

**FRUITLAND PARK CITY COMMISSION  
REGULAR MEETING AGENDA**

**April 25, 2019**

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 – Pastor Dr. D. “Darryll” Franklin Reaves, Mount Ararat Metropolitan Missionary Baptist Church

Pledge of Allegiance – Police Chief Erik Luce

**2. ROLL CALL**

**3. SPECIAL PRESENTATIONS**

**(a) Community Garden Donation** (city manager)

Donation of \$10,000 from The Bell Family to build a children’s garden for the community at the new Fruitland Park Library in honor of the late Virgil Bell.

**(b) Fruitland Park Benches Presentation** (city manager/library director)

Eagle Scout Barak Reynolds, Troup #143.

**4. CONSENT AGENDA** (city clerk)

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.

**(a) Approval of Minutes** (city clerk)

April 11, 2019 regular meeting

**(b) Resolution 2019-021 – Community Garden – Bell Family - Agreement** (city manager/city attorney)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ACCEPTING A DONATION IN MEMORY OF VIRGIL BELL TO BE UTILIZED FOR THE PLANTING OF A CHILDREN’S GARDEN TO BE LOCATED ON THE LIBRARY SITE; PROVIDING FOR AN EFFECTIVE DATE.

**5. REGULAR AGENDA**

- (a) **CAFR Presentation 2018 Financial Audit Presentation** (city treasurer)  
Ms. Tammy Campbell, McDirmit Davis & Co., Certified Public Accountants.
- (b) **Exterior Drive-up Drop Box Quote – Fruitland Park Library Discussion** (city manager/library director)  
Quotes for the new Fruitland Park Library outdoor return dual drop box from Kingsley, Brodart and The Library Store.

**PUBLIC HEARING**

- (c) **First Reading – Ordinance 2019-002 Fire Safety Inspection Fees** (city attorney/city manager/community development director)  
AN ORDINANCE OF THE CITY COMMISSIONERS OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA; AMENDING SECTION 99.110, IN CHAPTER 99 OF THE CODE OF ORDINANCES TO AUTHORIZE THE ADOPTION OF FIRE INSPECTION FEES BY RESOLUTION; REPEALING FEES FOR BURN PERMITS; PROVIDING FOR INCLUSION IN THE CODE, SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on May 9, 2019.)

**QUASI-JUDICIAL PUBLIC HEARING**

- (d) **Second Reading and Quasi-Judicial Public Hearing – Ordinance 2019-001 – First Amendment Master Development Agreement – Mirror Lake Village PUD** (city attorney/city manager/community development director)  
AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE MASTER DEVELOPMENT AGREEMENT CONDITIONS OF THE MIRROR LAKE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) TO PROVIDE FOR A MAXIMUM IMPERVIOUS SURFACE RATIO AND REVISE THE FRONT SETBACKS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SCRIVENER’S ERRORS; AND SETTING AN EFFECTIVE DATE. (The first reading was held on April 11, 2019).

**END OF QUASI-JUDIICIAL PUBLIC HEARING**

**6. OFFICERS’ REPORTS**

- (a) **City Manager - Economic Development**

- (b) City Attorney**
  - i. Notice of Claim – James Hartson**
  - ii. Notice of Claim – Michael Fewless**
  - iii. Burke’s Bar-B-Q Company**

**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 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.

**8. OLD BUSINESS**

**9. COMMISSIONERS’ COMMENTS**

- (a) Commissioner Mobilian**
- (b) Commissioner DeGrave**
- (c) Commissioner Bell**
- (d) Vice Mayor Gunter, Jr.**

**10. MAYOR’S COMMENTS**

**11. ADJOURNMENT**

**DATES TO REMEMBER**

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

April 29, 2019, Lake County Arts and Cultural Alliance, Agency for Economic Prosperity, 20763 U.S. Highway 27, Groveland, Florida 34736 at 3:00 p.m.

April 29, 2019, Tourist Development Council 2<sup>nd</sup> Capital Funding Meeting if needed, Lake County Board of County Commissioners Administration Building, 315 West Main Street, Tavares, Florida 32778 at 3:00 p.m.

May 8, 2019, 2019 Lake County Community Services Award, Lake Receptions , 4425 N Highway 19-A, Mount Dora, Florida 32757 at 6:00 p.m.

May 9, 2019, City Commission Meeting Regular at 6:00 p.m.

May 10, 2019, LCLC, Diane Kornegay Superintendent of Schools, Lake Receptions, 4425 N Highway 19-A, Mount Dora, Florida 32757 at 12:00 p.m.

May 10, 2019, Movie on the Lawn *Big Hero*, outside City Hall at 8:00 p.m.

May 13, 2019, Lake County Parks, Recreation and Trails Advisory Board, Office of Parks and Trails Conference Room ,2401 Woodlea Road, Tavares, Florida 32778 at 3:30 p.m.

May 22, 2019, LS-MPO, Governing Board Meeting, MPO Office, Suite 217, 225 W. Guava Street Lady Lake, Florida 32159 at 2:00 p.m.

May 23, 2019, City Commission Meeting Regular at 6:00 p.m.

June 3, 2019, Lake County Arts and Cultural Alliance, Agency for Economic Prosperity, 20763 U.S. Highway 27, Groveland, Florida 34736 at 3:00 p.m.

June 13, 2019, City Commission Meeting Regular at 6:00 p.m.

June 14, 2019, LCLC, Lake County Property Appraiser's Office *Preliminary Tax Roll 2019*, Lake Receptions, 4425 N Highway 19-A, Mount Dora, Florida 32757 at 12:00 p.m.

June 27, 2019, City Commission Meeting Regular at 6:00 p.m.

Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.)

If a person decides to appeal any decision made by the City of Fruitland Park with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

**PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.**

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

**ITEM TITLE:** Special Presentation–Community Garden Donation

**For the Meeting of:** April 25, 2019  
**Submitted by:** City Manager/Library Director  
**Date Submitted:** April 16, 2019  
**Funds Required:** No  
**Account Number:** N/A  
**Amount Required:** N/A  
**Balance Remaining:** N/A  
**Attachments:** N/A

**Item Description:** Donation of \$10,000 from The Virgil Bell Family to build a children’s garden for the community at the new Fruitland Park Library in honor of the late Virgil Bell.

**Action to be Taken:** N/A

**Staff’s Recommendation:** None.

**Additional Comments:**

**City Manager Review:**

**Mayor Authorization:**

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

**ITEM TITLE:** Special Presentation–Fruitland Park Benches

**For the Meeting of:** April 25, 2019  
**Submitted by:** City Manager/Library Director  
**Date Submitted:** April 16, 2019  
**Funds Required:** No  
**Account Number:** N/A  
**Amount Required:** N/A  
**Balance Remaining:** N/A  
**Attachments:** N/A

**Item Description:** Scout Barak Reynolds, Troop #143 and a Leesburg High School Freshman, is seeking to achieve his Eagle Scout Badge. Barak has been scouting for 10 years and will be the youngest person to attain the Eagle Scout recognition.

Barak wishes to make for the City of Fruitland Park five to six benches; two four-foot benches for the children’s garden at the new Fruitland Park Library and three to four six-foot benches for the city to utilize.

**Action to be Taken:** City commission’s discretion.

**Staff’s Recommendation:** Preference for the benches to be placed around the city center area for the public’s use.

**Additional Comments:**

**City Manager Review:**

**Mayor Authorization:**

**CITY OF FRUITLAND PARK  
CONSENT AGENDA ITEM SUMMARY SHEET  
Item Number: 4a-b**

|                            |  |
|----------------------------|--|
| <b>ITEM TITLE:</b>         | Draft Regular Meeting Minutes and Resolution |
| <b>For the Meeting of:</b> | April 25, 2019                               |
| <b>Submitted by:</b>       | City Manager/Library Director                |
| <b>Date Submitted:</b>     | April 16, 2019                               |
| <b>Funds Required:</b>     | No   |
| <b>Account Number:</b>     | N/A  |
| <b>Amount Required:</b>    | N/A  |
| <b>Balance Remaining:</b>  | N/A  |
| <b>Attachments:</b>        | Yes (draft minutes and proposed resolution)  |

**Item Description:** 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

- a. Approve regular meeting minutes of April 11, 2019 as submitted if there are no corrections.
- b. Adopt Resolution 2019-021 accepting a donation from The Virgil Bell Family in memory of Virgil Bell to be utilized for the planting of a children's garden at the Fruitland Park Library site.

**Action to be Taken: Approve.**

**Staff's Recommendation:**

**Additional Comments:**

**City Manager Review:**

**Mayor Authorization:**

**FRUITLAND PARK CITY COMMISSION REGULAR  
DRAFT MEETING MINUTES  
April 11, 2019**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, April 11, 2019 at 6:00 p.m.

**Members Present:** Mayor Chris Cheshire, Vice Mayor John L. Gunter, Jr., Commissioners Christopher Bell, Patrick DeGrave and John Mobilian.

**Also Present:** City Manager Gary La Venia; City Attorney Anita Geraci-Carver; City Treasurer Jeannine Racine; Police Chief Erik Luce, Sergeants Henry Rains, David Cox, Senior Police Officer Paul Sandbakken, Police Officers Tim Ross, Jeremiah Ricketts, Robert Vachon, Frank Carroll, Bradford “Brad” Heidt, Derrick Canna, Jose Ortiz-Gonzalez, Keith Flanary, and Detective Brian Hilberer, Police Department; Interim Fire Chief Donald Gilpin and Deputy Fire Chief Tim Yoder, Fire Department; Public Works Director Dale Bogle; Human Resources Director Diana Kolcun, and City Clerk Esther B. Coulson.

**1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE**

**ACTION:** 6:00:00 PM Mayor Cheshire called the meeting to order, Pastor Jim Keegan, New Life Church, gave the invocation, and Interim Police Chief Luce led in the Pledge of Allegiance to the flag.

**2. ROLL CALL**

**ACTION:** 6:02:00 PM At Mayor Cheshire’s request, Ms. Coulson called the roll where a quorum was declared present.

**By unanimous consent and upon Mayor Cheshire’s suggestion, the city commission took the following item out of order on this evening’s agenda.**

**4. SPECIAL PRESENTATIONS**

**(a) *Child Abuse Prevention Month – April 2019***

On behalf of the city commission, Mayor Cheshire read into the record a proclamation designating the month of April 2019 as *Child Abuse Prevention Month* and urged all citizens to engage in activities that strengthen families and communities and provide the optimal environment for healthy child development.

**ACTION:** 6:02:20 PM Mr. Russell Mohrbach, State of Florida Department of Children and Family Services, recognized the law enforcement personnel and the role they play in this regard; accepted the proclamation and thanked the city commission for the recognition.



(b) ***Distracted Driving Awareness Month – April 2019***

On behalf of the city commission, Mayor Cheshire read into the record a proclamation designating the month of April 2019 as *Distracted Driving Awareness Month*. He encouraged everyone to be good role models for other drivers and take advantage of available educational safety training courses and programs to prevent tragedies due to distracted driving which will ultimately save time, money and most importantly lives.

ACTION: 6:06:15 PM Mr. Mike Marinan, Preferred Governmental Claim Solutions Claim Services who administer the insurance carrier with the City of Fruitland Park along with a number of Florida public entities, accepted the proclamation with gratitude noting that it urged the legislature to make distracted driving a primary motor offense.

(c) **Police Chief**

Mayor Cheshire administered the Oath of Office to Interim Chief Luce.

ACTION: 6:09:06 PM Chief Luce thanked the commission and city manager for their support, introduced his family and relayed his commitment, on behalf of the police department, to serve the city.

**By unanimous consent and at Mayor Cheshire's request, the city commission recessed its meeting at 6:13 p.m. and reconvened at 6:15 p.m.**

**3. RECESS TO LPA**

ACTION: 6:15:15 PM **By unanimous consent, the city commission recessed its meeting at 6:15 p.m. to the Local Planning Agency (LPA) and reconvened at 6:23 p.m.**

**5. CONSENT AGENDA**

(a) **Approval of Minutes**

**July 23, 2015 and March 28, 2019 regular meetings.**

(b) **HB 2067 – CR466A Phase 3**

**File for the record the City of Minneola's Resolution 2019-10; City of Mascotte's Proclamation and Sumter County Board of County Commissioners' April 9, 2019 letter supporting House Bill 2067 to authorize the appropriation of funds for construction of CR 466A, Phase 3 filed in the 2019 Legislative Session.**

ACTION: 6:22:42 PM, 6:23:02 PM **At Commissioner Bell's request, and by unanimous consent, the city commission withdrew Item 5.(b) from the Consent Agenda for discussion.**

**On motion of Commissioner DeGrave, seconded by Commissioner Bell and unanimously carried, the city commission approved consent agenda, Item**

**5.(a).** (The city commission recognized that Commissioners John Mobilian and Patrick DeGrave were not present for July 23, 2015 regular meeting.)

**6. REGULAR AGENDA**

**HB 2067-CR 466A Phase 3**

The city commission considered its action to file for the record City of Minneola's Resolution 2019-10; City of Mascotte's Proclamation and Sumter County Board of County Commissioners' April 9, 2019 letter supporting House Bill 2067 to authorize the appropriation of funds for the construction of CR 466A, Phase 3 filed in the 2019 Legislative Session.

**ACTION:** 6:23:45 PM and 6:24:32 PM Upon the request of Commissioner Bell, **the city commission, by unanimous consent, directed the city manager to send a "thank you" letter to the respective agencies who supported the city commission on HB 2067 as previously cited.**

**On motion of Commissioner Bell, seconded by Commissioner Mobilian and unanimously carried, the city commission approved filing for the record the aforementioned agencies' support on HB 2067 as previously cited.**

**(a) Resolution 2019-020 - FDLE Justice Funding Assistance Grant Application (Countywide)**

Ms. Geraci-Carver read into the record proposed Resolution 2019-020, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ACCEPTING THE SUBGRANT UNDER THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT COUNTYWIDE PROGRAM IN THE AMOUNT OF \$5,492.00 AWARDED BY THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT; APPROVING THE SUBAWARD AGREEMENT; DIRECTING THE CITY MANAGER TO EXECUTE AND TIMELY RETURN THE CERTIFICATE OF ACCEPTANCE TO FDLE AND MEET ALL ADMINISTRATIVE AND FINANCIAL REQUIREMENTS; PROVIDING FOR AN EFFECTIVE DATE.

**ACTION:** 6:24:44 PM **A motion was made by Commissioner DeGrave and seconded by Commissioner Mobilian that the city commission adopt Resolution 2019-020, as previously cited.**

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

**(b) Financial Report – February 2019**

Ms. Racine reviewed the February 2019 financial report.

**ACTION: 6:26:14 PM On motion of Commissioner Mobilian, seconded by Commissioner DeGrave and unanimously carried, the city commission accepted the February 2019 financial report reflecting revenues and expenses for all funds through February 28, 2019.**

**(c) Resolution 2019-019 - The Glen Final Plat Phases 11-13 - Petitioner: A. A. Moukhtara Company**

Ms. Geraci-Carver read into the record proposed Resolution 2019-019 and not Resolution 2019-011, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING FINAL PLAT APPROVAL FOR THE GLEN PHASES 11, 12 AND 13 GENERALLY LOCATED NORTH OF LEWIS ROAD, EAST OF CR 468 AND SOUTH OF 466A; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Greg A. Beliveau, LPG Urban and Regional Planners Inc. (retained by the city) requested that his testimony, submitted during the LPA held earlier this evening, be transferred to this evening's meeting.

**ACTION: 6:28:43 PM A motion was made Commissioner Bell and seconded by Vice Mayor Gunter that the city commission adopt Resolution 2019-019 as previously cited.**

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

**QUASI-JUDIFICAL PUBLIC HEARING**

**By unanimous consent, Mayor Cheshire opened the public hearing at this evening's meeting.**

**(d) First Reading – Ordinance 2019-001 – First Amendment Master Development Agreement – Mirror Lake Village PUD**

Ms. Geraci-Carver read into the record proposed Ordinance 2019-001, the substance of which is as follows:

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE MASTER DEVELOPMENT AGREEMENT CONDITIONS OF THE MIRROR LAKE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) TO PROVIDE FOR A MAXIMUM IMPERVIOUS SURFACE RATIO AND REVISE THE FRONT SETBACKS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SCRIVENER'S ERRORS;

AND SETTING AN EFFECTIVE DATE. (The second reading will be on April 25, 2019).

Mr. Beliveau requested that his testimony, relayed at the LPA earlier this evening, be transferred to this evening's public hearing.

**ACTION: 6:29:52 PM A motion was made by Commissioner Mobilian and seconded by Commissioner DeGrave that the city commission approve proposed Ordinance 2019-001 as previously cited.**

There being no one from the public and **by unanimous consent, Mayor Cheshire closed the public hearing.**

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

#### **END OF QUASI-JUDICIAL PUBLIC HEARING**

### **7. OFFICERS' REPORTS**

#### **(a) City Manager**

##### **i. Janitorial Services**

Mr. La Venia pointed out the April 4, 2019 letter from Ultimate Contract Cleaning Inc.; referred to the city commission's previous action (at its November 9, 2017 regular meeting) awarding contractual janitorial cleaning service bids to Ultimate Contract Cleaning Inc. for \$39,600 per annum and recognized the commission's decision to end provision of such services inhouse.

Anticipating that the new Fruitland Park Library is to become operational by June 2019, Mr. La Venia noted Ultimate's plan (if the contract is to be renewed) to increase its cost by an additional \$27,000. He recommended that by September 2019, the subject service be reverted inhouse with the 40-hour full time employee with benefits at approximately \$40,000 under the supervision of the public works department to clean city-owned buildings, recreational facilities and the new library (with additional assistance from public works when required) and that an additional employee be retained when the new public safety building is constructed. He acknowledged that Ultimate's contract was previously the city's vendor for cleaning supplies.

**ACTION: 6:31:07 PM By unanimous consent the city commission accepted the city manager's recommendation to proceed implementing inhouse janitorial services including an individual to start for the new Fruitland Park Library, subject to review by the city attorney.**

**ii. Economic Development**

Mr. La Venia referred to the property report reflecting vacant and/or abandoned properties for sale on Dixie Avenue, Miller Street, and US Highway 27/441 and indicated that a list being prepared for Berckman Street is forthcoming and will subsequently be provided to Ms. Tracy Garcia, Lake County Elevate Lake Economic Development, who met with him and Ms. Kelley earlier this day and expressing willingness to partner with the city on development and commercial properties.

Mr. La Venia described the membership, land use and real estate development services and courses offered by Urban Land Institute which ought to be explored.

**ACTION: 6:39:32 PM After much discussion and by unanimous consent, the city commission authorized the city manager to proceed to pursue membership with the Urban Land Institute.**

**iii. Burn Permit**

Mr. La Venia addressed the need for the city commission to consider rescinding all references of burn permits in the city's code of ordinances and the land development regulations (LDRs) and discussed Florida's Outdoor Burning and Forest Fire laws administered by The Florida Department of Agriculture and Consumer Services, Florida Forest Service.

**ACTION: 6:44:19 PM No action was necessary.**

**(b) City Attorney –**

**i. Notice of Claim – James Hartson**

Ms. Geraci-Carver reported that there are no updates on Mr. James Hartson's Notice of Claim.

**ACTION: 6:50:23 PM No action was necessary.**

**ii. Notice of Claim – Michael Fewless**

Ms. Geraci-Carver referred to Mr. Michael Fewless' formal appeal filed against the State of Florida Department of Management Services, Division of Retirement, Florida Retirement System where he again requested for coverage under the city's insurance company. She reported on the city's reevaluation and the recent letter indicating that coverage would be denied, and judgements would not be paid if any were issued.

**ACTION: 6:50:32 PM No action was necessary.**

**8. PUBLIC COMMENTS**

There were no comments from the public at this time.

**ACTION:** 6:51:02 PM. No action was necessary.

**OLD BUSINESS**

**WWTP Capacity Reservation and Bulk Treatment Agreement – Town of Lady Lake**

Earlier in the meeting, Vice Mayor Gunter referred to the city commission's previous approval of the Water and Wastewater Treatment Plant Capacity Reservation and Bulk Treatment Agreement with the Town of Lady Lake and its subsequent discussion relating to staff's review of usage fees charged between the town and the city. He relayed the concurrence received from Mr. Bryan A. Mantz, GovRates Inc., utility rate study consultant retained by the city, on the provisions outlined in said agreement and conveyed his recommendation to seek hiring an attorney specializing in such services.

**ACTION:** 6:48:41 The city manager addressed the plan to review options with the city attorney and report back to the city commission at the next meeting with a recommendation.

**9. COMMISSIONERS' COMMENTS**

**(a) Commissioner Mobilian**

**i. Fruitland Park Day**

Commissioner Mobilian expressed appreciation to Mr. Bogle and Parks and Recreation Director Michelle Yoder on their performance relating to the March 30, 2019 Fruitland Park Day event.

**ACTION:** 6:51:21 PM No action was necessary.

**ii. Public Works Department – Building**

Commissioner Mobilian questioned the concept of obtaining an appraisal on the cost and sale of the public works department building and equipment located at the water treatment plant area.

**ACTION:** 6:51:53 PM No action was necessary.

**iii. Marijuana**

Commissioner Mobilian reported on his attendance at the April 9, 2019 Lake Board of County Commission Regular Meeting; pointed out the number of residents' concerns regarding their support to reduce the noise levels and other problems emanating from MedMen (medical marijuana facility) located on SR 44A in the City of Eustis and requested that the county commission apply further restrictions to minimize same.

Commissioner Mobilian suggested that the city, when reviewing its LDRs, ensure that the subject use is not permitted.

ACTION: 6:52:42 PM No action was necessary.

**(b) Commissioner DeGrave**

**i. IEMO Advance Training**

Commissioner DeGrave announced that he will be leaving after this evening's meeting to travel to attend the Institute for Elected Municipal Officials Advanced course to be held in Tampa.

ACTION: 6:53:36 No action was necessary.

**ii. Excused Absence**

Commissioner DeGrave explained that he will not be able to attend the May 9, 2019 regular meeting as he would be in Portugal and requested to be excused.

ACTION: 6:53:48 No action was necessary.

**(c) Commissioner Bell**

Commissioner Bell announced that he has nothing to report at this time.

ACTION: 6:54:02 PM No action was taken.

**(d) Vice Mayor Gunter, Jr.**

**i. Fruitland Park Day**

In concurring with Commissioner Mobilian's comments, Vice Mayor Gunter indicated that the March 30, 2019 Fruitland Park Day was a success and commended Parks and Recreation Director Michelle Yoder and Mr. Bogle on a job well done.

ACTION: 6:54:05 PM

**ii. Public Works Department – Building**

Vice Mayor Gunter referred to Commissioner Mobilian's inquiry regarding the public works building and recalled the city commission's discussions at its previous meetings on the need to utilize said area as a parking space for future city-related events if the property was sold.

ACTION: 6:54:26 No action was necessary.

**iii. LDRs**

Vice Mayor Gunter mentioned his recent conversations with Ms. Kelley regarding the scheduling of the city commission and planning and zoning

board joint workshop to address the LDRs and the anticipation of completing same.

**ACTION:** 6:54:50 PM **By unanimous consent, the city commission agreed to hold a joint workshop with the Planning and Zoning Board to review the entire land development regulations on a Saturday.** (A date and time will be determined after the LDRs are complete.)

**10. MAYOR'S COMMENTS**

**(a) Fruitland Park Day**

Mayor Cheshire recognized the successful setup of the March 30, 2019 Fruitland Park Day event.

**ACTION:** 6:57:45 No action was necessary.

**(b) Dates to Remember**

Mayor Cheshire announced the following events:

- April 12, 2019, LCLC, *St Johns River Water Management District Cost-Share Program, 2019 Projects Update*, Lake Receptions , 4425 N Highway 19-A, Mount Dora, Florida 32757 at 12:00 p.m.
- April 12, 2019, Movie on the Lawn *Ralf Breaks the Internet*, outside City Hall at 7:00 p.m.
- April 18, 2019, Lake County Household Hazardous Waste Mobile Unit, outside City Hall at 9:00 a.m. available for the City of Fruitland Park and The Villages of Fruitland Park residents.
- April 22, 2019, Tourist Development Council Second Capital Funding Meeting, Lake County Agriculture Center, 1951 Woodlea Road, Training Room A, Tavares , Florida 32778 at 9:00 a.m.
- April 24, 2019, Lake-Sumter Metropolitan Planning Organization (LSMPO), Governing Board Meeting, MPO Office, Suite 217, 225 W. Guava Street, Lady Lake, Florida 32159 at 2:00 p.m.
- April 25, 2019, City Commission Meeting Regular at 6:00 p.m.
- April 29, 2019, Lake County Arts and Cultural Alliance, Agency for Economic Prosperity, 20763 U.S. Highway 27, Groveland, Florida 34736 at 3:00 p.m.



- April 29, 2019, Tourist Development Council 2<sup>nd</sup> Capital Funding Meeting if needed, Lake County Board of County Commissioners Administration Building, 315 West Main Street, Tavares, Florida 32778 at 3:00 p.m.

ACTION: 6:58:02 PM. For informational purposes.

**10. ADJOURNMENT**

**There being no further business to come before the city commission, the meeting adjourned at 6:59 p.m.**

The minutes were approved at the April 25, 2019 regular meeting.

Signed \_\_\_\_\_  
Esther B. Coulson, City Clerk

Signed \_\_\_\_\_  
Chris Cheshire, Mayor

**RESOLUTION 2019-021**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ACCEPTING A DONATION IN MEMORY OF VIRGIL BELL TO BE UTILIZED FOR THE PLANTING OF A CHILDREN’S GARDEN TO BE LOCATED ON THE LIBRARY SITE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Virgil Bell was a talented artist, skilled player of chess and proud father and grandfather; and

**WHEREAS**, Virgil Bell enjoyed spending time with family, particularly reminiscing and playing with clay with his grandchildren; and

**WHEREAS**, The Virgil Bell Family desires to donate \$10,000 to the City of Fruitland Park to be used for the creation of a children’s garden (the “Donation”); and

**WHEREAS**, the City Commission appreciates the contribution of The Virgil Bell Family and agrees to accept the Donation;

**NOW THEREFORE BE IT RESOLVED** by the City Commission of the City of Fruitland Park, Florida, as follows:

1. The City Commission, on behalf of the City of Fruitland Park, accepts the donation from The Virgil Bell Family and directs that the funds be utilized to plan, develop and plant a children’s garden at the Fruitland Park Library site to be dedicated to the memory of Virgil Bell, friend, patron and artist.
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 \_\_\_\_ day of \_\_\_\_\_, 2019, 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:

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ESTHER COULSON, CITY CLERK

Mayor Cheshire \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Vice Chairman Gunter \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Commissioner Bell \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Commissioner DeGrave \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Commissioner Mobilian \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)

Approved as to form:

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Anita Geraci-Carver, City Attorney

**CITY OF FRUITLAND PARK  
AGENDA ITEM SUMMARY SHEET  
Item Number: 5a**

**ITEM TITLE:** FY 2018 Comprehensive Annual Financial Report  
September 30, 2018

**For the Meeting of:** April 25, 2019  
**Submitted by:** City Treasurer  
**Date Submitted:** April 16, 2019  
**Funds Required:** No  
**Account Number:** N/A  
**Amount Required:** N/A  
**Balance Remaining:** N/A  
**Attachments:** Yes (CAFR)

**Item Description:** Ms. Tammy Campbell, McDirmit Davis & Company, Certified Public Accountants, will be presenting her findings for the FY 2018 CAFR.

**Action to be Taken:** Approve FY 2018 Comprehensive Annual Financial Report

**Staff's Recommendation:** Approval.

**Additional Comments:**

**City Manager Review:**

**Mayor Authorization:**

# 2018 Annual Audit

MCDIRMIT  DAVIS

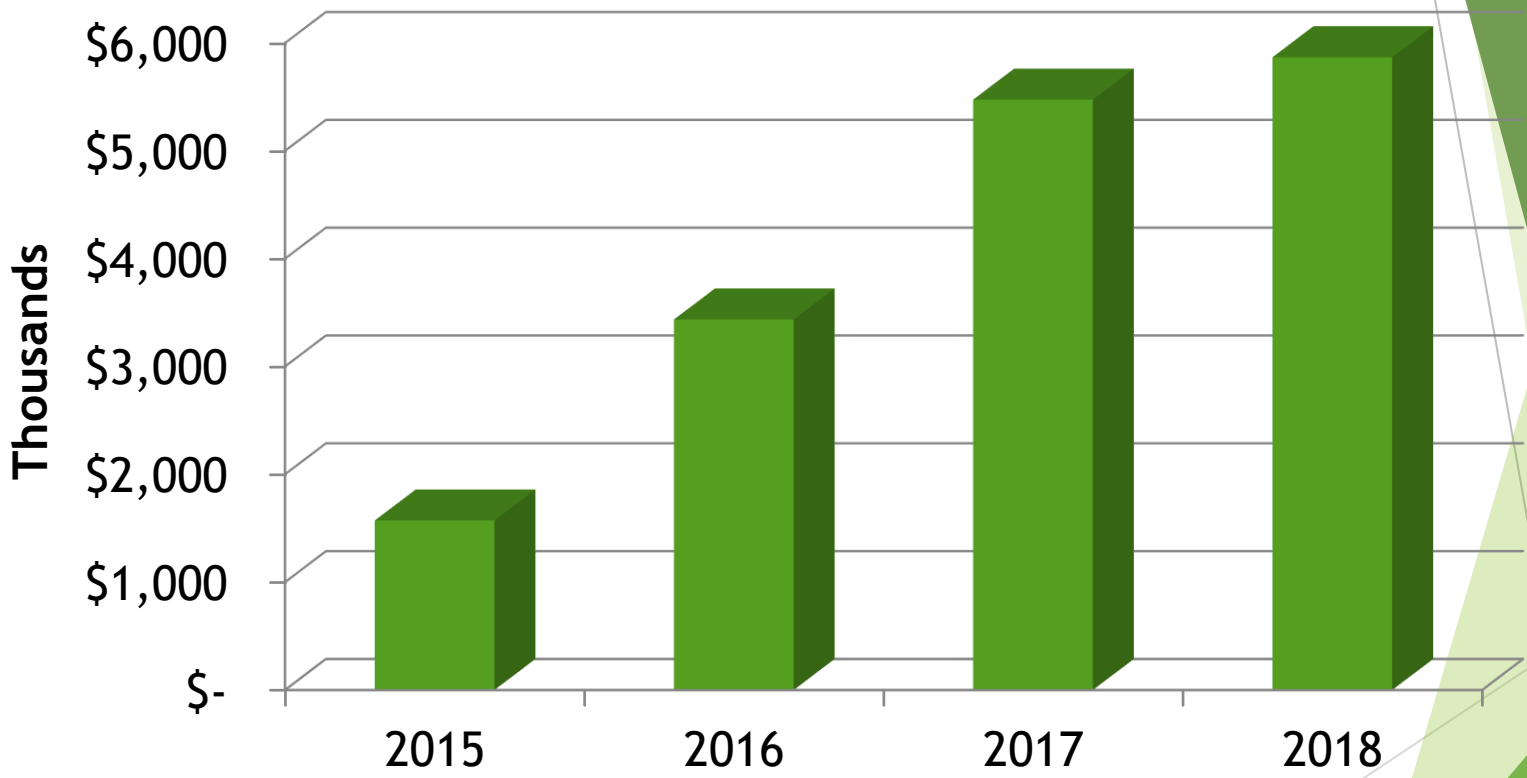
# HIGHLIGHTS

- ▶ Total Net position for the city increased \$2.3 Million
- ▶ General Fund increased 393,000 in 2018 primarily due to transfers in.
- ▶ Unassigned fund balance in the General Fund was \$814,491
- ▶ Restricted fund balance was \$4.6 Million.
  - ▶ \$2.6 Million restricted for capital improvements-impact fees
  - ▶ \$2 Million restricted for building inspections
- ▶ Total fund balance is 72% of general fund expenditures, and unassigned fund balance is 10% of expenditures.
- ▶ Actual revenues were \$358,000 more than budgeted projections.
- ▶ Actual expenditures were \$973,000 less than budgeted.

# HIGHLIGHTS

- ▶ The Utility Fund net position increased \$596,000 primarily due to increased grant revenues
- ▶ The Utility Fund in 2018 continues to have an operating loss as in prior years. Since impact fees and capital contributions are restricted, the City may consider raising water/sewer rates so that operating expenses are covered by operating revenue.
- ▶ Unrestricted net position- deficit \$473,000
- ▶ Large balance due to the general fund \$885,000

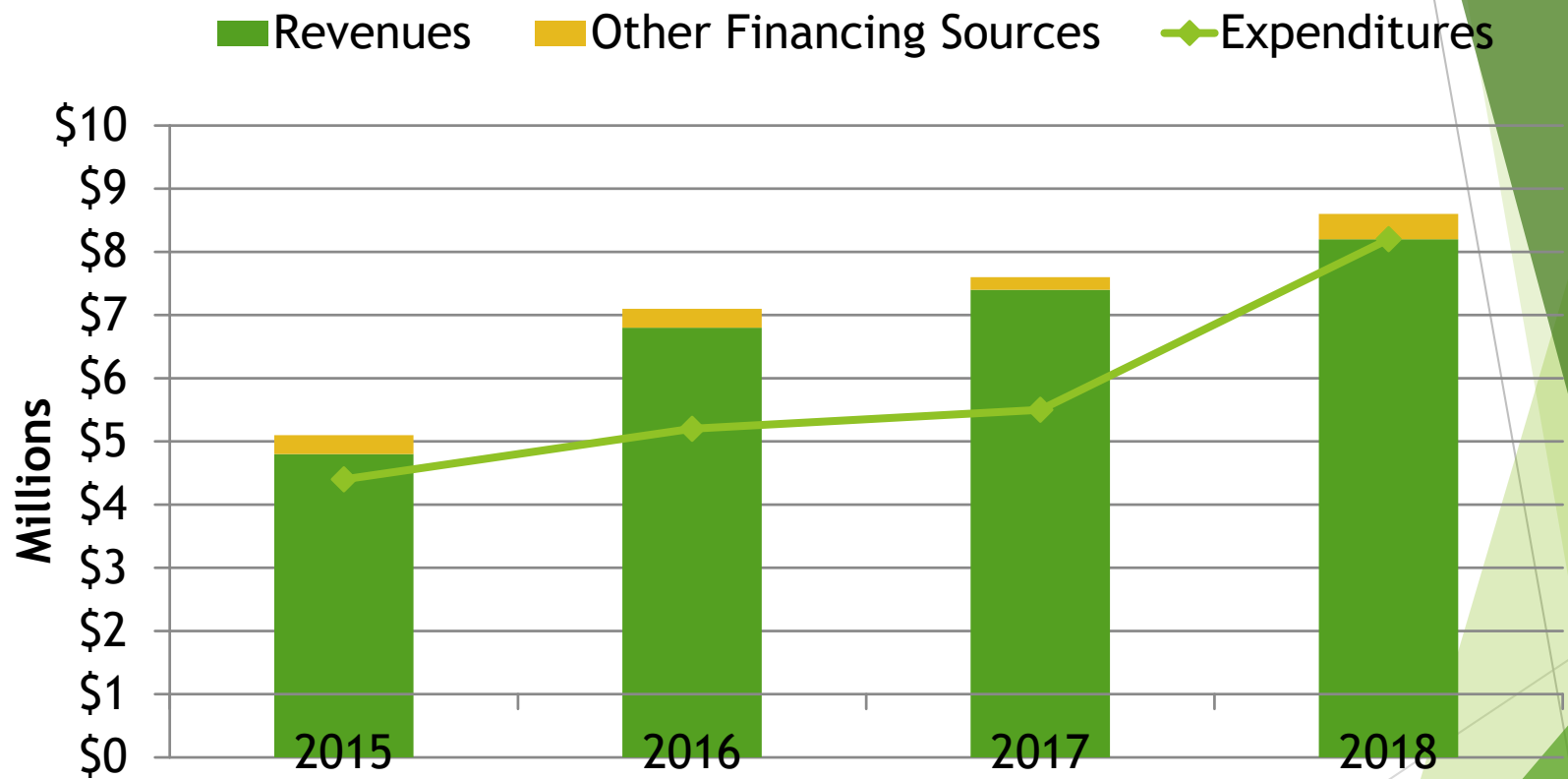
# General Fund Total Fund Balance



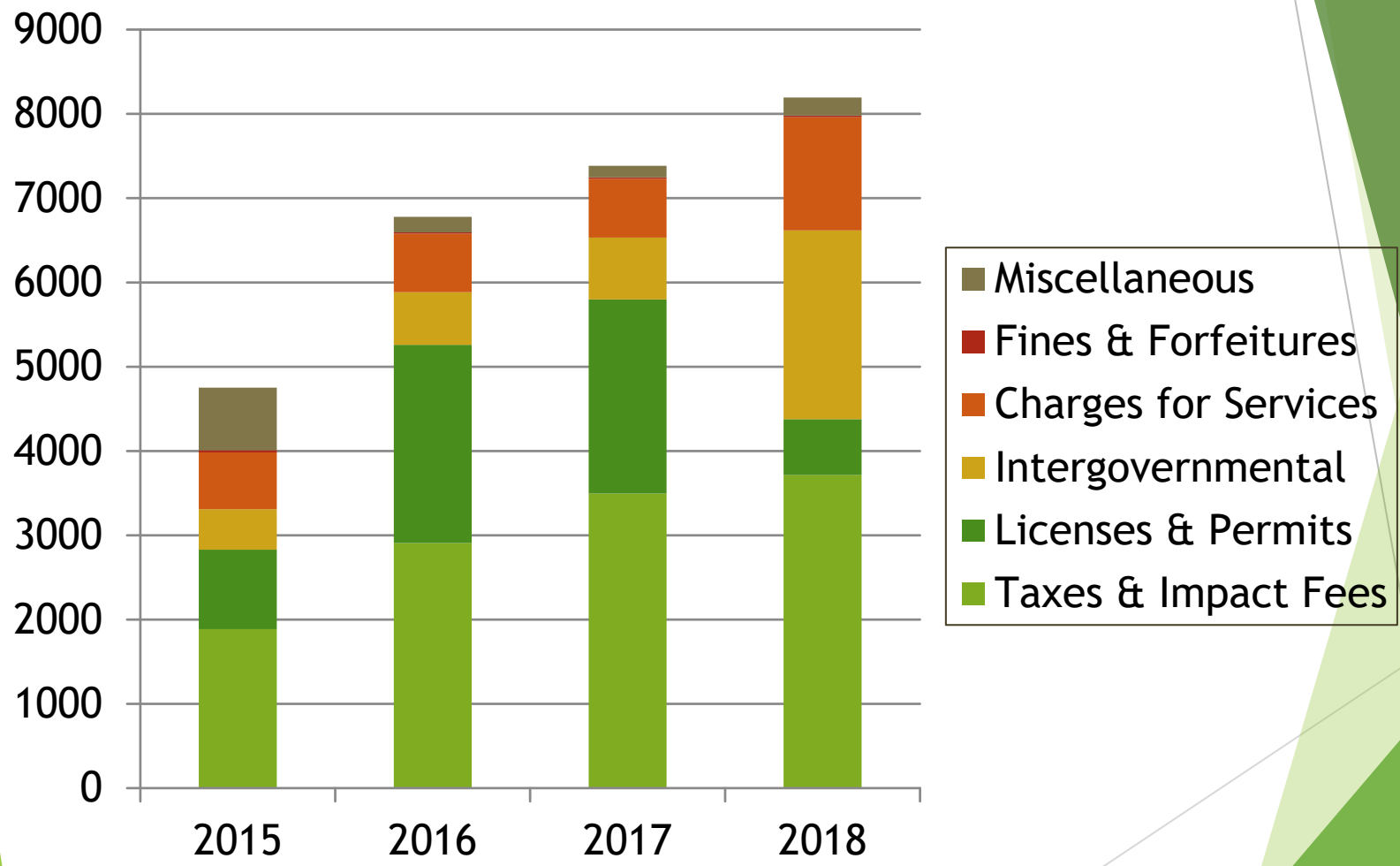
McDermitt Davis & Co.  
Certified Public Accountants



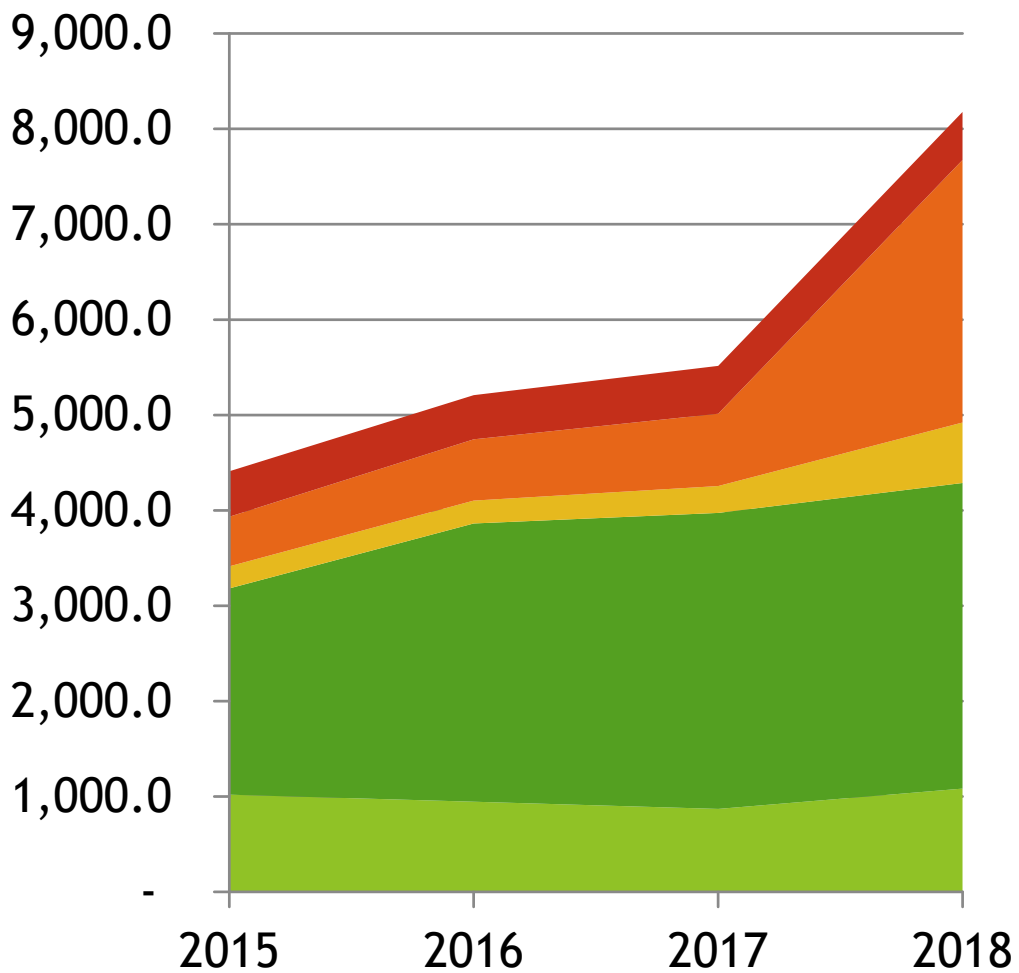
# General Fund Revenues and Expenditures over Time



# Governmental Revenues Composition over Time

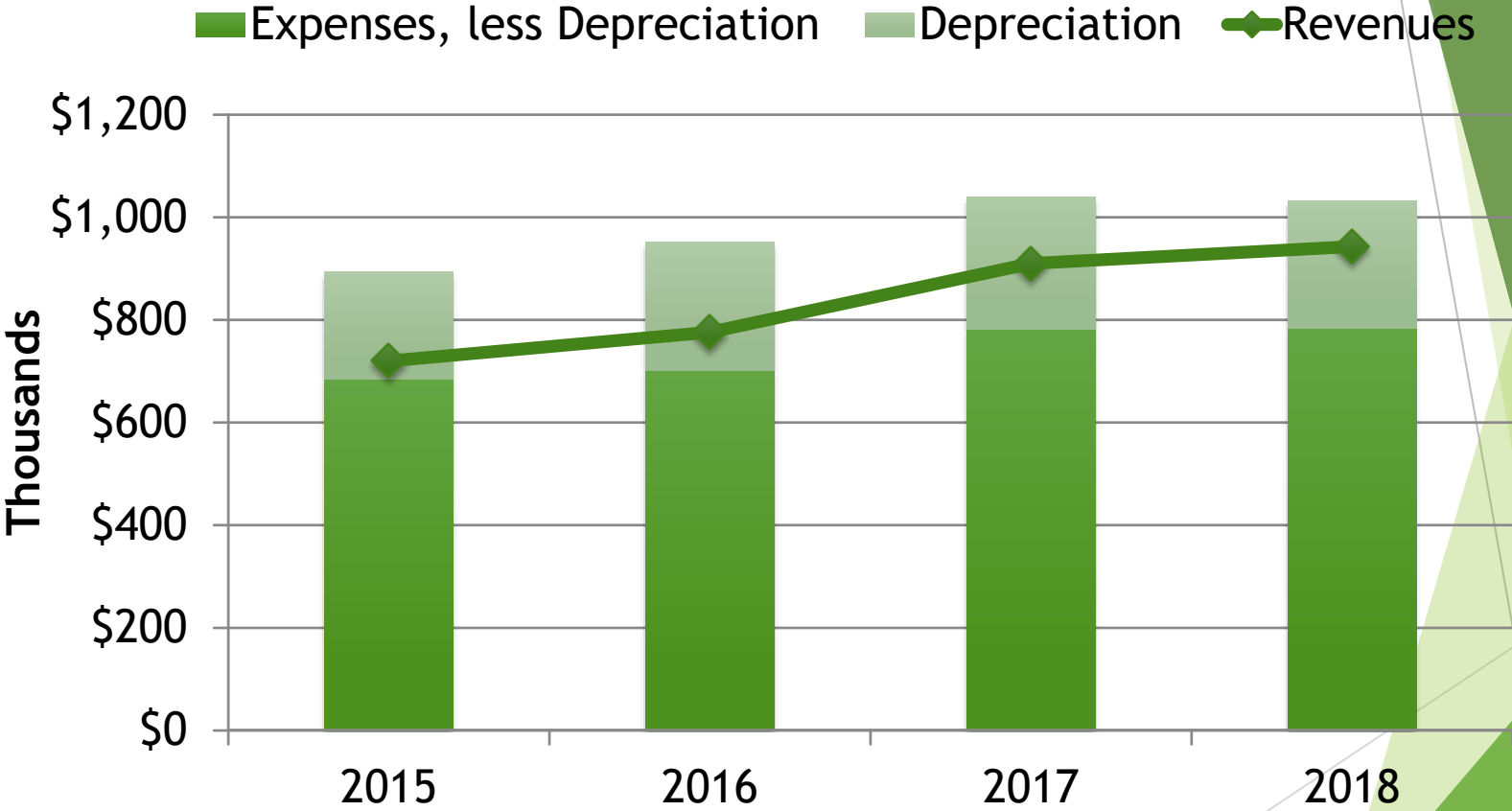


# Governmental Expenditures Composition over Time

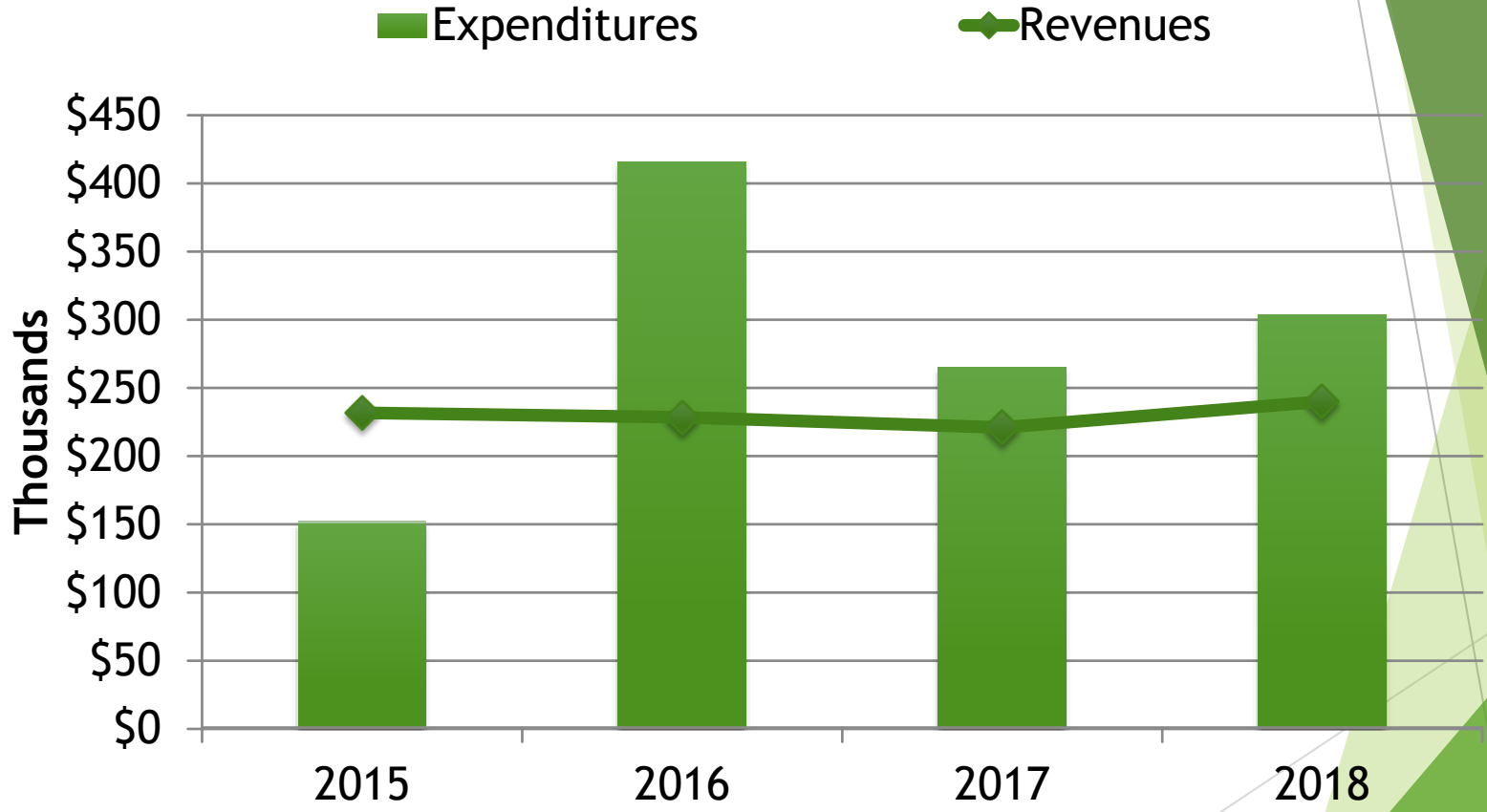


- Sanitation
- Culture & Recreation
- Transportation
- Public Safety
- General Government

# Utility Fund Revenues and Operating Expenses over Time



# Community Redevelopment Fund Revenues and Expenses over Time



# HIGHLIGHTS

- ▶ Audit Opinion - **unmodified**
- ▶ City has submitted the FY18 CAFR to the GFOA for the Certificate of Achievement in Financial Reporting
- ▶ City was subject to a State Single audit
  - ▶ Major program was the Wastewater Interconnect Project
  - ▶ No findings related to the single audit.
- ▶ Other Reports state that City is in compliance with laws and regulations however there are some deficiencies in internal control which are significant deficiencies.

# HIGHLIGHTS

- ▶ Comments related to the Pension Fund are the same as last year.
  - ▶ Pension investments should be completely segregated from city funds
  - ▶ Pension valuations should be done every 2 years
- ▶ New comment related to the City's investment policy.

**CITY OF FRUITLAND PARK  
AGENDA ITEM SUMMARY SHEET  
Item Number: 5b**

**ITEM TITLE:** Exterior Drive-up Drop Box Discussion

**For the Meeting of:** April 25, 2019  
**Submitted by:** City Manager/Library Director  
**Date Submitted:** April 16, 2019  
**Funds Required:** Yes  
**Account Number:** 30571-60640  
**Amount Required:**  
**Balance Remaining:** N/A  
**Attachments:** Yes (memorandum and quote)

**Item Description:** Quotes for Outdoor return dual drop box for the new Fruitland Park Library from Kingsley, Brodart, and The Library Store.

**Action to be Taken:** Approval

**Staff's Recommendation:**

**Additional Comments:** Items were approved in the FY 2018-19 budget.

**City Manager Review:**

**Mayor Authorization:**





506 W. Berckman Street  
Fruitland Park, Florida 34731

Tel. (352) 360-6727  
Fax. (352) 360-6686

To: Mayor – Commissioners

From: Gary La Venia  
City Manager 

Date: Monday, April 22, 2019

Re: Equipment

Outdoor Drop Box:

| <u>KINGSLEY</u> | <u>BRODART</u> | <u>TLS</u> |
|-----------------|----------------|------------|
| \$6,980.00      | \$8,278.80     | \$7,131.69 |

Recommended: KINGSLEY

Prices do not include shipping

This item is budgetary, the purchase was anticipated and is included in the library budget for the current fiscal year.

Cc: E. Coulson, City Clerk

100% Satisfaction Guaranteed



[Shipping Quote](#)

[Quantity Quote](#)

[Express Order](#)

Item # or Keywords

My Cart 2 Items \$6,182.80

[Supplies](#) [Furniture](#) [Audio Visual](#) [Books & Media](#) [New Products](#) [Clearance](#) [Today's Deals](#) [Log in](#)

[Virtual Room Designer](#) [My Rewards](#) [Request Catalogs](#) [Bids & Contracts](#)

**Product Categories**

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- ▶ Books & Media
- ▶ Decor
- ▶ Furniture
- ▶ Library Gifts
- ▶ Security
- ▶ Signage
- ▶ STEM & Makerspace
- ▶ Supplies
- ▶ Today's Deals
- ▶ NEW PRODUCTS
- ▶ Shop by Brand

**My Shopping Cart**

[Print](#)

**Have a Bid Number or Sale catalog?** Just enter the Catalog Code, as shown on the back cover of your sale catalog, or your Bid Number below. For your browsing convenience, accurate prices will be shown in the product charts on this site. Discounted prices will then be transported to your cart.

*Please Note:* You must be [Logged In](#) before entering your Bid/Contract code and the discounts cannot be used with any other promotional or sale offer.

Catalog Code:

Bid or Coupon/Promo Code:

ABOUT SSL CERTIFICATES

**RECENTLY VIEWED**



**KINGSLEY 4EVER™ neverRust™ Outdoor Return - Dual Drop Book & AV ReturnsOutdoor Returns**



**KINGSLEY 4EVER™ neverRust™ Outdoor Return - High Capacity Outdoor Returns**



**KINGSLEY bulkDrop™ Collection Bin**



Expand

| Remove                   | Product   | Unit Price                          | Qty                            | Total Price |
|--------------------------|---|-------------------------------------|--------------------------------|-------------|
| <input type="checkbox"/> | Item #: 83-11736<br><b>KINGSLEY 4EVER™ neverRust™ Outdoor Return - Dual Drop Cart</b>                                     | <del>\$3,155.34</del><br>\$1,752.95 | <input type="text" value="1"/> | \$1,752.95  |
| <input type="checkbox"/> | Item #: 83-11734<br><b>KINGSLEY 4EVER™ neverRust™ Outdoor Return - Dual Drop Return</b><br><a href="#">view details »</a> | <del>\$7,973.73</del><br>\$4,429.85 | <input type="text" value="1"/> | \$4,429.85  |

\* If you have changed the quantity of any of your items, please make sure to update the cart before checking out.

**Total: \$6,182.80**

Calculate Shipping Costs

[Hide Details](#)

Select Country:

Select State:

Enter City (City Required):

Enter Zip:

Cart Total: \$6,182.80  
 Shipping Cost: \$869.89  
 Tax: \$0.00  
**Total Cost: \$7052.69**

**Note:** If you are Tax Exempt please indicate this in the Order Comments field on the Shipping page during checkout. Taxes will be removed during processing.

If you have a **Gift Certificate**, please enter the certificate number during checkout and the amount will be applied to your order.

**International orders please call our Customer Service Department at 800-548-7204 for shipping charges**

*+ 79.00 - FLAP KIT (DO NOT OFFER)*


*\$7,131.69*

Please [log in](#) if you'd like to save your cart in a wishlist or email.

BRODART

[Home](#) > Cart

CHECKOUT

| Remove                   | Product  | Options/Customizations                       | Weight | Price      | Quantity                       | Total      |
|--------------------------|--|--|--------|------------|--------------------------------|------------|
| <input type="checkbox"/> |  <a href="#">Kingsley™ neverRust™ 60 Series Dual Returns</a><br>SKU #: 72685000 | Style: Return w/Cart<br><a href="#">Edit</a> | 230 Lb | \$6,899.00 | <input type="text" value="1"/> | \$6,899.00 |

UPDATE CART

Enter a catalog # to add the item to your cart.

ADD TO CART

Have a Discount Code?

APPLY

ZIP Code

\* ESTIMATE SHIPPING

Ship: \$1,379.80 ←

Total: \$8,278.80

Subtotal: \$6,899.00

Tax: (will be applied when order is invoiced unless tax exempt) \*N/A

Total: \$6,899.00

\*Tax will be applied after the order is placed.

\* Shipping Estimates are valid for the Contiguous 48 US States Only

- [Get a quote on these items](#)

TOTAL \$8,278.80

CHECKOUT

NO FLAP KIT

Continue Shopping

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[Kingsley™ neverRust™ 60 Series Dual Returns](#)

Recently Viewed Categories

- [Outdoor Returns](#)



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Add to Cart

♥ ADD TO WISH LIST

ADD TO COMPARE

✉ EMAIL



60 C-Series Versa DualDrop in Luster

220 BOOKS / 400 MEDIA

Feedback

**CITY OF FRUITLAND PARK  
AGENDA ITEM SUMMARY SHEET  
Item Number: 5c**

**ITEM TITLE:** First Reading Ordinance 2019-002 Fire Safety Inspection Fees

**For the Meeting of:** April 25, 2019

**Submitted by:** City Attorney/City Manager/Community Development Director

**Date Submitted:** April 17, 2019

**Funds Required:** No

**Account Number:** N/A

**Amount Required:** N/A

**Balance Remaining:** N/A

**Attachments:** Yes. (ordinance)

**Item Description:** Proposed Ordinance 2019-002 Fire Safety Inspection Fees. (The second reading will be held on May 9, 2019.)

**Action to be Taken:** Approve Proposed Ordinance 2019-002.

**Staff's Recommendation:** Approval.

**Additional Comments:**

**City Manager Review:**

**Mayor Authorization:**

**ORDINANCE 2019-002**

**AN ORDINANCE OF THE CITY COMMISSIONERS OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA; AMENDING SECTION 99.110, IN CHAPTER 99 OF THE CODE OF ORDINANCES TO AUTHORIZE THE ADOPTION OF FIRE INSPECTION FEES BY RESOLUTION; REPEALING FEES FOR BURN PERMITS; PROVIDING FOR INCLUSION IN THE CODE, SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to §633.216, Florida Statutes, the City has fire safety enforcement responsibilities and therefore is required to employ or contract with a fire safety inspector; and

**WHEREAS**, the City Commission is authorized pursuant to §633.216, Florida Statutes to establish a schedule of fees to pay only the costs of inspections conducted pursuant to Florida law and related administrative expenses; and

**WHEREAS**, the City Commission has contracted with a fire safety inspector to perform plan review, annual inspections, as well as other duties, and is obligated to pay for these services; and

**WHEREAS**, the City no longer requires a burn permit; therefore, it is necessary to eliminate burn permit fees; and

**WHEREAS**, the City Commission finds it beneficial to the City to adopt miscellaneous user fees by resolution.

**NOW, THEREFORE, BE IT ORDAINED** by the Commissioners of the City of Fruitland Park, Lake County, Florida, as follows:

**Section 1. Recitals.** The foregoing recitals are true and correct.

**Section 2. Amendment.** Section 99.110 in Chapter 99 of the Code of Ordinances of the City of Fruitland Park, Florida, is hereby amended to read as follows:

**Sec. 99.110. –~~Miscellaneous~~ Fire Inspection fees.**

- (A) The city is authorized to charge a fire inspection fee to recover the costs of inspections and related administrative expenses. for each of the uses of city property and each of the services set forth in subsection (B) below. Fees shall be established by resolution adopted by the City Commission.
- (B) The City imposes a fee for the following:
- (1) Life Safety System Inspection
  - (2) Life Safety reinspection
  - (3) Annual Commercial Occupant Inspection

(4) Follow-up Annual Commercial Occupant Inspection

The uses of city property and services for which the city shall charge a fee is and the amount of the fee for each use or service are as follows:

*Use or Service—Fee*

- ~~(1) Burn permit (a maximum of two permits will be issued per year per property owner):~~
  - ~~(a) Residential, per permit .....10.00~~
  - ~~(b) Commercial, per permit .....20.00~~
  
- ~~(2) Mandated annual fire inspection for:~~
  - ~~(a) Commercial uses, per annual inspection .....35.00~~
  - ~~(b) Other required inspections, per inspection .....35.00~~
  - ~~(c) First reinspection .....15.00~~
  - ~~(d) Additional reinspections, per reinspection .....15.00~~

**Section 3. Inclusion in Code.** It is the intent of the Commissioners that the provisions of this Ordinance shall become and be made a part of the City of Fruitland Park Code and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article", or such other appropriate word "or phrase in order to accomplish such intentions.

**Section 4. Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Commissioner's intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been included herein.

**Section 5. Conflicts.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 6. Effective Date.** This ordinance shall become effective immediately upon final adoption.

PASSED and ORDAINED this \_\_\_\_\_ day of May, 2019, by the City Commission of the City of Fruitland Park, Florida.

\_\_\_\_\_  
Chris Cheshire, Mayor

Attest:

\_\_\_\_\_  
Esther B. Coulson, City Clerk

Vice Mayor Gunter \_\_\_\_\_(Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Commissioner Bell \_\_\_\_\_(Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Commissioner DeGrave \_\_\_\_\_(Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Commissioner Mobilian \_\_\_\_\_(Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Mayor Cheshire \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Approved as to form and legality:

\_\_\_\_\_  
Anita Geraci-Carver, City Attorney



**CITY OF FRUITLAND PARK**  
**AGENDA ITEM SUMMARY SHEET**  
**Item Number: 5d**

**ITEM TITLE:** Second Reading and Quasi-Judicial Public Hearing - Ordinance 2019-001 Master Development Agreement

**For the Meeting of:** April 25, 2019

**Submitted by:** City Manager/Community Development Director

**Date Submitted:** April 16, 2019

**Funds Required:** No

**Account Number:** N/A

**Amount Required:** N/A

**Balance Remaining:** N/A

**Attachments:** Yes. (proposed ordinance, notice of public hearing newspaper affidavit, and letter of agreement)

**Item Description:** Proposed Ordinance 2019-001 on the amendment to the master development agreement. Petitioner: Avex Mirror Lakes LLC and Fruitland Park LLC. The first reading was held on April 11, 2019.

The Planning and Zoning Board, at its March 27, 2019 regular meeting, recommended approval of Mirror Lake Village Planned Unit Development amendment with the contingency that Phase 2 is to remain vacant until the Stormwater Permit is issued approving the stormwater system at the 50% ISR.

**Action to be Taken:** Enact Ordinance 2019-001 to become effective immediately.

**Staff's Recommendation:** Documents to be recorded with the Lake County Clerk of Courts following approval.

**Additional Comments:**

**City Manager Review:**

**Mayor Authorization:**

**ORDINANCE 2019-001**

**AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE MASTER DEVELOPMENT AGREEMENT CONDITIONS OF THE MIRROR LAKE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) TO PROVIDE FOR A MAXIMUM IMPERVIOUS SURFACE RATIO AND REVISE THE FRONT SETBACKS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SCRIVENER'S ERRORS; AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the Mirror Lake Village Planned Unit Development (PUD) was approved by City Commission on January 8, 2015, by Ordinance No. 2014-024; and

**WHEREAS**, Avex Mirror Lakes, LLC, the applicant and Fruitland Park, LLC the property owner have requested an amendment to the Mirror Lake Village Planned Unit Development (PUD) Master Development Agreement terms and conditions to allow a maximum impervious surface ratio of fifty percent (50%) for each lot instead of a maximum building coverage of thirty percent (30%), and to reduce the front setback requirements from thirty feet (30') to twenty feet (20'); and

**WHEREAS**, the petition bears all required signatures; and

**WHEREAS**, the required notice of the amendment has been properly published;

**NOW, THEREFORE**, be it ordained by the City Commission of the City of Fruitland Park, Florida:

**SECTION 1. LEGAL DESCRIPTION.**

The above-referenced property more particularly described on Exhibit "A," attached hereto and incorporated herein by reference, consisting of approximately 42.26 ± acres generally located north of Urick Street and west of Seminole Boulevard.

**SECTION 2. AMENDMENT OF MASTER DEVELOPMENT AGREEMENT CONDITIONS.**

(NOTE: Underlined words constitute the additions to the existing text of the *PUD Ordinance No. 2014-024*, and ~~striketroughs~~ constitute deletions to the existing text.

The conditions within "Section 3" of the Mirror Lake Village Master Development Agreement by Ordinance No. 2014-024 adopted on January 8, 2015, are hereby amended as follows:

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Conceptual Site Plan - Mirror Lake Village" prepared

by Riddle-Newman Engineering, Inc. dated ~~October 30, 2014~~ November 18, 2018 and attached as Exhibit "B" (the Plan). All development shall be consistent with City's "PUD" (Planned Unit Development/Residential) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

The conditions within "Section 5" of the Mirror Lake Village Master Development Agreement by Ordinance No. 2014-024 adopted on January 8, 2015, are hereby amended as follows:

Section 5. Development Standards. City and Owner agree that building setbacks shall be as follows:

- A. Front: Local Roadways - ~~Thirty feet (30')~~ Twenty feet (20')  
Garage - Twenty-five feet (25')
- B. Side: Five feet (5')
- C. Rear: Twenty feet (20')
- D. Rear: From Mirror Lake - Fifty feet (50')

\*Notwithstanding the foregoing, corner lots facing roadways on two sides shall be subject to a ~~thirty foot (30')~~ twenty feet (20') setback along the roadway designated as the property address for the principal residence and a twenty-five feet (25') setback for garage and a twenty foot (20') setback along the other roadway not designated as the property address.

Maximum Impervious Surface Ratio (ISR) - Fifty percent (50%). The ISR is in lieu of a maximum building coverage. Phase II must remain vacant and no construction can commence within Phase II until site plan modification is approved and the stormwater permit is issued to accommodate any increased ISR in Phases I and II.

**SECTION 3: CONFLICTS.**

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

**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: EFFECTIVE DATE.**

This Ordinance shall become effective immediately upon enactment.

**PASSED AND ORDAINED** in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_

Chris Cheshire, Mayor  
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

\_\_\_\_\_  
Esther Coulson, CMC, City Clerk

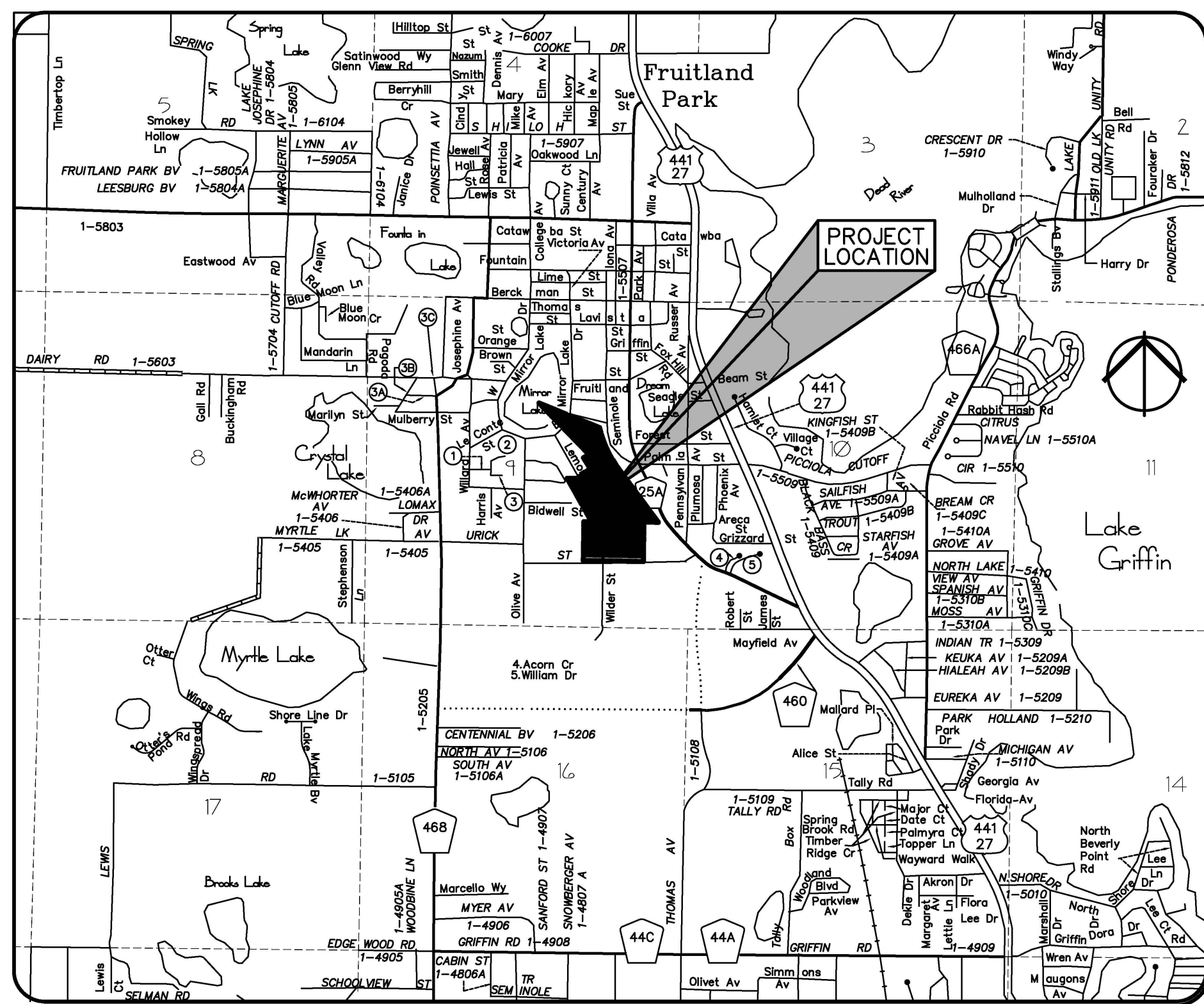
\_\_\_\_\_  
Anita Geraci-Carver, City Attorney

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

Passed First Reading      April 11, 2019  
Passed Second Reading \_\_\_\_\_  
(SEAL)

MIRROR LAKE PUD AMENDMENT  
LEGAL DESCRIPTION

BEING A REPLAT OF THOSE PORTIONS OF BLOCKS 39, 40, 43, AND 44; AND ALSO THOSE PORTIONS OF THE VACATED RIGHT-OF-WAYS OF WILDER STREET, LEMON AVENUE, HURST STREET, BIDWELL STREET, AND THOSE UNNAMED UNIMPROVED STREETS ACCORDING TO RESOLUTION #2006-032 OF THE CITY OF FRUITLAND PARK, FLORIDA DATED THE NINTH DAY OF NOVEMBER, 2006, RECORDED IN OFFICIAL RECORDS BOOK 03325, PAGES 0233 THROUGH 0237, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA LYING SOUTHWESTERLY OF THE RIGHT-OF-WAY OF THE ATLANTIC COASTLINE RAILROAD AND NORTH OF THE RIGHT-OF-WAY OF URICK STREET AS SHOWN ON THE PLAN AND MAP OF FRUITLAND PARK, ACCORDING TO THE PLATS THEREOF, RECORDED IN PLAT BOOK 3, PAGES 8 AND 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA IN SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 9, RUN THENCE SOUTH 89°19'20" EAST (BEARINGS RELATED TO THE FLORIDA GRID SYSTEM EAST ZONE) 1344.95 FEET ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 9 TO A 4 INCH ROUND CONCRETE MONUMENT, LOCATED ON THE EAST BOUNDARY OF THE 60.00 FOOT WIDE WILDER STREET; THENCE NORTH 00°52'50" EAST 1024.25 FEET ALONG THE EAST BOUNDARY OF SAID WILDER STREET TO A 4 INCH ROUND CONCRETE MONUMENT LOCATED ON THE NORTH BOUNDARY OF THE 50.00 FOOT WIDE URICK STREET, SAID MONUMENT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 89°20'46" WEST 60.00 FEET ALONG THE NORTH BOUNDARY OF SAID URICK STREET TO A 4 INCH ROUND CONCRETE MONUMENT LOCATED ON THE WEST BOUNDARY OF SAID WILDER STREET; THENCE CONTINUE NORTH 89°02'06" WEST 290.72 FEET ALONG THE NORTH BOUNDARY OF SAID URICK STREET TO A 4 INCH ROUND CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 43 OF SAID PLAN OF FRUITLAND PARK; DEPARTING THE NORTH BOUNDARY OF SAID URICK STREET, RUN THENCE NORTH 00°55'32" EAST 632.72 FEET ALONG THE WEST BOUNDARY OF SAID LOT 8, BLOCK 43 TO A 4 INCH SQUARE CONCRETE MONUMENT LOCATED ON THE SOUTH BOUNDARY OF HURST STREET; THENCE SOUTH 89°32'30" EAST 125.56 FEET ALONG THE SOUTH BOUNDARY OF SAID HURST STREET TO AN IRON MARKER; DEPARTING THE SOUTH BOUNDARY OF SAID HURST STREET, RUN THENCE NORTH 29°23'19" WEST 801.04 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715; THENCE NORTH 88°46'28" EAST 158.41 FEET TO A 4" SQUARE CONCRETE MONUMENT MARKED PRM #3715 ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY BOUNDARY OF THE 60.00 FOOT WIDE LEMON AVENUE; THENCE NORTH 29°18'54" WEST 4.07 FEET ALONG THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY BOUNDARY OF THE 60.00 FOOT WIDE LEMON AVENUE TO A 4 INCH ROUND CONCRETE MONUMENT LOCATED ON THE SOUTHERLY TERMINUS OF SAID LEMON AVENUE; THENCE NORTH 53°12'15" EAST 60.51 FEET ALONG THE SOUTHERLY TERMINUS OF LEMON AVENUE TO A 4 INCH ROUND CONCRETE MONUMENT LOCATED ON THE NORTHEASTERLY BOUNDARY OF SAID LEMON AVENUE; DEPARTING SAID NORTHEASTERLY BOUNDARY OF LEMON AVENUE, RUN THENCE NORTH 53°04'36" EAST 206.19 FEET TO A 4 INCH ROUND CONCRETE MONUMENT; THENCE NORTH 31°35'16" WEST 207.81 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715; THENCE NORTH 60°40'50" EAST 103.80 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715; THENCE NORTH 44°11'03" WEST 582.93 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF THE 60.00 FOOT WIDE EAST MIRROR LAKE DRIVE; FROM SAID POINT, DEPARTING SAID BOUNDARY, CONTINUE NORTH 44°11'03" WEST 60.55 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SAID EAST MIRROR LAKE DRIVE, FROM SAID POINT, DEPARTING SAID BOUNDARY, CONTINUE NORTH 44°11'03" WEST 525.17 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTHERLY BOUNDARY OF THE 40.00 FOOT WIDE DESOTO AVENUE; THENCE SOUTH 67°57'59" EAST 476.45 FEET ALONG THE SOUTHERLY BOUNDARY OF THE 40.00 FOOT WIDE DESOTO AVENUE AND ITS WESTERLY EXTENSION TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SAID EAST MIRROR LAKE DRIVE, FROM SAID POINT, DEPARTING SAID BOUNDARY, CONTINUE SOUTH 67°57'59" EAST 60.39 FEET ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY BOUNDARY OF SAID DESOTO AVENUE TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID EAST MIRROR LAKE DRIVE; FROM SAID POINT, DEPARTING SAID BOUNDARY, CONTINUE SOUTH 67°57'59" EAST 522.81 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID DESOTO AVENUE TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715 ON THE SOUTHWESTERLY BOUNDARY OF THE ATLANTIC COASTLINE RAILROAD, SAID MONUMENT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1936.45 FEET TO WHICH A RADIAL LINE BEARS SOUTH 76°33'07" WEST; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID RAILROAD THROUGH A CENTRAL ANGLE OF 17°11'41" AN ARC DISTANCE OF 581.14 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 9; FROM SAID POINT, RUN THENCE SOUTH 89°07'17" EAST 8.80 FEET ALONG THE EAST-WEST MID-SECTION LINE AND SAID RAILROAD RIGHT-OF-WAY TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715 ON THE SOUTHWESTERLY BOUNDARY OF SAID RAILROAD, SAID MONUMENT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1928.95 FEET TO WHICH A RADIAL LINE BEARS SOUTH 59°13'13" WEST; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID RAILROAD THROUGH A CENTRAL ANGLE OF 05°43'59" AN ARC DISTANCE OF 193.02 FEET TO A 4 INCH ROUND CONCRETE MONUMENT AT THE POINT OF TANGENCY; THENCE SOUTH 36°32'08" EAST 1020.21 FEET ALONG THE SOUTHWESTERLY BOUNDARY OF SAID RAILROAD TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715 LOCATED ON THE CENTERLINE OF SAID VACATED HURST STREET; DEPARTING SAID RAILROAD BOUNDARY, RUN THENCE NORTH 88°54'41" WEST 216.10 FEET ALONG SAID CENTERLINE TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715 ON THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF LOT 6, BLOCK 44 OF SAID PLAN OF FRUITLAND PARK, DEPARTING SAID CENTERLINE, RUN THENCE SOUTH 00°46'21" WEST 668.06 FEET ALONG THE WEST BOUNDARY OF SAID LOT 6 AND THE NORTHERLY EXTENSION THEREOF TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED PRM #3715 ON THE NORTH BOUNDARY OF URICK STREET, FROM SAID MONUMENT, RUN THENCE NORTH 89°02'49" WEST 626.47 FEET ALONG THE NORTH BOUNDARY OF URICK STREET TO THE POINT OF BEGINNING. LESS THE MONUMENTED 60.00 FOOT WIDE RIGHT-OF-WAY OF EAST MIRROR LAKE DRIVE LYING 30.00 FEET EACH SIDE OF THE CENTERLINE OF EXISTING PAVEMENT. SUBJECT TO A BLANKET UTILITY EASEMENT OVER THE VACATED PORTIONS OF THE ABOVE MENTIONED STREETS FOR UTILITY PURPOSES ACCORDING TO RESOLUTION #2006-032.

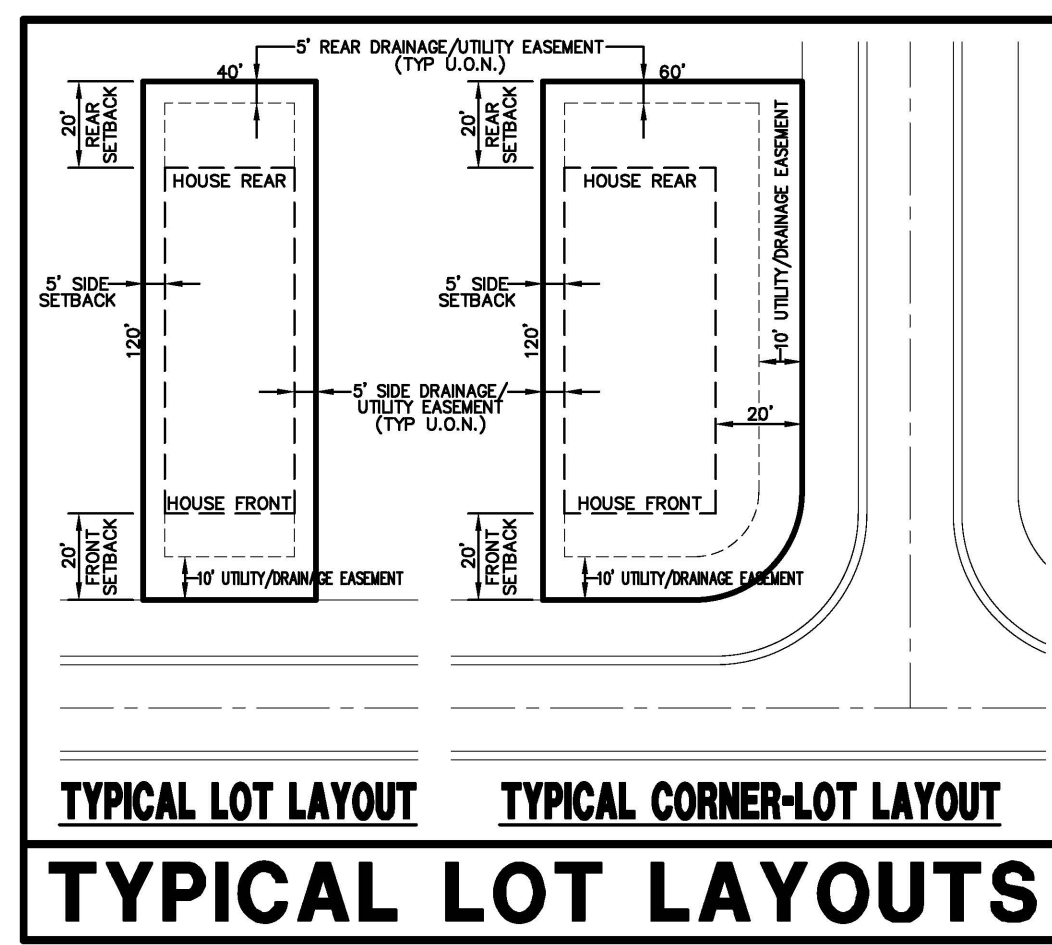


SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST

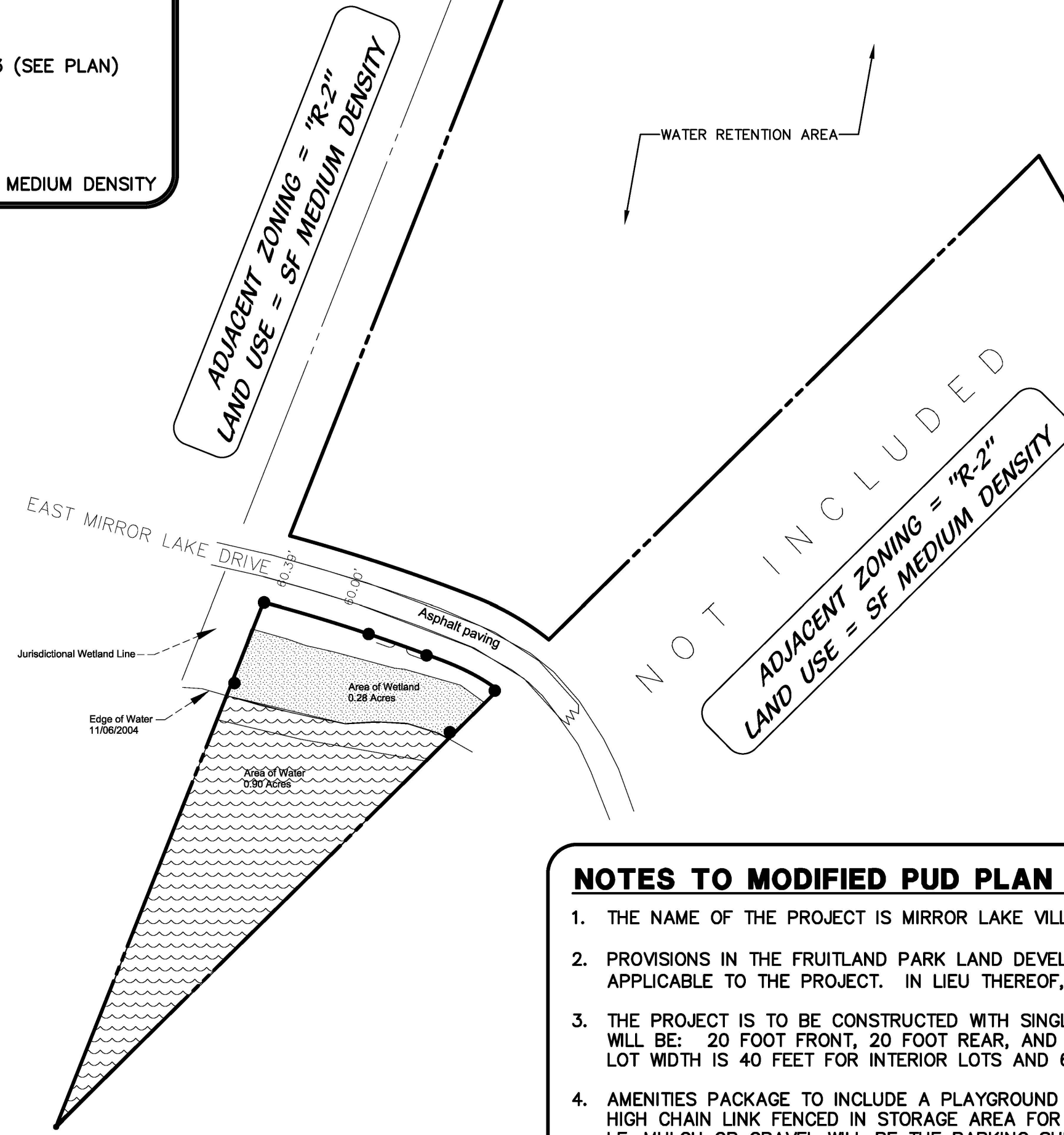
**LOCATION PLAN**  
SCALE: 1"=2,000'

2,000 1,000 0 2,000  
1 inch = 2,000ft.  
GRAPHIC SCALE

**SITE DATA**  
TOTAL AREA = 1,849,386 sq.ft. (42.46 ac.)  
TOTAL NUMBER OF UNITS = 166 LOTS  
GROSS DENSITY = 3.9 HOUSES PER ACRE  
OPEN SPACE = 597,434 sq.ft. (13.72 ac.)  
PERCENT OF OPEN SPACE = 32.3% of total area  
MAX BUILDING HEIGHTS = 35'  
ADJACENT ZONING = R1, R2 & R3 (SEE PLAN)  
EXISTING ZONING = R-2  
PROPOSED ZONING = PUD  
EXISTING FUTURE LAND USE = SF MEDIUM DENSITY



TYPICAL LOT LAYOUT TYPICAL CORNER-LOT LAYOUT  
TYPICAL LOT LAYOUTS



**NOTES TO MODIFIED PUD PLAN**

1. THE NAME OF THE PROJECT IS MIRROR LAKE VILLAGE.
2. PROVISIONS IN THE FRUITLAND PARK LAND DEVELOPMENT CODE ADDRESSING MAXIMUM BUILDING COVERAGE (OR OTHER SIMILAR RESTRICTIONS) ARE NOT APPLICABLE TO THE PROJECT. IN LIEU THEREOF, THE MAXIMUM IMPERVIOUS SURFACE RATION FOR ANY LOT IN THE SUBDIVISION SHALL BE FIFTY PERCENT (50%).
3. THE PROJECT IS TO BE CONSTRUCTED WITH SINGLE-FAMILY DETACHED HOMES WITH A MINIMUM LIVING AREA OF 1,050 SQUARE FEET. THE BUILDING SET BACKS WILL BE: 20 FOOT FRONT, 20 FOOT REAR, AND 5 FOOT SIDE SET BACK AT COMMON PROPERTY LINE AND 20 FOOT SIDE SET BACK FROM STREET. THE MINIMUM LOT WIDTH IS 44 FEET FOR INTERIOR LOTS AND 60 FEET FOR CORNER LOTS..
4. AMENITIES PACKAGE TO INCLUDE A PLAYGROUND AND GAZEBO FENCED IN WITH 4 FOOT HIGH FENCE AND A 140 FOOT WIDE BY 160 FOOT DEEP WITH A 6 FOOT HIGH CHAIN LINK FENCED IN STORAGE AREA FOR BOATS AND TRAILERS TO PARK. THE STORAGE AREA WILL BE GRADED AND A PERVIOUS COVERING SUPPLIED, I.E. MULCH OR GRAVEL WILL BE THE PARKING SURFACE.
5. THE DEVELOPER AGREES TO INCLUDE IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS THE PROHIBITION OF THE PARKING OF MOTORIZED, WHEELED VEHICLES OF ANY KIND AND NO BOATS MAY BE KEPT OR PARKED ON ANY LOT, UNLESS COMPLETELY INSIDE A GARAGE ATTACHED TO THE MAIN RESIDENCE OR COMPLETELY SCREENED FROM VIEW FROM THE LOT BY FENCE, WALL, OR LANDSCAPING, EXCEPT THAT PRIVATE AUTOMOBILES OF THE OCCUPANTS, BEARING NO COMMERCIAL SIGNS, MAY BE PARKED IN THE DRIVEWAY OR PARKING AREA PROVIDED FOR THE RESIDENCES.
6. THE 6' HIGH VINYL FENCE SHALL BE INSTALLED IN EACH PHASE AT THE TIME THE FIRST BUILDING PERMIT IS ISSUED FOR EACH PHASE.

ADJACENT ZONING = "R-2"  
LAND USE = SF MEDIUM DENSITY

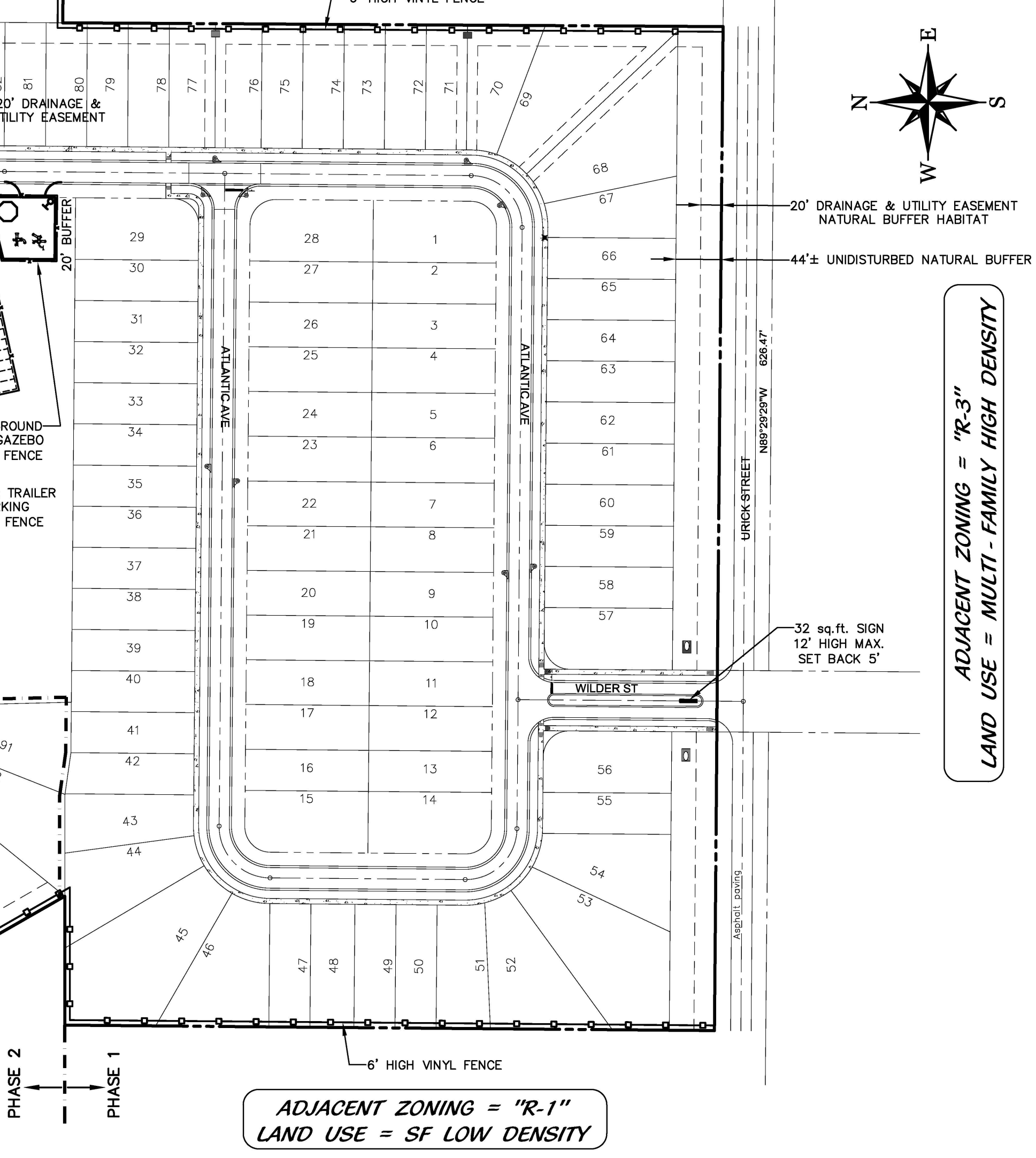
ADJACENT ZONING = "R-2"  
LAND USE = SF MEDIUM DENSITY

ADJACENT ZONING = "R-2"  
LAND USE = SF MEDIUM DENSITY

ADJACENT ZONING = "R-1"  
LAND USE = SF LOW DENSITY

**SITE PLAN**  
SCALE: 1"=100'  
100 50 0 100  
1 inch = 100 ft.  
GRAPHIC SCALE

**LEGAL DESCRIPTION**  
BEING A REPLAT OF THOSE PORTIONS OF BLOCKS 38, 40, 41, AND 44, AND ALSO THOSE PORTIONS OF THE VACATED RIGHT-OF-WAYS OF WILDER STREET, LEMON LAKE DRIVE, HURST STREET, BOWELL STREET, AND THOSE UNLAMED UNIMPROVED STREETS ACCORDING TO RESOLUTION #2006-0322 OF THE CITY OF FRUITLAND PARK, FLORIDA DATED THE NINTH DAY OF NOVEMBER, 2006, RECORDED IN PLAT BOOK 22, PUBLIC RECORDS OF LAKELAND COUNTY, FLORIDA, PAGES 0323 THROUGH 0327; PUBLIC RECORDS OF LAKELAND COUNTY, FLORIDA, LING SOUTHWESTERLY OF THE RIGHT-OF-WAY OF THE ATLANTIC COASTLINE RAILROAD AND NORTH OF THE RIGHT-OF-WAY OF BRICK STREET AS SHOWN ON THE PLAN AND MAP OF FRUITLAND PARK, ACCORDING TO THE PLATS THEREOF, RECORDED IN PLAT BOOKS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 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688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 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**BLOW-UP OF PLAYGROUND & RV PARKING**  
SCALE: 1"=50'  
0 25 50 100

**RIDDLE - NEWMAN ENGINEERING, INC.**  
115 NORTH CANAL STREET  
LEESBURG, FLORIDA 34748  
PHONE (352) 787-7482  
FAX (352) 787-7412  
keith@riddlenewman.com  
CA# 00002883

**RIDDLE NEWMAN ENGINEERING INC.**  
ESTABLISHED 1981

|        |         |                                     |          |
|--------|---------|-------------------------------------|----------|
| REV #5 | REVISED | 10/20/14                            | 11/18/18 |
| REV #4 | REVISED | 10/13/14                            |          |
| REV #3 | REVISED | 9/23/2014                           |          |
| REV #2 | REVISED | NOTES AND ADDED TYPICAL LOT LAYOUTS | 5/15/14  |
| REV #1 | REVISED | NOTES AND ADDED TYPICAL LOT LAYOUTS | 5/15/14  |

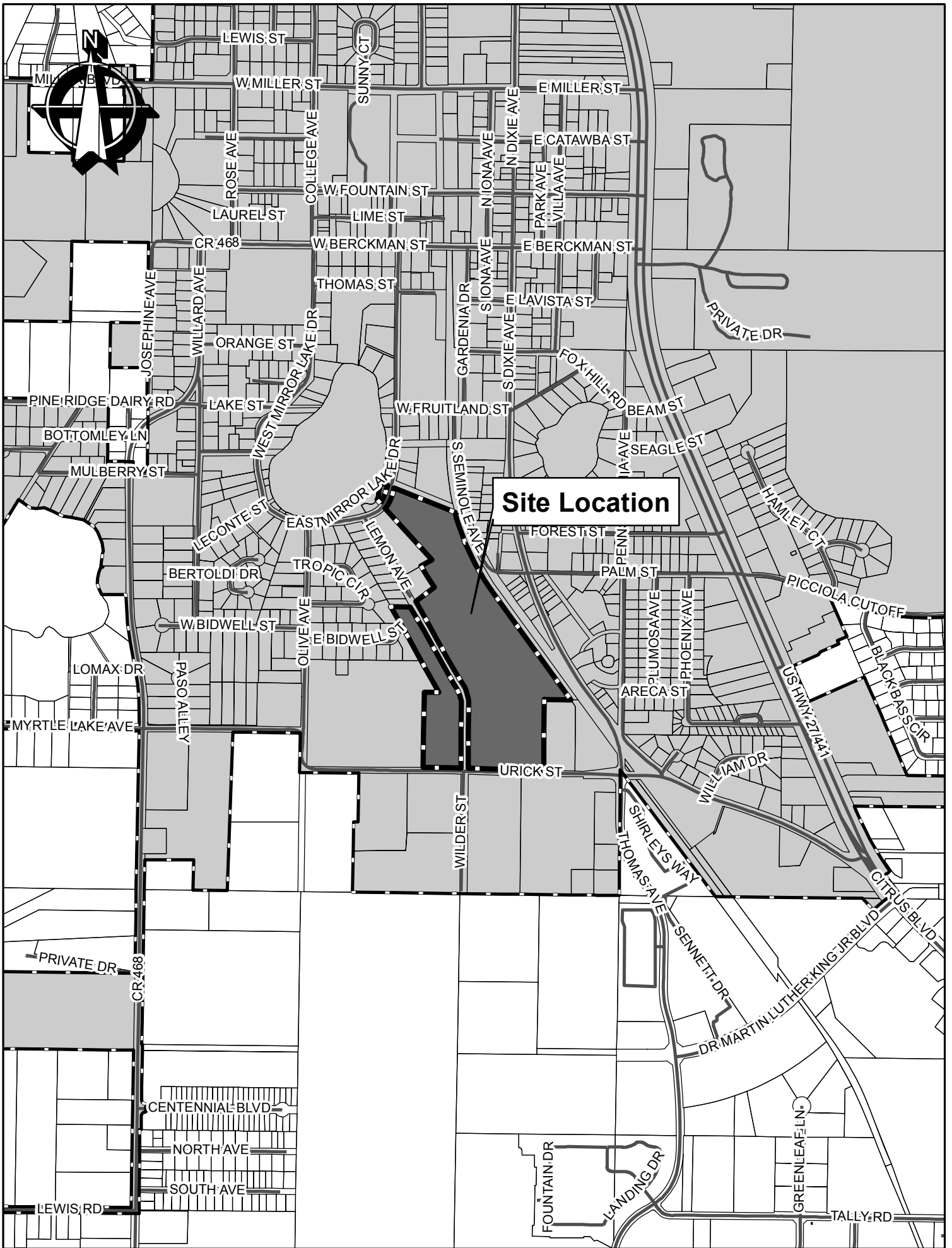
DRAWN: R.S.H.  
CHECKED: K.E.R.  
SCALE: AS SHOWN  
DATE: 5/6/14  
PROJECT NO: 1215-004

**PUD MODIFICATION**  
**MIRROR LAKE VILLAGE**  
FRUITLAND PARK

FLORIDA

SHEET NO.  
**C1.1**

FILE: \\1215-004\Fruitland Estates PUD Mod © 2014 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.



**Site Location**

LEWIS ST

W MILLER ST

SUNNY CT

E MILLER ST

ROSE AVE

COLLEGE AVE

N IONA AVE

E CATAWBA ST

LAUREL ST

LIME ST

E PARK AVE

E BERCKMAN ST

CR 468

W BERCKMAN ST

THOMAS ST

S IONA AVE

E LAVISTA ST

ORANGE ST

WEST MIRROR LAKE DR

GARDENIA DR

S DIXIE AVE

FOX HILL RD

PRIVATE DR

PINE RIDGE DAIRY RD

LAKE ST

W FRUITLAND ST

BEAM ST

BOTTOMLEY LN

MULBERRY ST

LECONTE ST

EAST MIRROR LAKE DR

S IONIMES S

E AVENUE

IA AVE

SEAGLE ST

HAMLET CT

BERTOLDI DR

TROPIC CIR

LEMON AVE

FOREST ST

PENN ST

PALM ST

PICCIOLA CUTOFF

W BIDWELL ST

OLIVE AVE

E BIDWELL ST

PLUMOSA AVE

PHOENIX AVE

BLACKBASS CIR

LOMAX DR

PASO ALLEY

ARECA ST

UST HWY 27/441

MYRTLE LAKE AVE

URICK ST

WILLIAM DR

CITRUS BLVD

PRIVATE DR

CR 468

SHIRLEYS WAY

THOMAS AVE

SENNETT DR

DR MARTIN LUTHER KING JR BLVD

WILDER ST

CENTENNIAL BLVD

NORTH AVE

SOUTH AVE

LEWIS RD

FOUNTAIN DR

LANDING DR

GREENLEAF LN

TALLY RD

ATTACHMENT TO DEVELOPMENT APPLICATION  
PUD MODIFICATION FOR MIRROR LAKE VILLAGE

Avex Mirror Lakes, LLC (the "Applicant") hereby requests an amendment to the existing PUD Ordinance governing the Mirror Lake Village Project as established in the Master Development Agreement dated January 8, 2015 between the City of Fruitland Park, Florida and Fruitland Park, LLC. (the "Development Agreement"). Specifically, the Applicant requests modification of the following provisions of the Development Agreement:

1. Section 3. Land Use/Development. The Applicant requests that the following provision be added at the end of Section 3:

"Section 154.040 of the City of Fruitland Park Development Code does not apply to the Property. In lieu thereof, the maximum impervious surface ratio for any Lot in the subdivision shall be fifty percent (50%)."

2. Section 5. Development Standards. The Applicant requests that Section 5 of the Development Agreement be modified to reduce the "Front: Local Roadways" setback to Twenty feet (20').



February 25, 2019

VIA EMAIL AND HAND DELIVERY

City of Fruitland Park  
Attn: Mr. Gary La Venia, City Manager  
506 W. Breckman Street  
Fruitland Park, FL 34731

Re: Mirror Lake Village Phase 2

Dear Mr. La Venia,


Fruitland Park, LLC is the owner of Phase 2 of the Mirror Lake Village PUD (the "Project") and several lots in Phase 1. The storm water ponds for the project were originally designed under St. Johns River Water Management District Storm Water Permit No. 40-069-100697-3 in or around August, 2005 (the "Original Permit"). The Original Permit was modified by application dated October 25, 2013 (the "Permit Modification"). The Original Permit, as modified by the Permit Modification (the "Storm Water Permit") authorizes 6.1 acres of impervious surface on all lots in the Project.

Fruitland Park, LLC hereby agrees not to develop any improvements (vertical or horizontal) on Phase 2 of the Project until such time as the St. Johns Water Management District issues a permit for Phase 2 which authorizes sufficient capacity to accommodate development of Phase 2 in accordance with the approved PUD (as modified). We further agree that by authorizing development of Phase 1 at a 50% impervious surface ratio, 216,000 square feet (approximately 4.96 acres) of the allocated 6.1 acres of permitted impervious surface area will be allocated to Phase 1. Finally, Fruitland Park, LLC hereby agrees to a modification of the pending PUD Amendment application to incorporate the foregoing restriction into the PUD.

We appreciate your efforts to resolve these issues and look forward to working with you bring these matters to a mutually beneficial conclusion.

Sincerely,

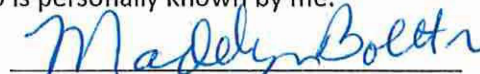
Fruitland Park, LLC

  
Mary Demetree, Manager

STATE OF FLORIDA

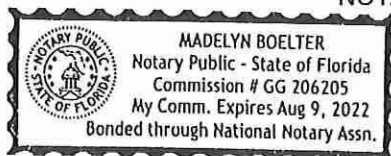
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of February, 2019, by Mary Demetree, as Manager of Fruitland Park, LLC, who is personally known by me.

  
NOTARY PUBLIC, State of Florida

My Commission Expires:

CC: Eric Marks, (via email)



# The Villages<sup>®</sup> DAILY SUN

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

Before the undersigned authority personally appeared **Sheryl Dufour** 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 Ad #00872838** in the matter of **NOTICE OF PUBLIC HEARING ORDINANCE 2019-0001**, was published in said newspaper in the issues of

**MARCH 20, 2019**

**APRIL 15, 2019**

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.

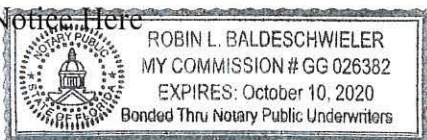
*Sheryl Dufour*  
(Signature Of Affiant)

Sworn to and subscribed before me this 15  
day April 2019.

*Robin L. Baldeschwieler*  
Robin L. Baldeschwieler, Notary

Personally Known X or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

Attach Notice Here



## NOTICE OF PUBLIC HEARING

ORDINANCE 2019-001

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE MASTER DEVELOPMENT AGREEMENT CONDITIONS OF THE MIRROR LAKE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) TO PROVIDE FOR A MAXIMUM IMPERVIOUS SURFACE RATIO AND REVISE THE FRONT SETBACKS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SCRIVENER'S ERRORS; AND SETTING AN EFFECTIVE DATE.

Notice of Intent is hereby given that the City of Fruitland Park will consider a development agreement amendment for property located in the City of Fruitland Park known as Mirror Lake Village, consisting of approximately 42.26 ± acres generally located north of Urick Street and west of Seminole Boulevard.

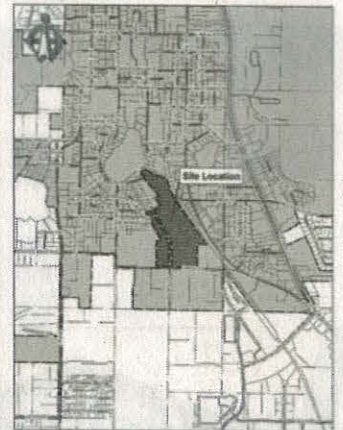
The proposed Ordinance will be considered at the following public meetings:

Fruitland Park Planning & Zoning Meeting on March 27, 2019 at 6:00 p.m.  
Fruitland Park City Commission Meeting on April 11, 2019 at 6:00 p.m.  
Fruitland Park City Commission Meeting on April 25, 2019 at 6:00 p.m.

All meetings will be held at the Commission Chambers, 506 W. Berckman Street, Fruitland Park, Florida. The proposed Ordinance and metes and bounds legal description of the property may be inspected by the public between the hours of 8:00 a.m. to 5:00 p.m. Monday to Friday at the Community Development Department at City Hall. For further information call (352) 360-6727.

Interested parties may appear at the meetings and be heard with respect to the proposed ordinance.

A person who decides to appeal any decision made by any board, agency or commission 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 which the appeal is based (Florida Statutes 286.0105).



#00872838

March 20, 2019  
April 15, 2019

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

**ITEM TITLE:** City Manager's Report  
**For the Meeting of:** April 25, 2019  
**Submitted by:** City Attorney  
**Date Submitted:** April 16, 2019  
**Funds Required:** None  
**Account Number:** N/A  
**Amount Required:** N/A  
**Balance Remaining:** N/A  
**Attachments:** None

**Item Description:**  
**Economic Development Status Update Report**

**Action to be Taken:** None  
**Staff's Recommendation:** N/A  
**Additional Comments:**  
**City Manager Review:**  
**Mayor Authorization:**

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

**ITEM TITLE:** City Attorney Report  
**For the Meeting of:** April 25, 2019  
**Submitted by:** City Attorney  
**Date Submitted:** April 19, 2019  
**Funds Required:** None  
**Account Number:** N/A  
**Amount Required:** N/A  
**Balance Remaining:** N/A  
**Attachments:** None

**Item Description:**

**Notice of Claim: James Hartson:** No developments to report. The civil allegation complained of allegedly would have occurred April 16, 2016.

**Notice of Claim: Michael Fewless:** State of Florida, Department of Management Services, Case No. 18-5787, Petition for Formal Administrative Hearing filed by Mr. Fewless challenging State's decision relating to FRS has been scheduled for hearing on April 23, 2019. City Manager La Venia has been subpoenaed to testify in the hearing.

**Burke's Bar-B-Q Co.:** On March 21, 2019, as directed, I sent a letter to Mr. Burke informing him that the Commission requires him to comply with the Developer's Agreement and connect to the City's water and sewer no later than June 19, 2019. He was directed to contact the City Manager or Community Development Department concerning any questions about the process to connect. To date Mr. Burke has not reached out to the City.

**Action to be Taken:** None  
**Staff's Recommendation:** N/A  
**Additional Comments:**  
**City Manager Review:**  
**Mayor Authorization:**

**CITY OF FRUITLAND PARK  
AGENDA ITEM SUMMARY SHEET  
Item Number: 7**

**ITEM TITLE:** Public Comments  
**For the Meeting of:** April 25, 2019  
**Submitted by:** City Attorney  
**Date Submitted:** April 16, 2019  
**Funds Required:** None  
**Account Number:** N/A  
**Amount Required:** N/A  
**Balance Remaining:** N/A  
**Attachments:** Yes (Resolution 2013-023)

**Item Description:** 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.

**Action to be Taken:** None  
**Staff's Recommendation:** N/A  
**Additional Comments:**  
**City Manager Review:**  
**Mayor Authorization:**

**RESOLUTION 2013 -023**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A PUBLIC PARTICIPATION POLICY WITH REGARD TO MEETINGS OF CITY BOARDS AND COMMISSIONS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission wishes to adopt a public participation policy for meetings of the City's boards and commissions; and

**WHEREAS**, the City Commission accordingly desires to pass this Resolution 2013-023 to do so.

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

**Section 1.** The following Public Participation Policy shall apply to meetings of City boards or commissions as provided herein.

Sec. 1. Citizen's Rights

(a) Definition. For the purposes of this section, "board or commission" means a board or commission of the City of Fruitland Park.

(b) Right to be Heard: Members of the public shall be given a reasonable opportunity to be heard on a proposition before a City board or commission except as provided for below. Public input shall be limited to three (3) minutes. This right does not apply to:

1. An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the board or commission to act;
2. An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
3. A meeting that is exempt from §286.011; or
4. A meeting during which the Commission is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.

Sec. 2. Suspension and Amendment of these Rules

(a) Suspension of these Rules: Any provision of these rules not governed by the City Charter or City Code may be temporarily suspended by a vote of a majority of the Commission.

(b) Amendment of these Rules: These rules may be amended or new rules adopted by resolution.

- (c) Effect of Variance from Rules: The failure to follow this Public Participation Policy shall not be grounds for invalidating any otherwise lawful act of the City's boards or commissions.

**Section 2.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Resolution.

**Section 3.** This Resolution shall become effective immediately upon passage.

**RESOLVED** this 26 day of September, 2013, by the City Commission of the City of Fruitland Park, Florida.



Christopher J. Bell, Mayor

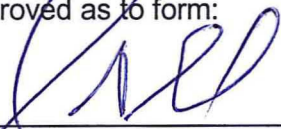
ATTEST:

  
MARIE AZZOLINO, Acting City Clerk

Passed First Reading 9/26/2013

Passed Second Reading N/A

Approved as to form:

  
SCOTT A. GERKEN, City Attorney