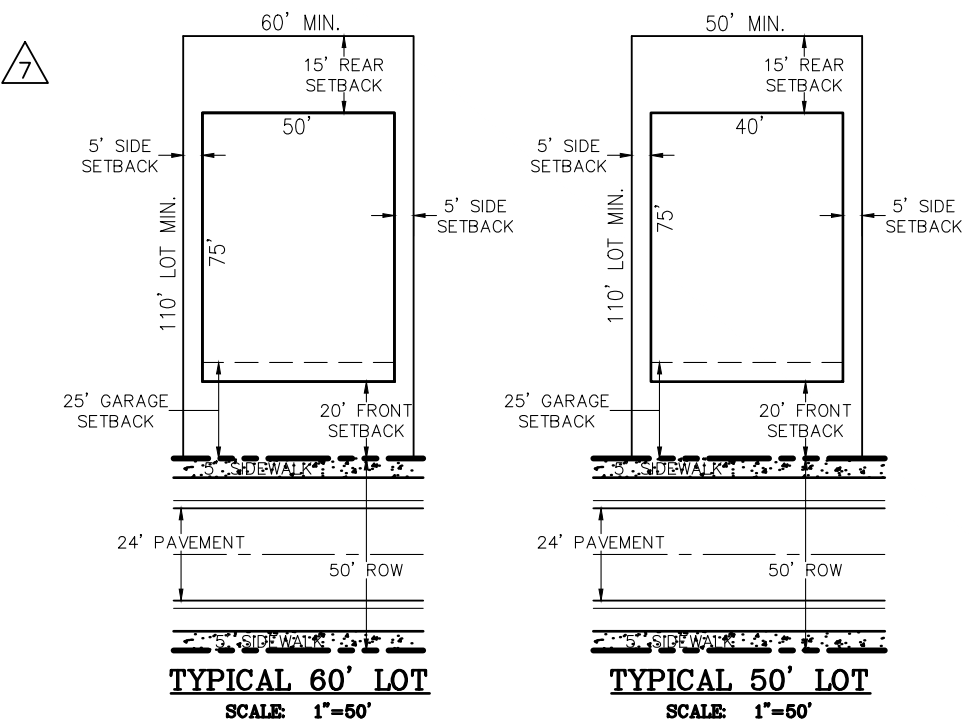
- PROJECT DATA:**
- TOTAL AREA: 52.52 AC
 - Parcel ID: 081924000200002000
Description: W 1/2 of SE 1/4 of NW 1/4 and SE 1/4 of SE 1/4 of NW 1/4 of Section 8, Township 19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.
081924000100003800
Description: The West 967 feet of the South 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South 0°24'03" West 140 feet; thence run North 191°7'38" W West 148.36 feet to the North line of the above described property; thence run South 89°57'56" East along the North line 50 feet to the Point of Beginning.
081924000200002101
Description: The South one-half (S1/2) of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.
081924000200002102
Description: The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 285.30 feet of the East 465.30 feet of the North 198.96 feet thereof.
 - ZONING: EXISTING: A PUD
PROPOSED: M-U PUD
 - FUTURE LAND USE: EXISTING: URBAN LOW / URBAN MEDIUM
PROPOSED: SFMD
 - NUMBER OF LOTS: 198 UNITS
159 LOTS
60'x110': 39 LOTS
 - DENSITY: 198 UNITS / 52.52 AC. = 3.76 DU/AC
 - OPEN SPACE REQUIRED: 20%
OPEN SPACE PROVIDED: 28.73% (15.09 AC)
(LANDSCAPE BUFFERS + OPEN SPACE + RECREATION + PONDS + POST DEV. WETLANDS + EXISTING MARSH)
 - MAXIMUM BUILDING HEIGHT: 35'
 - SINGLE FAMILY LOT - BUILDING SETBACKS:
FRONT 20'
REAR 15'
SIDE STREET 15'
SIDE 5'
GARAGE 25'
 - PERIMETER BUFFERS
NORTH 25'
SOUTH 15'
EAST 25'
WEST 10'
 - ON-SITE SANITARY SEWER INFRASTRUCTURE WILL BE PRIVATELY OWNED.
 - STORMWATER PER SJRWMD & CITY OF FRUITLAND PARK REQUIREMENTS WILL BE MET.
 - MINIMUM LOT WIDTH = 50'
 - MINIMUM LOT DEPTH = 110'
 - SINGLE FAMILY MINIMUM LOT SIZE = 5,500 SQFT
 - SINGLE FAMILY MINIMUM FLOOR AREA = 1,000 SQFT
 - MAXIMUM LOT COVERAGE = 85% (LOT AREA)
 - ALL COMMON AREAS TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION
 - THIS PROJECT MAY BE BUILT IN TWO PHASES. PHASE LINES WILL BE DETERMINED WITH CONSTRUCTION PLANS.
 - PARKING:
2 GARAGE SPACES PER DWELLING = 396 SPACES
2 DRIVEWAY SPACES PER DWELLING = 396 SPACES
TOTAL SPACES = 792 SPACES
 - THE SITE SHALL HAVE SUFFICIENT ACCESS FOR THE PROMSION OF FIRE PROTECTION AND EMERGENCY SERVICES AS DETERMINED BY THE APPLICABLE AUTHORITY HAVING JURISDICTION.
 - ON-SITE CONSTRUCTION SHALL NOT COMMENCE UNTIL ACCESS TO THE PROPERTY IS IDENTIFIED AND APPROVED AS ACCEPTABLE BY ALL APPLICABLE AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO: THE CITY OF FRUITLAND PARK AND LAKE COUNTY.
 - DEVELOPER RESPONSIBLE FOR THE COST OF CONSTRUCTION FOR ANY SANITARY SEWER AND WATER MAIN IMPROVEMENTS TO EXTEND SERVICE TO THE SUBDIVISION UNLESS A WRITTEN EXECUTED AGREEMENT DETAILING FINANCIAL RESPONSIBILITIES IS OBTAINED.

SCHOOL DEMANDS

AGE	UNITS	RATE	CHILDREN
ELEMENTARY	198	0.140	28
MIDDLE	198	0.072	15
HIGH	198	0.100	20
TOTAL			63



TYPICAL SECTION - 50' R.O.W. N.T.S.



TYPICAL 60' LOT SCALE: 1"=50'

TYPICAL 50' LOT SCALE: 1"=50'

FIRE FLOW DEMAND CALCULATIONS:

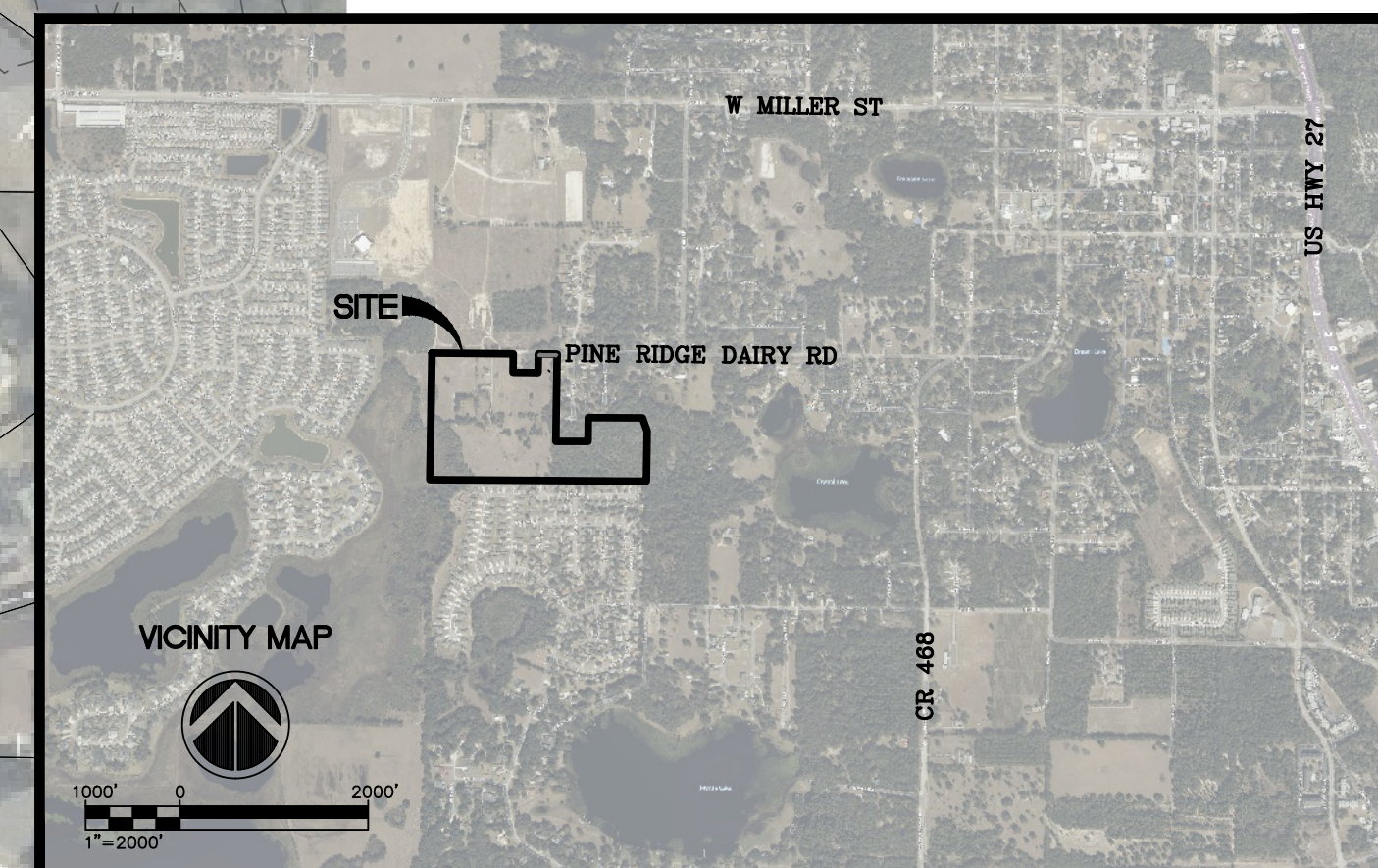
NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS:
HOMES 5,000SF OR LESS SHALL PROVIDE 1,000 GPM FOR 1 HOUR.
HOMES EXCEEDING 5,000SF SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2.1, FLORIDA 2015
NEEDED FIRE FLOW = 1,000 GPM

TRAFFIC GENERATION								
ITE CODE	LAND USE	# UNITS	DAILY		PM PEAK HOUR			
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT
210	SINGLE FAMILY RESIDENTIAL	198	9.38	1,857	0.94	186	117	69

POTABLE WATER DEMANDS								
UNIT TYPE	DEMAND PER UNIT (GPD)	# OF UNITS	FLOW SUMMARY					
			AVG. DAY		MAX. DAY		PEAK HOUR	
	(GPD)	(GPM)	(GPD)	(GPM)	(GPD)	(GPM)		
Single Family Units	350	198	69,300	48.13	155,925	108.28	277,200	192.50

SANITARY DEMANDS		DEMAND		# OF		FLOW SUMMARY	
UNIT TYPE	PER UNIT (GPD)	UNITS				AVG. DAY (GPD)	PEAK HOUR (GPM)
Single Fan	300	198	59,400	41.25	237,600	165.00	

TRACT ID	DESCRIPTION	OWNERSHIP	MAINT.	AREA (AC)	PERCENTAGE
R-1	R.O.W. DEDICATION	PUBLIC	PUBLIC	0.09	0.17%
R-2	R.O.W.	PUBLIC	PUBLIC	9.65	18.37%
L-1	LANDSCAPE BUFFER	HOA	HOA	0.21	0.40%
L-2	LANDSCAPE BUFFER	HOA	HOA	0.24	0.46%
L-3	LANDSCAPE BUFFER	HOA	HOA	2.73	5.20%
O-1	AMENITY / OPEN SPACE	HOA	HOA	1.80	3.43%
O-2	OPEN SPACE	HOA	HOA	0.13	0.25%
O-3	OPEN SPACE / UPLAND BUFFER / WETLAND / FRESH WATER MARSH	HOA	HOA	3.42	6.51%
O-4	PARK / OPEN SPACE	HOA	HOA	0.24	0.46%
P-1	RETENTION POND / OPEN SPACE	HOA	HOA	3.16	6.02%
P-2	RETENTION POND / OPEN SPACE	HOA	HOA	1.10	2.09%
P-3	RETENTION POND / OPEN SPACE	HOA	HOA	0.47	0.89%
P-4	RETENTION POND / OPEN SPACE	HOA	HOA	1.07	2.04%
P-5	RETENTION POND / OPEN SPACE	HOA	HOA	0.52	0.99%
L-5	LIFT STATION	HOA	HOA	0.11	0.21%
SINGLE FAMILY				27.58	52.51%
TOTAL SITE AREA				52.52	100.00%

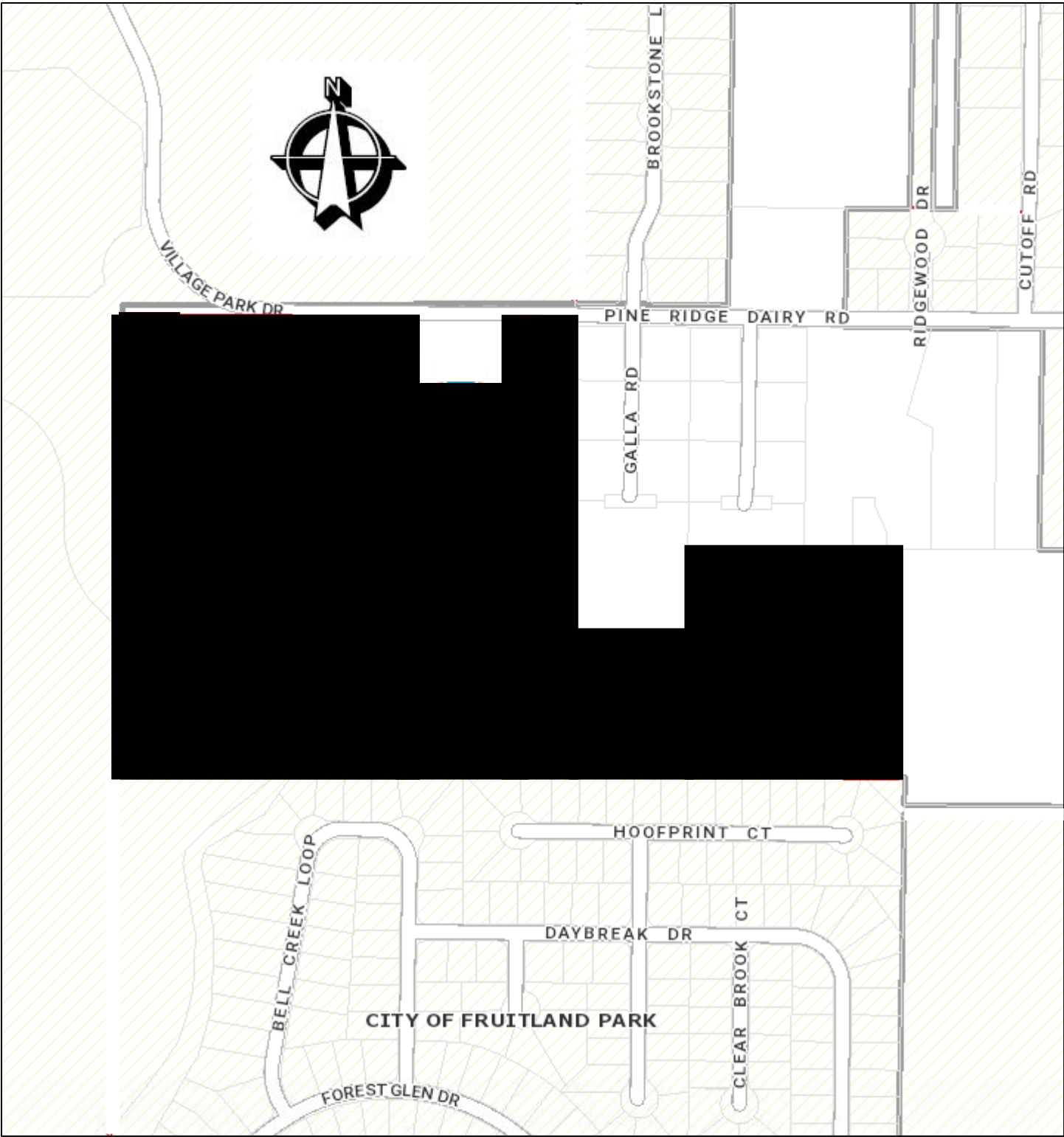


CONCEPT SITE PLAN FOR PINE RIDGE DAIRY ROAD

ENGINEER IN CHARGE: BENJAMIN S. BECKHAM, P.E. 779452
July 15, 2025
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

DATE	REVISIONS
09/16/24	REVISED PER CITY COMMENTS
10/04/24	REVISED PER CITY COMMENTS
10/23/24	REVISED PER CITY COMMENTS
11/07/24	REVISED PER CITY COMMENTS
12/03/24	REVISED PER CITY COMMENTS
01/09/25	REVISED PER CITY COMMENTS
02/05/25	REVISED PER CITY COMMENTS
03/05/25	REVISED PER CITY COMMENTS
04/07/25	REVISED PER CITY COMMENTS
05/15/25	REVISED PER CITY COMMENTS
06/11/25	REVISED PER CITY COMMENTS
07/15/25	REVISED PER CITY COMMENTS

JOB # 23213
DATE: 07/01/24
SCALE: 1" = 100'
DESIGNED BY: CHM
DRAWN BY: RUS
APPROVED BY: BSB



Advertising Invoice

The Villages Daily Sun

1100 Main St.
The Villages, FL 32159

Phone: (352)753-1119

Fax: (352)751-7999

URL: <http://www.thevillagesdailysun.com>

CHRISTINE
CITY OF FRUITLAND PARK
506 W BERKMAN STREET
FRUITLAND PARK, FL 34731

Acct #: 06101497
Phone: (352)360-6727
Date: 07/29/2025
Ad #: 01262991
Salesperson: RB Ad Taker: AS

Class:

Description	Start	Stop	Ins.	Cost/Day	Extras	Amount
PINERLSCPA	08/2/2025	08/2/2025	1	246.00	0.00	246.00

Ad Text:

Payment Reference:

Total: 246.00
Tax: 0.00
Net: 246.00
Prepaid: 0.00

Total Due 246.00

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 # **01262991** in the matter of

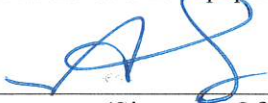
NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

AUGUST 2, 2025

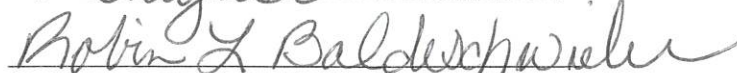
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

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.

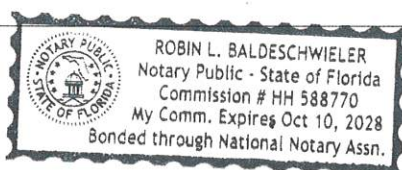


(Signature Of Affiant)

Sworn to and subscribed before me this 4
day of August 2025.


Robin L. Baldeschwieler, Notary

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



NOTICE OF PUBLIC HEARING

ORDINANCE 2025-009

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 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.

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

City Commission Thursday, August 28, 2025 @ 6:00 p.m.

Land Planning Agency, Thursday, August 28, 2025 @ 6:15 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.

