

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA**

January 28, 2021

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 – Reverend Dennis R. Langford, Covenant Life Church of God

Pledge of Allegiance – Police Chief Erik Luce

2. ROLL CALL

3. CONSENT AGENDA

Approval of Minutes

- January 14, 2021 Regular meeting and
- December 17, 2020 Special meeting

4. REGULAR AGENDA

(a) Resolution 2021-001 – Police Department Insurance Reimbursement (city attorney/.city treasurer)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE 2020/2021 FISCAL YEAR BUDGET PURSUANT TO SEC. 6.07 OF THE CITY CHARTER TO INCREASE INSURANCE PROCEEDS REVENUE BUDGET AND THE POLICE VEHICLE REPAIR EXPENSE BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

(b) Lien Foreclosure Program Discussion (city manager/city attorney)

i. Discuss the lien foreclosure program attorney retainment agreement with Matthew D. Weidner PA.

ii. Resolution 2021-002 – Lien Foreclosure Program

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING LIEN FORECLOSURE ATTORNEY RETAINER AGREEMENT; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

- (c) **Vac-Tron Proposal** (city manager/public works director)
Approve staff's recommendation to select as the sole-source contractor, Vermeer Southeast Sales and Service Inc.'s proposal for one new vac-tron.

PUBLIC HEARING

- (d) **Second Reading and Public Hearing – Ordinance 2021-001 – CRA Redevelopment Plan Amendment and Extending Sunset Date**
(city attorney)

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK REDEVELOPMENT PLAN TO INCLUDE ADDITIONAL PROJECTS AND EXTEND THE SUNSET DATE TO 2055; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND SETTING FOR AN EFFECTIVE DATE. (The first reading was held on January 14, 2021.)

- 5. (a) **City Manager**
 - i. **Economic Development Status Update**
 - ii. **COVID-19 Status Update**
 - iii. **School Board Property CR 466A**
 - iv. **City Events Status Update**
- (b) **City Attorney**
 - i. **City of Fruitland Park v. State of Florida Department of Management Services**
 - ii. **Michael and Laurie Fewless v. City of Fruitland Park**
 - iii. **Norman C. Cummins v. Stephen P. Angelillo and City of Fruitland Park, Lake County Case No. 2020-CA-1026**

6. UNFINISHED BUSINESS

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. COMMISSIONERS' COMMENTS

(a) Commissioner Mobilian

(b) Commissioner DeGrave

(c) Commissioner Bell

(d) Vice Mayor Gunter, Jr.

9. MAYOR'S COMMENTS

10. ADJOURNMENT

DATES TO REMEMBER

- February 6, 2021, *5k Love Run*, Fruitland Park Community Center, 205 W Berckman Street, Fruitland Park, Florida 34731 at 8:00 a.m.;
- February 8, 2021, Lake County Office of Parks and Trails Advisory Board, Conference Room, 2401 Woodlea Road, Tavares, Florida 32778 at 3:30 p.m.;
- February 11, 2021, City Commission Regular at 6:00 p.m.;
- February 12, 2021, Lake County League of Cities, *Annual Planning Meeting and Lake County COVID-19*, Mount Dora Golf Course, 1100 South Highland Street, Mount Dora, Florida 32757 at 12:00 p.m.;
- February 24, 2021, Lake~Sumter Metropolitan Planning Organization Governing Board Virtual at 2:00 p.m., and
- February 25, 2021, City Commission Regular at 6:00 p.m.

- March 11, 2021, City Commission Regular at 6:00 p.m.;
- March 25, 2021, City Commission Regular at 6:00 p.m., and
- March 27, 2021, Fruitland Park Day and Annual BBQ Cook-off

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

Any person requiring 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
CONSENT AGENDA ITEM SUMMARY SHEET
Item Number: 3**

| | |
|---------------------------|--------------------------------------|
| ITEM TITLE: | Draft Regular Meeting Minutes |
| For the Meeting of: | January 28, 2021 |
| Submitted by: | City Clerk |
| Date Submitted: | January 21, 2021 |
| Funds Required: | No |
| Account Number: | N/A |
| Amount Required: | N/A |
| Balance Remaining: | N/A |
| Attachments: | Draft minutes |

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.

- January 14, 2021 regular meeting
- December 17, 2020 special meeting, and

Action to be Taken: **Approve the consent agenda.**

Staff's Recommendation: Approve the meeting minutes as submitted if there are no corrections.

Additional Comments: None

City Manager Review: Yes

Mayor Authorization: Yes

**FRUITLAND PARK CITY COMMISSION REGULAR
DRAFT MEETING MINUTES
January 14, 2021**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, January 14, 2021 at 6:00 p.m.

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

Member Absent: Commissioner Patrick DeGrave

Also Present: City Manager Gary La Venia; City Attorney Anita Geraci-Carver; City Treasurer Jeannine Racine; Police Chief Erik Luce; Public Works Director Robb Dicus; Community Development Director Tracey Kelly; Human Resources Director Diane Kolcun; Lake County Fire Rescue Lieutenant Mark Gato and Lake County Emergency Medical Services Paramedic M. Reilly; Deputy City Clerk Jabari Hopkins; and City Clerk Esther B. Coulson.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

After Mayor Cheshire called the meeting to order, former Commissioner Ray Lewis, City of Fruitland Park Resident and Grace Bible Baptist Church Member, gave the invocation and Police Chief Erik Luce led in the Pledge of Allegiance to the flag.

ACTION: 6:00:05 p.m. No action was taken.

2. ROLL CALL

After Mayor Cheshire requested that Ms. Coulson call the roll where a quorum was declared present, he announced that Commissioner Patrick DeGrave will be absent from this evening's meeting.

ACTION: 6:02:53 p.m. **By unanimous consent, the city commission excused Commissioner Patrick DeGrave from this evening's meeting.**

3. RECESS TO THE COMMUNITY REDEVELOPMENT AGENCY

ACTION: 6:03:09 p.m. **By unanimous consent, the city commission recessed its meeting to the Community Redevelopment Agency at 6:03 p.m. and reconvened at 6:07 p.m.**

4. CONSENT AGENDA

The city commission considered the following consent agenda item:

Approval of Minutes

- December 10, 2020 Regular meeting, and
- September 17, 2020 Joint Workshop

ACTION: 6:07:07 p.m. On motion of Commissioner Bell, seconded by Commissioner Mobilian and unanimously carried, the city commission approved the consent agenda as previously cited.

5. REGULAR AGENDA

(a) FY 2020-21 CRA TAXES

The city commission considered its action to accept the CRA's recommendation of approval on the payment of taxes from the general fund to the redevelopment fund due for the redevelopment taxes (\$165,107 and \$76,816 respectively) for FY 2020-21.

ACTION: 6:07:23 p.m. On motion of Commissioner Bell, seconded by Vice Mayor Gunter and unanimously carried, the city commission approved the CRA's recommendation of approval on the payment of taxes as previously cited.

(b) End of Year Financial Report

Ms. Racine reviewed the September 2020 financial report.

ACTION: 6:07:53 p.m. and 6:13:08 p.m. After discussion and on motion of Commissioner Bell, seconded by Commissioner Mobilian and unanimously carried, the city commission approved the city treasurer's recommendation to transfer funds of \$200,000 (utilities) from the local bank to the State of Florida Board of Administration (SBA) investments decreasing the debt of \$128,000.

On motion of Vice Mayor Gunter, seconded by Commissioner Mobilian and unanimously carried the city commission approved the financial report as submitted.

By unanimous consent, Mayor Cheshire opened the public hearings on this evening's agenda.

PUBLIC HEARING

(c) First Reading and Public Hearing – Ordinance 2021-001 – CRA Redevelopment Plan Amendment and Extending Sunset Date

Ms. Geraci-Carver read into the record the title of proposed Ordinance 2021-001 as follows.:

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK REDEVELOPMENT PLAN TO INCLUDE ADDITIONAL PROJECTS AND EXTEND THE SUNSET DATE TO 2055; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR

SEVERABILITY; AND SETTING FOR AN EFFECTIVE DATE.
(The second reading will be held on January 28, 2021.)

In response to Mr. Lewis' inquiry, Mr. La Venia outlined the current allocation of funds in the State Revolving Fund loan program (from the State of Florida Department of Environmental Protection grant allocation assessment) which have met the requirements for a loan and principal forgiveness earmarked towards the wastewater treatment facilities construction.

ACTION: 6:13:22 p.m. After discussion, a motion was made by Commissioner Mobilian and seconded by Commissioner Bell that the city commission approve proposed Ordinance 2021-001 as previously cited.

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.

(d) Second Reading and Public Hearing – Ordinance 2020-006 LSCPA – FLUP to Commercial - N CR466A and West of Olive Lane - Petitioner: Lake County School District

It now being the time advertised to hold a public hearing, Ms. Geraci-Carver read into the record the title of the following proposed Ordinance 2020-006 and Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT AND SITE SPECIFIC AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION TO COMMERCIAL HIGH INTENSITY OF 27.74+/- ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND WEST OF OLIVER LANE; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. (The first reading was held on November 12, 2020.)

ACTION: 6:17:56 p.m. After discussion, a motion was made by Commissioner Mobilian and seconded by Commissioner Bell that the city

commission enact Ordinance 2020-006, as previously cited, to become effective 30 days after adoption as provided by law.

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 carried.

6. (a) City Manager

i. Economic Development Status Update

Mr. La Venia stated that he had nothing to report regarding economic development.

ACTION: 6:27:23 p.m. No action was taken.

ii. COVID-19 Status Update

Mr. La Venia had nothing to report on COVID-19.

ACTION: 6:27:35 p.m. No action was taken.

iii. School Board Property CR 466A – Annexation Status Update

Mr. La Venia gave a status update report on the likelihood of annexing, at a minimal cost, 3.5 acres of Lake County School Board property located southwest of CR 466A (bordering the Sumter County line) in order for the police department to patrol the area and enforce the law. He recalled the Local Planning Agency's actions, at its October 22, 2020 meeting, directing him or Ms. Geraci-Carver to explore the proceeds of the sale for said property and write a letter to the school board proposing the concept of annexing same.

ACTION: 6:19:30 p.m. and 6:25:28 p.m. After further discussion, **the city commission directed the city manager to report back on the annexation of the previously cited property to the City of Fruitland Park.**

iv. Land Development Regulations Codification Proposal Discussion

Ms. Coulson outlined, at Mr. La Venia's request, the costs involved to include the binders (printed copies) identified in Municode's proposal to recodify the land development regulations (LDRs) separately from the general code of ordinances.

After further discussion, Mr. La Venia accepted the city commission's desire for two printed copies with the remainder accessible online and mentioned his intent to identify the funding sources before proceeding.

ACTION: 6:25:40 p.m. No action was taken.

v. Lien Foreclosure Program Status Update

Mr. La Venia recalled the lien foreclosure program presentation made by Mr. Matt Weidner, Attorney at Weidner Law, at the December 10, 2020 regular meeting; referred to the January 6, 2021 telephone conference call amongst Mses. Lori Davis, Code Enforcement Officer, Coulson, Mr. Jabari and himself regarding the program, and relayed his intention to forward to the city commission the lien foreclosure attorney retainer agreement once received after it is reviewed by Ms. Geraci-Carver.

Mr. La Venia pointed the question posed by Mr. Lewis at the January 14, 2021 CRA meeting and addressed the intent, at a future CRA meeting, to seek grants for land revitalization and CRA funding for the Grizzard Street area .

ACTION: 6:31:32 p.m. By unanimous consent, the city commission accepted the city manager's report and agreed that more information is provided on the development of a 15-year CRA long-term plan on project improvements.

(b) City Attorney

i. City of Fruitland Park v. T. D. Burke

Ms. Geraci-Carver reported that the T.D. Burke case has been settled and is closed whereby the city received \$8,000; therefore, there will be no future reports in this regard.

ACTION: 6:40:05 p.m. No action was taken.

ii. City of Fruitland Park v. State of Florida Department of Management Services

Ms. Geraci-Carver reported that the State of Florida Department of Management Services' case for the Florida Retirement System is scheduled for virtual trial hearings on February 10 to 12, 2021.

ACTION: 6:40:25 p.m. and 6:40:33 p.m. No action was taken.

iii. Michael and Laurie Fewless v. City of Fruitland Park

Ms. Geraci-Carver announced that there is no update on the Michael and Laurie Fewless case.

ACTION: 6:40:25 p.m. No action was taken.

iv. Norman C. Cummins v. Stephen P. Angelillo and City of Fruitland Park, Lake County Case No. 2020-CA-1026

Ms. Geraci-Carver announced that there are no updates on the Norman C. Cummins v. Stephen P. Angelillo and City of Fruitland Park, Lake County Case.

ACTION: 6:40:46 p.m. No action was taken.

7. UNFINISHED BUSINESS

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

ACTION: 6:40:05 p.m. No action was taken.

8. PUBLIC COMMENTS

Mr. David Serder, City of Fruitland Park unincorporated area resident, voiced concerns on the children's future.

Mr. Lewis conveyed the problems he had with the city commission's explanation, at its December 17, 2020 special meeting, regarding the lack of public contact they received about the fire rescue services from Fruitland Park Fire Department; recalled the public's participation at the September 22, 2016 regular meeting and referred to one of the February 22, 2017 Fire Services Advisory Committee's recommendations of approval to keep the city's fire department in-house.

Mr. Lewis pointed out Section 2.02., Annexation of the city charter; referred to the residents' comments at the September 21, 2018 regular meeting regarding the payment of taxes and fire fees, and referenced Chapter 171, Florida Statutes (cited in the charter) on the choices for deannexation.

ACTION: 6:40:48 p.m. No action was taken.

9. COMMISSIONERS' COMMENTS

(a) Commissioner Mobilian

Commissioner Mobilian stated that he has nothing to report at this time.

ACTION: 6:48:11 p.m. No action was taken.

(b) Commissioner DeGrave

Commissioner DeGrave was absent from the meeting at this time.

ACTION: 6:48:11 p.m. No action was taken.

(c) **Commissioner Bell – Fire Protection and Rescue Services**

Commissioner Bell conveyed a resident's recent approach to him supporting the city's decision for fire protection and rescue services.

ACTION: 6:48:19 p.m. No action was taken.

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

Vice Mayor Gunter stated that he has nothing to report at this time.

ACTION: 6:49:05 p.m. No action was taken.

10. MAYOR'S COMMENTS

(a) **Fruitland Park Fire Rescue Services**

Mayor Cheshire referred to his recent visit to the fire department which seems to be performing satisfactorily and without any transitional problems. He expressed appreciation to and acknowledged the presence of Lieutenant Gato and Paramedic Reilly at this evening's meeting.

ACTION: 6:49:05 p.m. No action was taken.

(b) **Dates to Remember**

Mayor Cheshire announced the following dates:

- January 18, 2021, Dr. Martin Luther King Jr., Day– City Hall Closed;
- January 28, 2021, City Commission Regular at 6:00 p.m.;
- February 6, 2021, *5k Love Run*, Fruitland Park Community Center, 205 W Berckman Street, Fruitland Park, Florida 34731 at 8:00 a.m.;
- February 8, 2021, Lake County Office of Parks and Trails Advisory Board, Conference Room, 2401 Woodlea Road, Tavares, Florida 32778 at 3:30 p.m.;
- February 11, 2021, City Commission Regular at 6:00 p.m.;
- February 24, 2021, Lake~Sumter Metropolitan Planning Organization Governing Board Virtual at 2:00 p.m., and

ACTION: 6:49:33 p.m. No action was taken.

11. ADJOURNMENT

There being no further business to come before the city commission, the meeting adjourned at 6:50 p.m.

The minutes were approved at the January 28, 2021 regular meeting.

Signed _____
Esther B. Coulson, City Clerk, MMC

Signed _____
Chris Cheshire, Mayor

**FRUITLAND PARK CITY COMMISSION SPECIAL
DRAFT MEETING MINUTES
December 17, 2020**

A special meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, December 17, 2020 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, Sergeant Paul Sandbakken and Senior Police Officer Jeremiah Ricketts, Police Department; Interim Fire Chief Donald Gilpin and “Chris” Christopher Lewis, Fire Department; Deputy City Clerk Jabari Hopkins; City Clerk Esther B. Coulson.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

After Mayor Cheshire called the meeting to order, Reverend Dr. Pastor George A. Mulford, Grace Bible Baptist Church, gave the invocation and Police Chief Erik Luce led in the Pledge of Allegiance to the flag.

ACTION: 6:00:05 p.m. No action was taken.

2. ROLL CALL

After Mayor Cheshire requested that Ms. Coulson call the roll where a quorum was declared present, he announced the decorum for this evening’s meeting.

ACTION: 6:02:20 p.m. No action was taken.

3. RECESS TO THE COMMUNITY REDEVELOPMENT AGENCY

ACTION: 6:03:05 p.m. **By unanimous consent, the city commission recessed its meeting to the Community Redevelopment Agency at 6:03 p.m. and reconvened at 6:08 p.m.**

PUBLIC HEARING

By unanimous consent, Mayor Cheshire opened the public hearings at this evening’s meeting.

4. SPECIAL AGENDA

Second Reading and Public Hearing – Ordinance 2020-014 MSTU

It now being the time advertised to hold a public hearing, Ms. Geraci-Carver read into the record the title of proposed Ordinance 2020-014, the substance of which is as follows and Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, REQUESTING AND CONSENTING TO THE INCLUSION OF A PORTION OF THE INCORPORATED AREA OF THE CITY OF FRUITLAND PARK, KNOWN AS HISTORIC FRUITLAND PARK AND AS SET FORTH HEREIN, WITHIN THE 'LAKE COUNTY MUNICIPAL SERVICE TAXING UNIT FOR FIRE PROTECTION' IN ORDER FOR LAKE COUNTY TO PROVIDE FIRE RESCUE SERVICES AND IMPOSE A TAX FOR SAME; EXCLUDING THE VILLAGES OF FRUITLAND PARK FROM THE MSTU; REQUESTING AND CONSENTING TO IMPOSITION AND COLLECTION OF FIRE RESCUE ASSESSMENTS FOR FIRE RESCUE SERVICES BY LAKE COUNTY WITHIN SAID AREA; PROVIDING FOR ANNUAL RENEWAL OF EACH SUCH REQUEST AND CONSENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE. (The first reading was held on December 10, 2020.)

ACTION: 6:08:04 p.m. **A motion was made by Vice Mayor Gunter and seconded by Commissioner Bell that the city commission enact Ordinance 2020-014, as previously cited, to become effective immediately, as provided by law.**

The following City of Fruitland Park residents appeared citing reasons in opposition of the subject proposed ordinance:

Mses. Amber Lewis -- who gave an account of the implications of the fire assessment and additional MSTU fees affecting the historic Fruitland Park property owners and faith-based organizations and questioned the opportunity to apply for grants for the fire department;

Anita Fechceo; Messrs. Ray Lewis, former city commissioner, Jeff Brian, Vito Simone, business owner; and Carlisle Burch, and

Pastor Mulford, who voiced concerns on the cost to faith-based organizations and the residents; recognized -- as the fire department's chaplain -- the fire department staff's performance and addressed his belief on the loss of control of fire protection and rescue services by the city where he requested that the city commission reconsider.

Earlier in the meeting, Mr. William Bear referred to a November 2020 incident on the intersection of Palm Street and Magnolia Avenue where the fire hydrant close-by was obliterated. He voiced concerns on the lack of same which used to serve the surrounding area; thus, the longtime visible puddle on the roadway (an unforeseen danger to the pedestrians) with the nearby property owner's efforts to remediate.

After Mayor Cheshire recommended that Mr. Bear meet with Mr. La Venia, who addressed his intent to convey the issue to Public Works Director Robb Dicus, Interim Fire Chief recalled the determination made for the fire hydrant replacement to be made by the county who is dealing with the potential relocation.

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 PUBLIC HEARING

5. UNFINISHED BUSINESS

There was no further business to come before the city commission at this time.

ACTION: 6:32:40 p.m. No action was taken.

6. PUBLIC COMMENTS

With the exception of one city commission member and another that was absent, Mr. Ray Lewis voiced concerns on the lack of visible acknowledgement when Mr. Christopher Lewis, former Fruitland Park Firefighter and city resident, appeared before the city commission at its December 10, 2020 regular meeting; recalled, as a previous member of the then Charter Review Committee its April 8, 2014 discussions on subsection 3.03., Election and Terms, and pointed out the number of supporters who signed the petition *Keep Fruitland Park Fire Rescue* initiated by Ms. Lewis.

ACTION: 6:32:42 p.m. No action was taken.

7. COMMISSIONERS' COMMENTS

(a) Commissioner Mobilian

Commissioner Mobilian stated that he has nothing to report at this time.

ACTION: 6:36.09 p.m. No action was taken.

(b) Commissioner DeGrave

Commissioner DeGrave that he has nothing to report at this time.

ACTION: 6:36:12 p.m. No action was taken.

(c) Commissioner Bell – Fruitland Park Fire Department

Commissioner Bell addressed the process undertaken and the gains made when arriving at the decision for the fire department; addressed his availability inviting anyone to reach out to him in that regard and recognized the appointment Mayor Cheshire has with Ms. Lewis on December 18, 2020 regarding the subject issue.

ACTION: 6:036.14 p.m. No action was taken.

(d) Vice Mayor Gunter, Jr. – Fruitland Park Fire Department

Vice Mayor Gunter pointed out the few neighbors he recently spoke with regarding the city's enhancement of the fire department; indicated that he has not received any calls from concerned residents and gave his reassurance on the city's decision that the department is not being eliminated.

Vice Mayor Gunter gave comparisons of other local governments' fire assessments and the request for him to review the City of Inverness' fire department, fire assessment, budget and millage rate. He recalled his previous discussion envisioning the fire department becoming fulltime and how it would be accomplished.

ACTION: 6:38:10 p.m. No action was taken.

8. MAYOR'S COMMENTS

(a) Fruitland Park Fire Department

Mayor Cheshire recalled the previous position he took and cited various reasons why he decided to retain a new full time professional fire chief to manage the fire department which was addressed at the August 3, 2020 workshop.

After discussion, Mayor Cheshire reiterated his earlier statements that the fire department will remain in the city; however, its services will be managed by the county. He mentioned the plan to meet with Ms. Lewis on December 18, 2020 to address any questions that is expected to arise.

ACTION: 6:42:21 p.m. No action was taken.

(b) Dates to Remember

Mayor Cheshire announced the following dates:

- December 24, 2020, City Commission Regular at 6:00 p.m. – Cancelled;
- December 24, 2020, Christmas Eve – City Hall Closed;
- December 25, 2020, Christmas Day - City Hall Closed;

- January 1, 2021, New Year's Day – City Hall Closed;
- January 14, 2021, City Commission Regular at 6:00 p.m.;
- January 18, 2021, Dr. Martin Luther King Jr., Day– City Hall Closed, and
- January 28, 2021, City Commission Regular at 6:00 p.m.

ACTION: 6:45:56 p.m. No action was taken.

9. ADJOURNMENT

There being no further business to come before the city commission, the meeting adjourned at 6:46 p.m.

The minutes were approved at the January 28, 2021 regular meeting.

Signed _____
Esther B. Coulson, City Clerk, MMC

Signed _____
Chris Cheshire, Mayor

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

ITEM TITLE: Resolution 2021-001 and Budget Amendment BT2021-003 Insurance Reimbursement for police department vehicle repair

For the Meeting of: January 28, 2021
Submitted by: City Treasurer
Date Submitted: January 19, 2021
Funds Required: Yes (see below)
Attachments: Proposed resolution and budget amendment

Item Description: Budget Amendment BT2021-003 adds \$6,529 to the insurance proceeds revenue (01001-36442) and increases the police department vehicle repair expense (01521-30462) by \$6,529. Two reimbursement payments were received from Public Risk Management. This budget amendment will increase the FY 2020-21 budget by \$6,529.

Action to be Taken: Adopt Resolution 2021-001
Staff's Recommendation: Approve Resolution 2021-001 and Budget Amendment BT2021-003 Insurance Reimbursement for PD Vehicle Repair
Additional Comments: No
City Manager Review: Yes
Mayor Authorization: Yes

RESOLUTION 2021-001

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE 2020/2021 FISCAL YEAR BUDGET PURSUANT TO SEC. 6.07 OF THE CITY CHARTER TO INCREASE INSURANCE PROCEEDS REVENUE BUDGET AND THE POLICE VEHICLE REPAIR EXPENSE BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Fiscal Year 2020-2021 budget of the City of Fruitland Park was adopted on September 24, 2020; and

WHEREAS, funds are required for Police Vehicle Repair; and

WHEREAS, the insurance proceeds payments received for PD vehicle repairs; and

WHEREAS, it is necessary to increase revenues in the General Fund by \$6,529; and

WHEREAS, the City Commission desires to amend the 2020-2021 Fiscal Year budget to increase the Police Vehicle Repair by \$6,529.

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

Section 1. The 2020/2021 budget adopted on September 24, 2020 is amended as set forth in Exhibit "A" attached hereto.

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

PASSED AND RESOLVED this 28th day of January 2021, by the City Commission of the City of Fruitland Park, Florida.

City of Fruitland Park
Chris Cheshire, Mayor

Attest:

Esther B. Coulson
City Clerk, MMC

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)

Approved as to form and legality:

Anita Geraci-Carver
City Attorney

CITY OF FRUITLAND PARK

Interfund Budget Amendment: #

BT2021-003

To: CITY MANAGER

Date: 8-Jan-2021

Prepared by: Finance Director
Department Head

Approved: 
City Manager

REVENUES:

Object name & # 01001-36442 Insurance Proceeds Amount: 6,529 Inc/Dec

Object name & # Amount: Inc/Dec

Object name & # Amount: Inc/Dec

Object name & # Amount: Inc/Dec

Object name & # Amount: Inc/Dec

Object name & # Amount: Inc/Dec

EXPENDITURES:

Object name & # 01521-30462 PD Vehicle Repair Amount: 6,529 Inc/Dec

Object name & # Amount: Inc/Dec

Object name & # Amount: Inc/Dec

Object name & # Amount: Inc/Dec

Object name & # Amount: Inc/Dec

Object name & # Amount: Inc/Dec

Explanation: Insurance reimbursement for vehicle damage

Approved by Commission: 28-Jan
Date

City Clerk

City Finance Director

Mayor

Detach and retain this statement. The attached check is in payment of items described below. If not correct please notify us promptly. No receipt desired.

| | | | | | | | | |
|--------------------------------|-------------------------|-------|------|---|-----------------------------|-------------------|----------------|-------------|
| Employer | Claimant | | | Claim | | This Check | | |
| 746000 | City of Fruitland Park, | | | 1030922 | 12/15/20 | 38264 | 12/29/2020 | \$5,464.10 |
| Number | Name | | | Number | Loss Date | Check No. | Check Date | Amount Paid |
| Service Dates | | | | Payment Type | | Providers Invoice | | |
| 12/28/2020 | 12/28/2020 | 0 | 0 | L00071 | CC-071-Loss - Collision Com | | | \$5,464.10 |
| From | Thru | Weeks | Days | Code | Description | Reference Number | Invoice Amount | |
| Pavee's Federal ID/SSN | | | | Remarks | | | | |
| ###-##- | | | | Repair reimbursement MVA 12/15/20 less deductible & tax. | | | | |
| Please contact us if incorrect | | | | | | | | |
| Adjuster | Lance McCarraher | | | | | | | |
| McCarraher | 034450000021077 | | | If you have any questions concerning this payment, write JOHNS EASTERN CO. INC. at the address below. | | | | |

BA
 01001-36442 Ins Proceeds
 01521-30462 Vehicle Rpt

38264

Johns Eastern Company, Inc.
 PO Box 110259, Lakewood Ranch, FL 34211



**Johns Eastern Co Inc O/B/O
 Public Risk Management FL**

Johns Eastern Company, Inc.
 PO Box 110259, Lakewood Ranch, FL 34211

63-751
 631 No. 38264

Wells Fargo Bank, NA
 Sarasota, FL 34232 Date 12/29/2020

Pay Five Thousand Four Hundred Sixty-Four and 10/100 Dollars

| |
|------------|
| Amount |
| \$5,464.10 |

To City of Fruitland Park
 The 506 West Berckman St
 Order Fruitland Park, FL 34731

Alia Wells

Beverly

⑈00038264⑈ ⑆063107513⑆ 9089290929⑈

Detach and retain this statement. The attached check is in payment of items described below. If not correct please notify us promptly. No receipt desired.

| | | | | | | | | |
|--------------------------------|-------------------------|-------|------|---|-----------------------|-------------------|----------------|-------------|
| Employer | Claimant | | | COX Claim | This Check | | | |
| 746000 | City of Fruitland Park, | | | 1025532 | 09/21/20 | 38554 | 01/08/2021 | \$1,064.80 |
| Number | Name | | | Number | Loss Date | Check No. | Check Date | Amount Paid |
| Service Dates | | | | Payment Type | | Providers Invoice | | |
| 1/7/2021 | 1/7/2021 | 0 | 0 | L00035 | CC-035-Vehicle Damage | \$1,064.80 | | |
| From | Thru | Weeks | Days | Code | Description | Reference Number | Invoice Amount | |
| Pavee's Federal ID/SSN | | | | Remarks | | | | |
| ### ## | | | | Deductible and Loss of use reimbursement Vehicle & Police Dept - 2020 Ford pickup License #XH8566 VIN # 1FTR4EH3LLA52954 | | | | |
| Please contact us if incorrect | | | | JAN 13 2021 | | | | |
| Adjuster | Justin Hardy | | | If you have any questions concerning this payment, write JOHNS EASTERN CO. INC. at the address below. | | | | |
| Hardy | 031760000073506 | | | | | | | |

38554

Johns Eastern Company, Inc.
PO Box 110259, Lakewood Ranch, FL 34211



**Johns Eastern Co Inc O/B/O
Public Risk Management FL**

63-751
631 No. 38554

Johns Eastern Company, Inc.
PO Box 110259, Lakewood Ranch, FL 34211

Wells Fargo Bank, NA
Sarasota, FL 34232 Date 1/8/2021

| | | | |
|-----|--|--------|------------|
| Pay | One Thousand Sixty-Four and 80/100 Dollars | Amount | \$1,064.80 |
|-----|--|--------|------------|

To City of Fruitland Park
The Attention: Diana
Order 506 W. BERCKMAN ST
Fruitland Park, FL 34731

Alia Wells
Beverly Adams

⑈00038554⑈ ⑈063107513⑈ 9089290929⑈

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

ITEM TITLE: Lien Foreclosure Program Discussion and Resolution 2021-002

For the Meeting of: January 28, 2021

Submitted by: City Attorney/City Manager

Date Submitted: January 22, 2021

Funds Required: Yes (grant funding see below)

Attachments: Proposed resolution, contract and grant opportunity article

Item Description: Lien Foreclosure Program - the city commission's directions to proceed with the program and additionally pursue grant funding sources and the development of a long-term plan.

- i. Matthew D. Weidner PA Retainer Agreement Discussion
- ii. Resolution 2020-002 Lien Foreclosure Program

Action to be Taken: Adopt Resolution 2021-002

Staff's Recommendation: Approval.

Additional Comments: (See page two of the article highlighting an innovation grant addressed at the January 14, 2021 regular meeting and shown in Mr. Weidner's January 16, 2021 email.)

City Manager Review: Yes

Mayor Authorization: Yes

RESOLUTION 2021-002

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING LIEN FORECLOSURE ATTORNEY RETAINER AGREEMENT; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to obtain the services of an attorney specializing in code enforcement foreclosure actions;

WHEREAS, the City of Fruitland desires to enter into a contract with Matthew D. Weidner, Esq.; and

WHEREAS, the City Commission of the City of Fruitland Park, Florida finds it is in the best interest of the City to enter into an agreement with attorney Weidner as approved by this resolution.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. Lien Foreclosure Attorney Retainer Agreement, a copy of which is attached hereto, is approved.

Section 2. The Commission authorizes the Mayor to execute the Agreement.

Section 3. 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 _____, 2021, 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:

ESTHER COULSON, CITY CLERK, MMC

| | | | | | | | | |
|------------------------|-------|--------|-------|-------|-------|--------------|-------|----------|
| 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) |
| 0Commissioner Mobilian | _____ | (Yes), | _____ | (No), | _____ | (Abstained), | _____ | (Absent) |

Approved as to form:

Anita Geraci-Carver, City Attorney

LIEN FORECLOSURE ATTORNEY RETAINER AGREEMENT

City of Fruitland Park has approved Matthew D. Weidner, Esq. and his firm, Matthew D. Weidner, PA, (hereinafter collectively called "Weidner" or "Attorney") as a Special Counsel under the supervision of the City Manager for the limited purposes set forth herein and no other purpose. All communication with the City by the Attorney related to the matters herein shall be through the City Manager, designated Assistant City Manager, or with any employee designated by the City Manager. In consideration of the legal services to be rendered by Attorney for any claims that his Client City of Fruitland Park, (hereinafter called the "Client" or "City") may have related to the collection of code enforcement, utility, or any other kind of liens (hereinafter these may also be referred to collectively as "cases") which will be assigned to Attorney in writing by the City Manager, the parties agree to the following terms:

1. The City Manager or his designee may assign cases to Weidner which are suggested as appropriate for foreclosure and collection of amounts owed to the City. Weidner will carefully review each case for appropriateness and may accept or reject any case for further pursuit for any reason or no reason whatsoever. Likewise, the City Manager may rescind the assignment of any case at any time at which time Weidner shall deliver a copy of the complete file to the City Manager and take no further action in representing the Client related to that case. Attorney shall be entitled to be repaid all costs associated with such files.

2. As and for his compensation for such lien collection work, Weidner will receive:

25% of any net recovery by the City if a compromise or settlement is reached without filing of suit;

33 1/3% of any net recovery after suit is filed and until such time as an Answer is filed and trial is held;

40 % of any recovery after an answer is filed and the matter is case is disposed of at trial; or Any fees awarded by the court or agreed to by opposing parties, whichever is greater.

In addition to this compensation, attorney shall be entitled to recover his actual costs, as detailed below.

Net Recovery for purposes of determining the percentage fee owed shall be the amount received by the City after subtracting out actual expenses incurred by Weidner.

3. In any case in which a foreclosure action is filed by Attorney and the City obtains title to the property, Attorney shall be entitled to compensation detailed in Paragraph 2, with "net recovery" for purposes of determining attorney's compensation calculated based upon the Market Value as established by the Lake County Property Appraiser. Net Recovery for purposes of determining the percentage fee owed shall be the amount received by the City after subtracting out actual expenses incurred by Weidner.

4. Weidner will advance all costs and expenses which are related to litigation including filing fees, title search, service of process and other costs or expenses which are necessary in pursuit of the case. In the case of a foreclosure final judgment, the Attorney will provide details of all costs and expenses incurred to the court and seek to have all costs and expenses incorporated into any final judgment entered by the court. It is expected that any case brought to foreclosure auction should include recovery of any compensable costs and expenses recoverable by the client after issuance of the final judgment. Weidner will coordinate the City's participation in bidding in any foreclosure auction. After every public auction, Attorney will provide a written invoice to the City Manager which will detail the results of the public auction and which shall include a check from the public auction, if any, along with a copy of the final judgment showing all costs and expenses awarded. This written invoice will serve as Weidner's request for payment, which invoice will be paid in a timely manner by City. It is agreed that attorney may record a lien against any property subject to foreclosure to secure payment for such fees.

5. The Client acknowledges that the Attorney has explained that the Client could bear Defendant costs and attorney's fees if the Defendant prevails. An example of this outcome would be if liens the Client has directed Attorney to foreclosure have already been paid or satisfied. If Defendant prevails, Attorney is not entitled to recover compensation from Client.

6. The Client agrees not to compromise any claim which has been forwarded to Attorney without notifying Attorney in advance and the Attorney is not authorized to compromise any

claim without the Client's consent. For any case settled or compromised by client, attorney will be entitled to collect from client all costs associated with the filing of the along with the percentage of "net recovery" as defined in Paragraph 2.

7. Attorney agrees and acknowledges that there may be certain issues that arise in a case that, while not essential to resolution of the foreclosure action, may address important collateral issues that the Client wishes to address before the courts. The Attorney agrees to work with the City Manager's office to identify such issues and allocate responsibility for handling such issues when they arise.

8. The undersigned Client has, before signing this Agreement, received and read the Statement of Client's Rights, and understands each of the rights set forth therein. The undersigned Client has signed the Statement and this Agreement and received signed copies to keep and to refer to while being represented by the undersigned Attorney.

9. This Agreement may be terminated by Client at any time by written notification to the Attorney. If terminated within 3 business days of the date the Agreement was signed, as shown below, the Client shall not be obligated to pay any fees to the Attorney for any work performed during that time. If terminated after three business days, the Client and the Attorney shall discuss the status of each case and, after reviewing the factors for attorney's fees set forth above, the Client in its' sole discretion shall determine whether to pay Attorney any attorney's fees and the amount thereof. Attorney may terminate this representation after providing reasonable notice to the City in writing and shall not be entitled to any attorney's fees for any work. If the Attorney has paid any approved costs or expenses in the representation of the Client in any case, the Attorney is entitled to be reimbursed for such amounts that the Attorney has advanced on behalf of the Client.

10. Non appropriation. The obligations of the City as to any funding required pursuant to this Agreement shall be limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential City services have been budgeted and

appropriated, sufficient monies for the funding that is required during that year.

11. Attorney shall comply with all applicable federal, state, and local laws, ordinances, rules and regulations, the federal and state constitutions, and orders and decrees of any lawful authorities having jurisdiction over the matter at issue including but not limited to Florida Public Records laws (e.g., Chapter 119, Florida Statutes, and specifically Chapter 119.0701(2)(a)-(d)). In the event that Attorney receives a public records request pursuant to Chapter 119, Florida Statutes, Attorney shall immediately notify the City Manager's Office in writing. Attorney shall obtain written approval from the City Manager's Office prior to releasing or disclosing public records because exemptions may apply. Attorney shall also comply with instructions of the City Manager's Office and all City policies and procedures regarding public records. The Attorney shall retain all records maintained by Attorneys for each case and make them available to Clients within three (3) days of request.

By execution of this Agreement, the parties agree to be bound by the terms and conditions as set forth herein.

City of Fruitland Park

MATTHEW WEIDNER, ESQ.
250 Mirror Lake Dr N
St. Petersburg FL 33701

Date: _____

Date: _____

STATEMENT OF CLIENT'S RIGHTS

Before you, the prospective client, arrange a contingent fee agreement with a lawyer, you should understand this statement of your rights as a client. This statement is not a part of the actual contract between you and your lawyer, but, as a prospective client, you should be aware of these rights:

1. There is no legal requirement that a lawyer charge a client a set fee or a percentage of money recovered in a case. You, the client, have the right to talk with your lawyer about the proposed fee and to bargain about the rate or percentage as in any other contract. If you do not reach an agreement with one lawyer, you may talk with other lawyers.

2. Any contingent fee contract must be in writing and you have three (3) business days to reconsider the contract. You may cancel the contract without any reason if you notify your lawyer in writing within three (3) business days of signing the contract. If you withdraw from the contract within the first three (3) business days, you do not owe the lawyer a fee although you may be responsible for the lawyer's actual costs during that time. If your lawyer begins to represent you, your lawyer may not withdraw from the case without giving you notice, delivering necessary papers to you, and allowing you time to employ another lawyer. Often, your lawyer must obtain Court approval before withdrawing from a case. If you discharge your lawyer without a good cause after the three-day period, you may have to pay a fee for work the lawyer has done.

3. Before hiring a lawyer, you, the client, have the right to know about the lawyer's education, training and experience. If you ask, the lawyer should tell you specifically about the lawyer's actual experience dealing with cases similar to yours. If you ask, the lawyer should provide information about special training or knowledge and give you this information in writing if you request it.

4. Before signing a contingent fee contract with you, a lawyer must advise you whether the lawyer intends to handle your case alone or whether other lawyers will be helping with the case. If your lawyer intends to refer the case to other lawyers, the lawyer should tell you what kind of fee sharing arrangement will be made with the other lawyers. If lawyers from different law firms will represent you, at least one lawyer from each law firm must sign the contingent fee contract.

5. If your lawyer intends to refer your case to another lawyer or counsel with other lawyers, your lawyer should tell you about that at the beginning. If your lawyer takes the case and later decides to refer it to another lawyer or to associate with other lawyers, you should sign a new contract that includes the new lawyers. You, the client, also have the right to consult with each lawyer working on your case and each lawyer is legally responsible to represent your interests and is legally responsible for the acts of the other lawyers involved in the case.

6. You, the client, have the right to know in advance how you will need to pay the expenses and the legal fees at the end of the case. If you pay a deposit in advance for costs, you may ask reasonable questions about how the money will be or has been spent and how much of it remains unspent. Your lawyer should give a reasonable estimate about future necessary costs. If your lawyer agrees to lend or advance you money to prepare or research the case, you have the right to know periodically how much money your lawyer has spent on your behalf. You also have the right to decide, after consulting with your lawyer, how much money is to be spent to prepare a case. If you pay the expenses, you have the right to decide how much to spend. Your lawyer should also inform you whether the fee will be based on the gross amount recovered or on the amount recovered minus the costs.

7. You, the client, have the right to be told by your lawyer about possible adverse consequences if you lose the case. Those adverse consequences might include money that you might have to pay to your lawyer for costs, and liability you might have for attorney's fees to the other side.

8. You, the client, have the right to receive and approve a closing statement at the end of the case before you pay any money. The statement must list all of the financial details of the entire case, including the amount recovered, all expenses, and a precise statement of your lawyer's fee. Until you approve the closing statement, you need not pay any money to anyone including your lawyer. You also have the right to have every lawyer or law firm working on your case sign this closing statement.

9. You, the client, have the right to ask your lawyer at reasonable intervals how the case is progressing and to have these questions answered to the best of your lawyer's ability.

10. You, the client, have the right to make the final decision regarding settlement of a case. Your lawyer must notify you of all offers of settlement before and after the trial. Offers during the trial must be immediately communicated and you should consult with your lawyer regarding whether to accept a settlement. However, you must make the final decision to accept or reject a settlement.

11. If at any time, you, the client, believe that your lawyer has charged an excessive or illegal fee you have the right to report the matter to The Florida Bar, the agency that oversees the practice and behavior of all lawyers in Florida. For information on how to reach The Florida Bar, call 1-850-561-5600 or contact the local bar association. Any disagreement between you and your lawyer about a fee can be taken to Court and you may wish to hire another lawyer to help you resolve this disagreement. Usually fee disputes must be handled in a separate lawsuit.

The City of City of Fruitland Park

MATTHEW WEIDNER, ESQ.
250 Mirror Lake Dr N
St. Petersburg FL 33701

From: [Jabari Hopkins](#)
To: [Esther Coulson](#); [Lori Davis](#)
Subject: Fwd: Notification: FP Lien Foreclosure Program Conference Call @ Wed Jan 6, 2021 10am - 10:30am (EST) (weidner@mattweidnerlaw.com)
Date: Saturday, January 16, 2021 10:21:45 AM
Attachments: [FruitlandPark.docx](#)

Please see the below message from Matt.

Sent from my iPhone

Begin forwarded message:

From: Matt Weidner <weidner@mattweidnerlaw.com>
Date: January 16, 2021 at 9:31:24 AM EST
To: Jabari Hopkins <jxhopkins@fruitlandpark.org>
Subject: Re: Notification: FP Lien Foreclosure Program Conference Call @ Wed Jan 6, 2021 10am - 10:30am (EST) (weidner@mattweidnerlaw.com)

I wanted to share a draft contract with you, along with a story from Governing Magazine.

I hope you're watching the federal relief bills closely, there are opportunities to get grant money that could impact what we are contemplating
<https://www.governing.com/archive/gov-blight-neighborhood-st-petersburg.html>

WEIDNERLAW, PA
250 MIRROR LAKE DR N
ST PETERSBURG FL 33701
727/954-8752

On Wed, Jan 6, 2021 at 9:50 AM Google Calendar <calendar-notification@google.com> wrote:

FP Lien Foreclosure Program Conference Call

When Wed Jan 6, 2021 10am – 10:30am Eastern Time - New York

Where Commission Chamber ([map](#))

Calendar weidner@mattweidnerlaw.com

- Who
- Jabari Hopkins - organizer
 - weidner@mattweidnerlaw.com - creator
 - Esther Coulson - optional
 - Gary La Venia - optional
 - Lori Davis - optional

Good Morning All,

[more details »](#)



A pop-up event in the South Memphis neighborhood featuring musical performances, food trucks and temporary retailer stores. Such events are spurred on by grants designed to revitalize cities.

Archive

Cities to Compete for \$45 Million Innovation Grants

Some cities will get grant funding to test a method of problem solving designed by the charitable foundation, Bloomberg Philanthropies.

J.B. Wogan | August 27, 2014

A private foundation is offering \$45 million to cities willing to test a new model for solving common urban problems, from handgun violence to chronic homelessness.

Bloomberg Philanthropies, the charitable foundation set up by multibillionaire and former New York City Mayor Michael Bloomberg, has invited more than 80 cities to compete for grants to fund specific “innovation delivery teams.” The grants will build upon the foundation’s recent demonstration projects in Atlanta, Memphis, New Orleans, Louisville and Chicago.

The last round of funding paid for teams of anywhere from five to 10 employees to tackle a few high-profile challenges of the mayor’s choosing. The teams teach current city employees a method being pioneered by Bloomberg Philanthropies that combines data analysis with a structured process that welcomes new ideas for solving cities’ most trenchant problems.

The teams function as “in-house consultants,” says James Anderson, who directs the government-innovation program for Bloomberg Philanthropies. “They’re not taking over implementation or replacing the expertise” of city employees, but “they’re going to help those actors unleash their own inner innovators.”

While policymakers apply the term “innovation” broadly to mean everything from [mobile apps](#) to [finding efficiencies in daily operations](#), Bloomberg Philanthropy [has a specific vision of innovation](#) that it’s trying to spread. Its Innovation Delivery Model calls for a commitment to data collection; a reliance on evidence-based best practices; a willingness to test new ideas; a planning process that involves goal setting and measuring progress; and finally, the forging of partnerships across the public, private and nonprofit sectors.

Two years ago, Memphis Mayor A.C. Wharton made use of his city’s \$5 million grant to try to revitalize three largely abandoned business corridors. A team of eight people whose work backgrounds included the city attorney’s office, a local school district, Habitat for Humanity and the U.S. Navy, helped reduce the storefront vacancy rate in those areas by 30 percent.



The city held temporary “pop-up” events with musical performances, food trucks and one-day retail shops to generate interest in targeted intersections or blocks within a neighborhood. Then it invited retailers, artists and online businesses to lease vacant storefronts at those locations for six-month periods. “It’s as if you’re staging a house and then having an open house,” said Doug McGowen, who heads the Memphis Innovation Delivery Team. “You’re able to experience what might be.”

Beyond revitalizing business corridors, the team wanted to demonstrate the value of the Bloomberg innovation model. Cities should see innovation teams as a core city service, akin to policing or housing, McGowen said. The Memphis City Council appears to agree: Anticipating that the Bloomberg grant will expire in October, the council approved about \$200,000 for the innovation team to continue its work.

Even if the city couldn’t find the money in the future for a dedicated innovation team, however, it appears that elements of the team’s work will find a permanent place in city hall. Wharton said he wants to launch a Citi Stat program in Memphis that will borrow from the data-tracking and management approach embedded in the Bloomberg Innovation Delivery Model. Other aspects, such as creating an environment that that invites fresh ideas based on best practices elsewhere, will hopefully spread beyond the self-contained innovation team. “I think it will become a permanent part of how cities do business,” he said.

J.B. Wogan *Staff Writer*

jwogan@governing.com | [@jbwogan](https://twitter.com/jbwogan)

More From Archive

[Creating a More Secure and Vibrant Future](#)

The 2019 Ideas Challenge identifies innovative public policy that positively impacts local communities.

[After Charlottesville: How to Move Monument Talk Forward with This New Guide for Community Leaders](#)

This book addresses tough issues that communities face with the challenges of competing historical memory, claims of heritage desecration and the ongoing scourge of racism.



[Suburban Vote This Year Flashes Warning Signs for GOP](#)

Democrats scored gains in numerous once-Republican suburbs in state and local races Tuesday, most notably in Pennsylvania and Virginia. Republican strategists are nervous about that trend continuing into 2020.

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

ITEM TITLE: Vac-Tron Proposal
For the Meeting of: January 28, 2021
Submitted by: City Treasurer
Date Submitted: January 18, 2021
Funds Required: Yes (40535 60640, Capital Outlay, \$120,000)
Attachments: Proposal

Item Description: Vac-Tron Proposal select as the sole-source (state) contractor, Vermeer Southeast Sales and Service Inc.'s proposal for one new vac-tron for \$119,850.51.

Action to be Taken: Approve the proposal.

Staff's Recommendation: Accept staff's recommendation.

Additional Comments: Addressed at the August 3, 2020 workshop.

City Manager Review: Yes

Mayor Authorization: Yes



Vermeer Southeast Sales & Service, Inc.
 4559 Old Winter Garden Road
 Orlando, Florida 32811

QUOTE

Date: 01/15/21

Sales Rep: Josh Petitt

Customer Information:

City of Fruitland Park
201 Lime Street
Fruitland Park, FL 34731

Delivered to:

Same

Contact Name: Mr. Robb Dicus

Phone Number: 352-360-6795

Payment method: _____

| Qty | DESCRIPTION and SERIAL # | Unit Price | TOTAL |
|-------------------------------------|--|--------------------|---------------|
| 1 | New Vactron/Vermeer MC873SDT (2) 200 gallon water tanks 74 HP Kohler Diesel 1,000 CFM 800 Gallon debris tank 1,500 psi @ 15 gpm high pressure water system Reverse pressure 30' of suction hose x 3" diameter Water knife and clean out wand 300' jetter hose with reel Hydraulically operated full open & locked rear door FL Sheriff's Association Contract FSA20-EQU19.0 Item #105 Title: Vacuum Excavator, Trailer Mounted - 14,000 GVWR Model: LP873SDT | | \$ - |
| 1 | Price for base model | \$ 91,884.00 | \$ 91,884.00 |
| 1 | ADD: Upgrade to Model MC873SDT | \$ 5,873.00 | \$ 5,873.00 |
| 1 | ADD: 6 Way Hydraulic Boom, hydraulic up down, in-out and rotation, 4" suction hose, 300 degree rotation with auto stop. / Wireless Remote Included | \$ 17,827.00 | \$ 17,827.00 |
| 1 | ADD: Hydraulic Jack | \$ 1,985.50 | \$ 1,985.50 |
| 2 | ADD: 50' sections additional pressure hose for jetter assembly | \$ 113.05 | \$ 226.10 |
| 1 | ADD: 200' section of 2" suction hose - custom built | \$ 1,662.50 | \$ 1,662.50 |
| 1 | ADD: Extra Baghouse Filter | \$ 392.41 | \$ 392.41 |
| | | SubTotal | \$ 119,850.51 |
| | | Tax | |
| THANK YOU FOR YOUR BUSINESS! | | Total | \$ 119,850.51 |
| | | Less Down Payment | |
| TERMS: | | Balance Due | \$ 119,850.51 |

All warranties, if any, made with respect to this equipment are those warranties made by the Manufacturer. Dealer makes no warranties express or implied, including, but not limited to, warranties of MERCHANTABILITY AND FITNESS OF A PARTICULAR PURPOSE.

Customer Signature _____

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

ITEM TITLE: Second Reading and Public Hearing - Ordinance 2021-001 CRA Redevelopment Plan Amendment and Extending Sunset Date

For the Meeting of: January 28, 2021

Submitted by: City Attorney/City Manager

Date Submitted: December 11, 2020

Funds Required: \$91.16

Account Number: 01514 30492

Amount Required:

Balance Remaining:

Attachments: Proposed ordinance, CRA Redevelopment plan, advertisement receipt and proof of advertisement affidavit

Item Description: **Proposed Ordinance 2020-001 CRA Redevelopment Plan Amendment and Extending Sunset Date.** (The first reading was held on January 14, 2021.)

Action to be Taken: Enact Ordinance 2021-001 to become effective immediately as provided by law.

Staff's Recommendation: Approval

Additional Comments: The plan was approved at the January 14, 2021 CRA special meeting.

City Manager Review: Yes

Mayor Authorization: Yes

ORDINANCE 2021-001

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK REDEVELOPMENT PLAN TO INCLUDE ADDITIONAL PROJECTS AND EXTEND THE SUNSET DATE TO SEPTEMBER 30, 2055; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND SETTING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Part III, Florida Statutes authorizes local governments to designate areas as community redevelopment areas when certain conditions exist; and

WHEREAS, in March 1995 the City Commission approved Ordinance 95-001 which created the City of Fruitland Park Community Redevelopment Agency, and in Resolution 95-011 adopted findings of necessity; and

WHEREAS, the City Commission adopted a community redevelopment plan in Resolution 95-012; and

WHEREAS, in September 2006 the City Commission amended the CRA boundaries and updated the plan in Resolution 2006-022, and subsequently adopted an updated and amended redevelopment plan in Resolution 2016-029 on September 22, 2016; and

WHEREAS, in Resolution 2019-050 the City Commission extended the sunset of the CRA to September 30, 2055 and the City Commission desires to ratify the extension of the CRA for its maximum life to allow for projects in the CRA to be funded and completed; and

WHEREAS, the City Commission desires to adopt an updated community redevelopment plan addressing the redevelopment needs in the CRA to include new projects and adoption of a new community redevelopment plan is an appropriate means by which to address the needs, goals and objections of the CRA; and

WHEREAS, on December 17, 2020 at an advertised public meeting the CRA recommended approval of the City of Fruitland Park Redevelopment Plan 2020 to the City Commission as governing body of the City; and

WHEREAS, notification of the City of Fruitland Park Redevelopment Plan 2020 has been provided to the taxing authorities pursuant to Florida Statutes s 163.346; and

WHEREAS, the City of Fruitland Park has advertised as required by law for a public hearing prior to adoption of this Ordinance by placing a legal advertisement in a newspaper of general circulation notifying the public of this Ordinance and of the public hearing to be held at 6:00 p.m. on January 28, 2021 at City Hall located at 506 West Berckman Street, Fruitland Park, Florida; and

WHEREAS, a duly noticed public hearing was conducted on such proposed amendments as advertised; and

WHEREAS, the City Commission of the City of Fruitland Park, Lake County, Florida hereby finds and declares that the adoption of this ordinance is necessary, appropriate, and in the public interest of the citizens of this community.

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

SECTION 1. Recitals. The recitals set forth above are hereby adopted as legislative findings of the City Commission of the City of Fruitland Park

SECTION 2. Adoption of Plan/Sunset Date. The City of Fruitland Park Redevelopment Plan dated December 2020 **attached hereto** and incorporated herein is hereby adopted and approved pursuant to Florida Statutes section 163.360. The sunset date of the CRA shall be September 30, 2055.

SECTION 3. Implementation. The City of Fruitland Park Community Redevelopment Agency, by and through the City Manager and/or designee, is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Ordinance and carry out the City of Fruitland Park Redevelopment Plan dated December 2020 (the “Plan”).

SECTION 4. Conflicting Ordinances. All ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict with this Ordinance are hereby repealed.

SECTION 5. Severability. If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon adoption.

ADOPTED AND APPROVED this _____ day of _____, 2021, by the City Commission of the City of Fruitland Park, Florida.

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

CHRIS CHESHIRE, MAYOR

ATTEST:

ESTHER COULSON, CITY CLERK, MMC

| | |
|-----------------------|---|
| 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) |

Approved as to form:

Anita Geraci-Carver, City Attorney

Passed first reading: January 14, 2021
Passed second reading:

Community Redevelopment Plan

August 2016
Revised August 2020

CITY OF FRUITLAND PARK
COMMUNITY REDEVELOPMENT AREA



Prepared By:



**LPG Urban &
Regional Planners, Inc.**
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

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INTRODUCTION

1.0 INTRODUCTION

In March 1995 the City of Fruitland Park established the Fruitland Park Community Redevelopment Agency and directed that a Community Redevelopment Plan be prepared for the community redevelopment area (CRA) (Resolutions 95-011 and 95-012). The original CRA consisted of the area known as the “downtown” and encompassed approximately 1,021 ± acres. The plan concentrated on infrastructure improvements that would increase property values, serve the commercial properties, and provide a framework to fund the TIF.

In September 2006 the City of Fruitland Park amended the CRA boundaries and directed that the Community Redevelopment Plan be updated to include the additional properties and planned projects (Resolution 2006-022 – Appendix A). The revised CRA area encompassed approximately 650 ± acres and majority of the expansion area consisted of residential properties. The plan concentrated on infrastructure improvements that would increase property values, serve the residential and commercial properties, and provide a framework to fund the TIF.

The City of Fruitland Park has directed the consultant to update the redevelopment plan.

2.0 Purpose of the Plan

This plan evaluates the Redevelopment Area’s physical and economic conditions and the current challenges and development opportunities facing the community. The plan focuses on the utility infrastructure, related support facilities, and the positive economic impact that an expanded utility system would bring to the properties in the Redevelopment Area, and the City of Fruitland Park. The Redevelopment Plan will address strategies and programs, which will eliminate blight and address the lack of infrastructure within the Redevelopment Area.

It is recognized that downtown Fruitland Park, which includes the commercial area along U.S. 27/441, plays an important role in the viability of the City’s economy. The viability of the residential areas outlining the main corridors of the downtown area is equally as important. Over recent years, a number of actions have been initiated to recognize the special role of the City’s commercial areas and to strengthen its economic position.

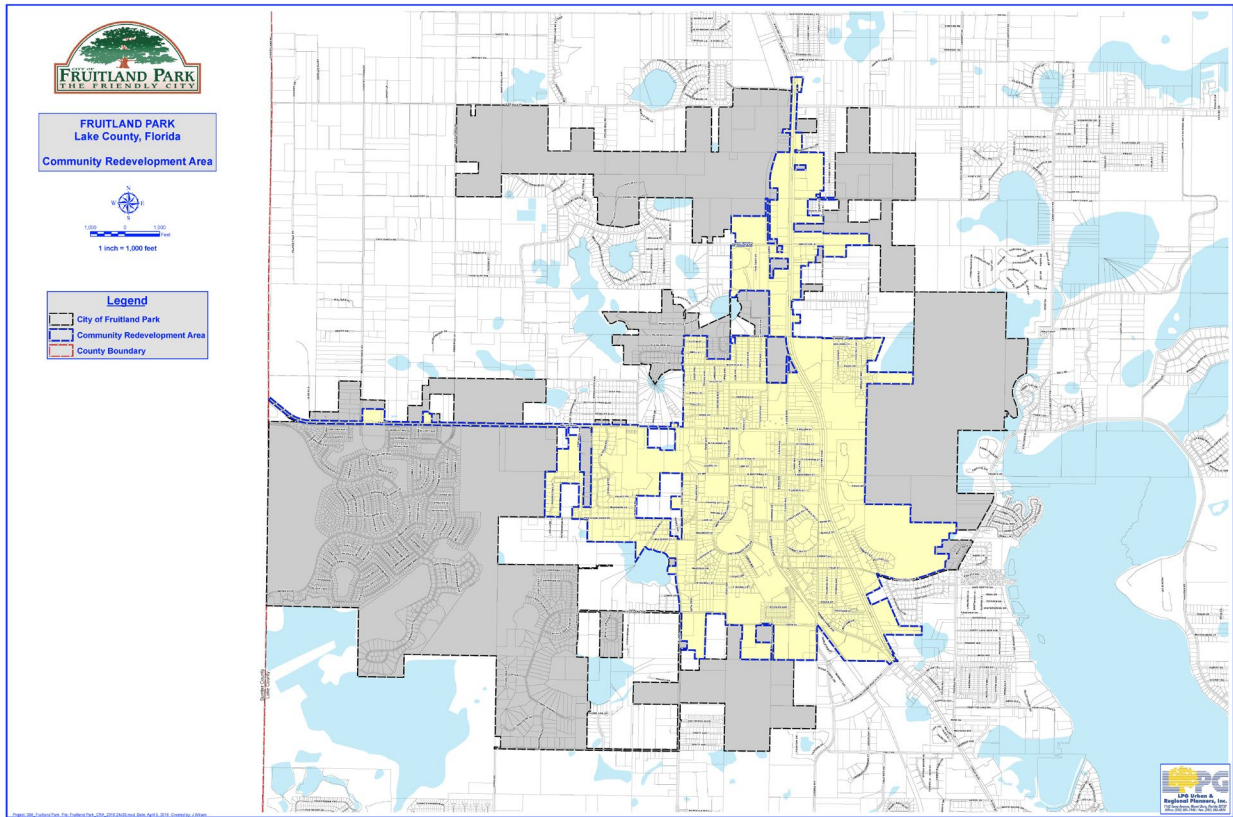
Downtown Fruitland Park is a unique and economically significant section of the City. Special attention should be given to preservation, redevelopment, rehabilitation and

enhancement. While previous efforts in downtown Fruitland Park have been centered on marketing, business retention, public improvements and parking control it is now time that program emphasis be expanded to more general economic development activities. In conjunction with the downtown redevelopment, the residential areas need to be focused on as well. These activities include upgrading the infrastructure, landscape and road improvements, building reconstruction and renovation, more aggressive recruitment of business activities to the downtown and identifying and pursuing new development opportunities. This can best be accomplished through the adoption of a community redevelopment plan for the City of Fruitland Park. It is the purpose of this plan document to set forth the Community Redevelopment Plan for downtown Fruitland Park as well as neighborhoods within the City.

1.2 Redevelopment Plan Boundaries

The Redevelopment Plan is confined to a specific geographic area of approximately 1676 ± acres within the City of Fruitland Park. **Map 1** below depicts the redevelopment area boundaries and the legal description is provided in Appendix B. The Redevelopment Plan Area is located entirely within the jurisdiction and control of incorporated Fruitland Park.

MAP 1 – BOUNDARIES OF THE CRA



1.3 Prior Accomplishments

The previous redevelopment plans identified infrastructure needs to serve the CRA. The 1995 redevelopment plan identified the need for a linear park in the area between Berckman and Fruitland Streets. Gardenia Park, a 7 acre community park was created as a result and has been developed with lighted racquet ball court, swimming pool, playground, lighted skate park, lighted soccer field, volley ball court, restrooms, picnic area, pavilion, grills and parking. CRA and grant funds were utilized in the development of the park.

The 1995 plan also identified the need for sidewalks along Palm Street, which have been constructed.

The 2006 amendment and addition to the CRA redevelopment plan included additional improvements which have been partially completed including streetscape improvements, public building renovations and repairs, Victoria Avenue sidewalks and purchase and demolition of deteriorated / dilapidated properties.

EXISTING CONDITIONS

3.0 Existing Conditions

The existing conditions within the Fruitland Park Redevelopment Area (CRA) includes the conditions of residential housing, land uses, utilities, public transportation and the visual character of buildings that will influence development or utilization of the community's land based resources.

2.1 Existing Land Use and Zoning

The Fruitland Park CRA contains 2,404 individual parcels of which 1,436 parcels are residential (including planned unit developments), 303 parcels are residential professional, 378 parcels are commercial, 44 parcels are industrial, 44 parcels are public facilities, and 16 parcels are designated as greenbelt. The remaining parcels consist of right of way.

Land Use

The land use designations for the CRA are illustrated on **Map 2** (City of Fruitland Park Future Land Use Map). The primary existing land uses for the area is single family residential (574 ± acres). The next highest is commercial (237 ± acres).

| TABLE 2-1 FUTURE LAND USE | | | |
|--------------------------------------|-----------------------|----------------|-------------------|
| Categories | No. of Parcels | Acres | Percentage |
| <i>Commercial</i> | 315 | 237.87 | 14.23% |
| <i>Industrial</i> | 51 | 71.80 | 4.29% |
| <i>Institutional</i> | 64 | 87.49 | 5.23% |
| <i>Mixed Community</i> | 445 | 49.67 | 2.97% |
| <i>Multi-family High Density</i> | 146 | 163.40 | 9.77% |
| <i>Open Space Conservation</i> | 19 | 139.03 | 8.32% |
| <i>Open Space Utilitarian</i> | 1 | 4.71 | 0.28% |
| <i>Recreation</i> | 19 | 67.93 | 4.06% |
| <i>ROW</i> | 81 | 275.23 | 16.46% |
| <i>Single family Low Density</i> | 103 | 124.89 | 7.47% |
| <i>Single family Medium Density</i> | 1160 | 449.81 | 26.91% |
| Total | 2,404 | 1671.84 | 100% |

Zoning

The existing Zoning for the CRA is illustrated on **Map 3** and **Table 2-2**. The majority of the property is residentially zoned (618 ± acres) which includes PUDs. The next highest category is the public facilities district (159 ± acres). Commercially zoned property (C-1, C-2 and CPUD) accounts for 228 ± acres and industrially zoned property (I and IPUD) accounts for 80 ± acres. Approved zoning for residential Planned Unit Developments provide availability for up to 758 single-family units and 1,094 multi-family units.

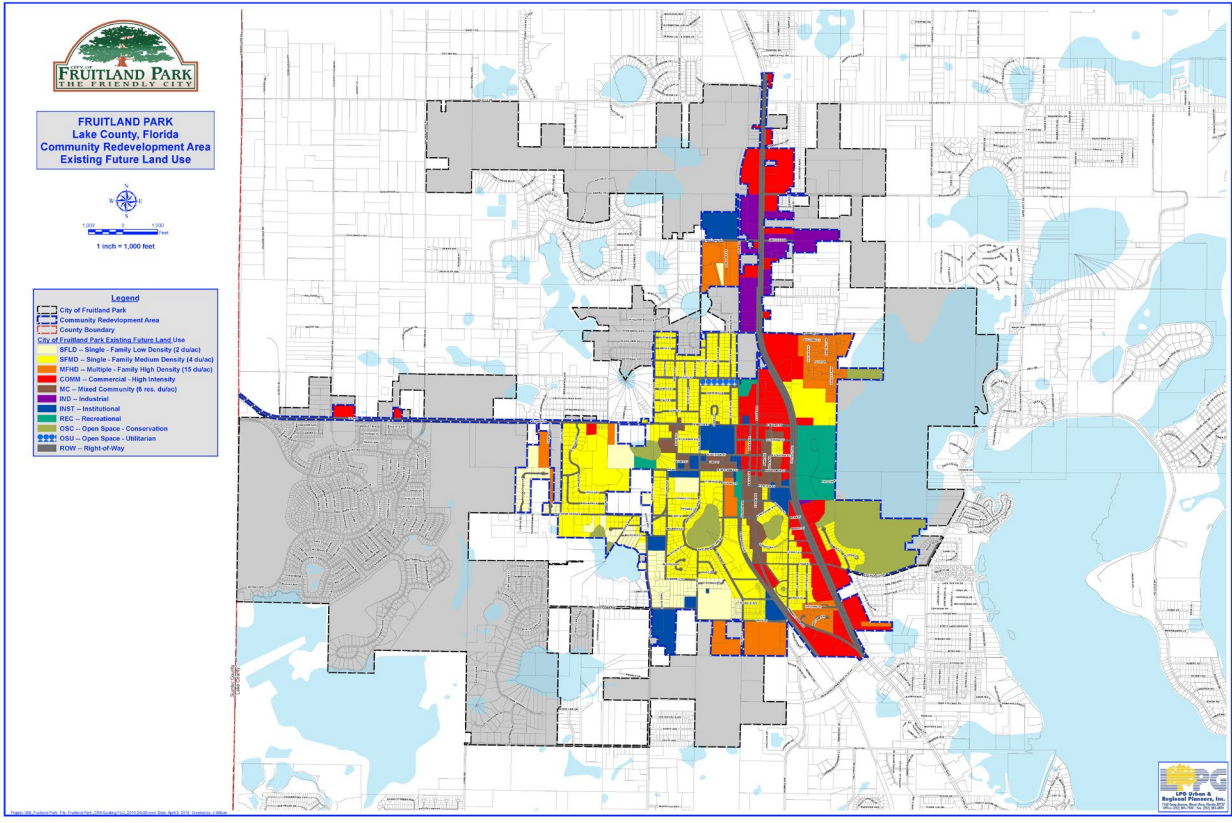
| TABLE 2-2 EXISTING ZONING | | | |
|--------------------------------------|-----------------------|-----------------|-------------------|
| Categories | No. of Parcels | Acres | Percentage |
| <i>C-1</i> | 156 | 36.70 | 2.20% |
| <i>C-2</i> | 211 | 191.96 | 11.48% |
| <i>CPUD</i> | 11 | 13.32 | 0.80% |
| <i>GB</i> | 16 | 121.94 | 7.29% |
| <i>Industrial</i> | 39 | 68.32 | 4.09% |
| <i>Industrial PUD</i> | 5 | 11.88 | 0.71% |
| <i>PFD</i> | 86 | 159.77 | 9.56% |
| <i>PUD</i> | 148 | 129.09 | 7.72% |
| <i>R-1</i> | 103 | 126.93 | 7.59% |
| <i>R-2</i> | 1122 | 362.69 | 21.69% |
| <i>R-3</i> | 125 | 128.83 | 7.71% |
| <i>RP</i> | 303 | 45.34 | 2.71% |
| <i>ROW</i> | 79 | 275.14 | 16.46% |
| Total | 2,404 | 1,671.91 | 100% |

Vacant Lands

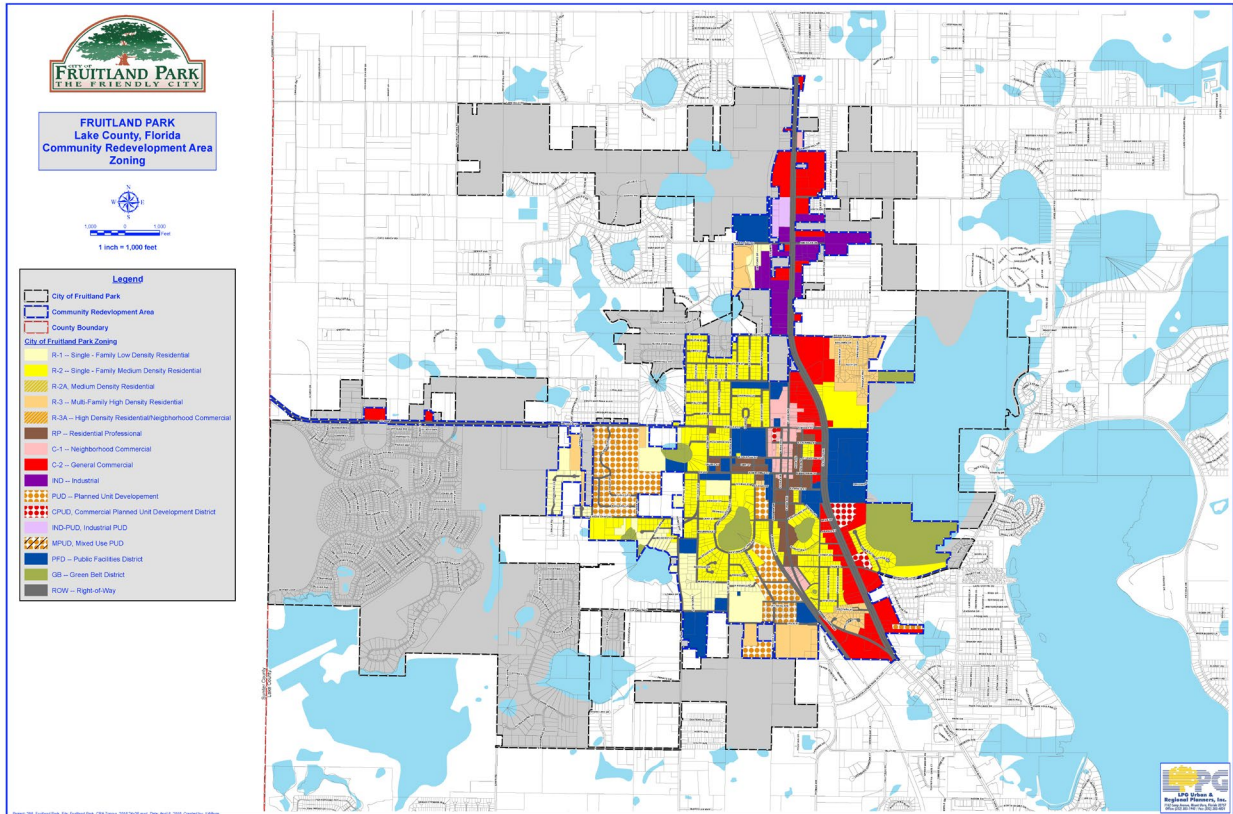
The Vacant Lands or undeveloped parcels within the CRA are illustrated on **Map 4** and **Table 2-3**. There are approximately 569 ± acres of vacant lands (165 parcels) within the CRA (Table 2-2). The majority of the vacant lands are zoned residential and account for 176 ± acres (31%). Commercially zoned vacant lands account for 74 ± acres (13%).

| TABLE 2-3 VACANT LANDS | | | |
|---|---------------------------|---------------|-------------|
| Categories | No. of Parcels | Acres | % |
| <i>Commercial (C-1, C-2, CPUD)</i> | 19 | 74.87 | 13.15% |
| <i>Industrial (I and IPUD)</i> | 11 | 36.18 | 6.35% |
| <i>Residential Professional (RP)</i> | 1 | 4.64 | 0.81% |
| <i>Public Facilities District (PFD)</i> | 2 | 76.76 | 13.47% |
| <i>Planned Unit Development – Residential (PUD-R)</i> | 70 | 62.61 | 10.99% |
| <i>Residential Single Family (R-1, R-2)</i> | 6 | 113.87 | 19.99% |
| <i>Residential Multi- Family (R-3)</i> | 35 | 76.53 | 13.43% |
| <i>Green Belt</i> | 16 | 112.64 | 19.77% |
| <i>ROW</i> | 5 | 11.57 | 2.03% |
| Total | 165 | 569.67 | 100% |

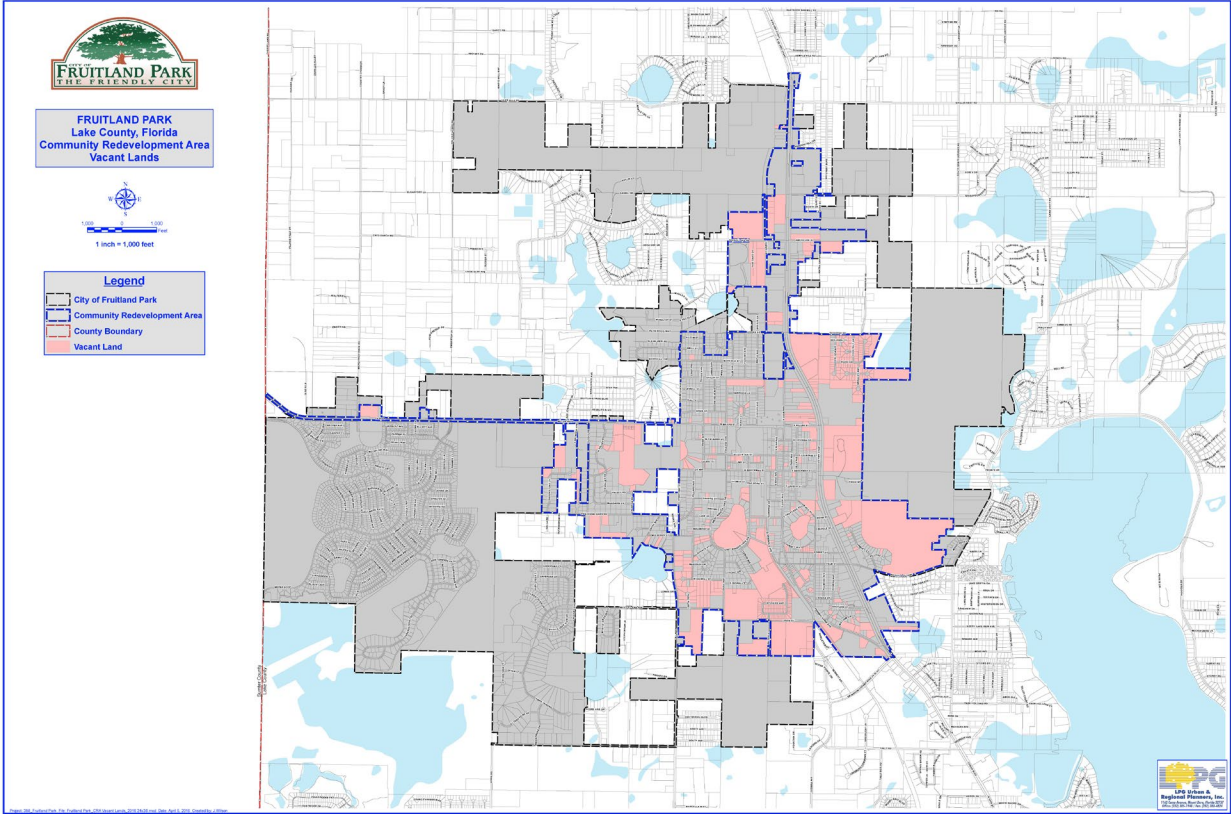
MAP 2 – CITY OF FRUITLAND PARK FUTURE LAND USE



MAP 3 – CITY OF FRUITLAND PARK ZONING MAP



MAP 4 - CITY OF FRUITLAND PARK VACANT LAND



2.2 Lot Value and Site Deterioration

Lot Value

The evaluation of the Lake County Property Appraisers data for assessed values of the 2,404 parcels within the Study Area have an average assessed value of approximately \$88,500.

Residential Properties

There are 1,280 residential properties within the CRA boundary. The average assessed value is approximately \$45,080.13. The average assessed value of the developed residential properties is \$74,999 and the average assessed value of the vacant residential properties is approximately \$15,200. Of the developed residential properties 223 have an assessed value of less than \$50,000.

There are 42 properties with manufactured homes. These properties have an average assessed value of approximately \$36,300. Only 10 of these properties have a value of more than \$50,000. The average size of these properties is less than ½ acre.

There are 18 multi-family development properties; 15 of these properties are 10 units or less and three (3) are larger properties with more than 10 units. The average assessed value of all multi-family properties is \$325,300. The average assessed value of the smaller developments is \$87,850 while the larger properties with more than 10 units have an average assessed value of \$1.5 million.

Non-Residential Properties

There are 252 non-residential properties within the CRA boundary. The combined average assessed value is approximately \$261,200; alternatively the average assessed value is approximately \$139,280 per acre. The average assessed value of the developed non-residential properties is \$333,700 and the average assessed value of the vacant non-residential properties is approximately \$88,100. There are 74 properties owned by government or institutional entities with an average assessed value of approximately \$161,900.

Site Deterioration

The study area contains residential and commercial structures that are deteriorating and represent a safety and health hazard. Deteriorated and deteriorating commercial structures and properties portray a run down and unattractive appearance. There are evident properties that have maintenance

challenges with regard to parking, access, landscaping, signage and facades. It appears that some of the structures that have been subject to and affected by right-of-way construction projects that contribute to their unusable and deteriorated condition and appearance. It appears that these property owners may be have been unable or unwilling to effect post construction improvements to restore or up grade their function and appearance.

Vacant and non-maintained commercial structures and facilities occupy valuable frontage and detract from the visual appeal of the area.

2.3 Unsafe Condition of Housing

Age of Housing Stock

Although age of a structure is not considered a blight indicator, the effects of age, when coupled with deficient maintenance, can result in deteriorated and dilapidated structures in the long term. As a general rule, buildings require increased maintenance as they reach twenty or thirty years of age. A significant number of structures in the CRA were constructed in the 1980's and earlier (more than 30 years ago). 45% of the residential structures were constructed more than 40 years ago, prior to 1974. 78% of the residential structures were constructed more than 30 years ago, prior to 1984.

Unsanitary or Unsafe Conditions and Structure Deterioration

A windshield survey was conducted in October and November of 2014 to identify deteriorated or dilapidated housing structures. A structure was categorized "deteriorated" if it appeared to have moderate to severe structural problems that, if not repaired within a few years, would degenerate to the point where the structure may be deemed uninhabitable.

A structure was categorized "dilapidated" if it appeared uninhabitable due to major structural system problems and was boarded up to deter entrance to the structure. A dilapidated structure probably cannot be rehabilitated in a cost feasible manner. The housing conditions study determined that approximately four (4) houses or other structures were dilapidated as of November 2014. These structures are located primarily West of Highway 27 within the CRA area. Other structures showed signs of wear and tear that can be attributed to lack of maintenance and weathering due to elements.

2.4 Vacant Lots and Closed Buildings

Both a cause and an indicator of blight is the presence of vacant properties and obsolete, closed buildings, especially those that have been poorly maintained for years. As an indicator of blight, it is assumed that the owner has no economic justification to develop the property due to the depressed market

value of the area as a whole. In the case of closed buildings, it is assumed the owner has no economic incentive to reinvest, or that there is no market for tenants. The presence of vacant lots and closed buildings disrupts the urban character of the neighborhoods and decreases the value of commercial areas.

2.5 Transient Properties

Of the 1,298 residential parcels within the CRA Area, 279 parcels are vacant/undeveloped (20%), 389 parcels (30%) are renter occupied, and 660 parcels (50%) have been granted a homestead exemption, which means the resident of the parcel is also the property owner. One of the contributing factors to “blighted areas” is a higher percentage of vacant and renter occupied units (50%) than owner occupied units. Home ownership typically lends itself to people “investing” into their community by maintenance of the property and being rooted in community events and efforts. The caveat to the rental units within the CRA Study Area is that a percentage of these are seasonal owned properties in which the owner does have a vested interest. The greater number of the properties with challenges are included in the actual renter occupied units and vacant properties / residential structures.

2.6 Transportation Facilities and Pedestrian Infrastructure

The transportation infrastructure in the study area is in generally serviceable condition. In general, there are no unpaved sections of public roads that require constant maintenance to remain serviceable. There are sections of shoulder, gutter or curbing that have incidental damage from construction or accident and may have gone unnoticed with regular City maintenance.

The pedestrian circulation system is generally serviceable with most areas having sidewalk provided on at least one street side with minimal breaks in continuity. Sections of sidewalk that have been damaged by construction, tree roots and erosion should be removed and replaced.

In general there are no marked pedestrian safe crossings of US Hwy 27/441. Where effective for continuity of community development, the City should negotiate with FDOT for desired improvements.

A potential program for monitoring of deterioration challenges should be developed to lessen the burden on City public works staff for identifying problems in infrastructure. Citizens could become part of the monitoring system by reporting damage and deterioration for later systematic inspection by City Staff on scheduled area inspection. The problem areas can then be programmed for repair / improvement.

2.7 Utilities

There are sections of the water distribution system that are smaller sized (< 4") lines that may not provide adequate volume or flow rates for the area development. Qualified engineers for adequacy should evaluate these areas. According to the Water Master Plan prepared for the City of Fruitland Park indicates that there is Transite and Asbestos Cement Product (ACP) within the CRA, but does not specifically identify the sections of pipe, which are scheduled for abandonment.

The Water Master Plan for the City of Fruitland Park as prepared by BESH, Inc. for the potable water system was used for analysis of the section.

Asbestos cement was used widely in the mid-1900's in potable water distribution systems. Since the lifetime of this product is approximately 70 years, many municipalities need to update their water systems. Updating this infrastructure involves removal or abandonment and grouting of the transite pipe. The cement acts as a binder that holds the asbestos fibers within a solid matrix. This will prevent asbestos fibers from being released easily, unless mishandled, damaged or in a badly weathered condition. In most cases, ACP pipe is considered non-friable and is not hazardous as long as it is not broken or otherwise damaged as to allow fibers into the system.

Sewer

Areas within the CRA that are candidates for redevelopment under the CRA guidelines are currently using septic systems for waste water treatment. These areas will be connected to the City's sewer system. According to the Wastewater Master Plan prepared by BESH, Inc. only 4% of the City's residential properties are connected and serviced by the central wastewater system. As property within the CRA is redeveloped or substantially improved on-site septic systems should be abandoned and the residences or businesses should be connected to the central system. Further review of the most cost effective manner of providing sewer service within the CRA should be very high priority of Fruitland Park.

Stormwater

The drainage system in the downtown area is primarily controlled swales ditches and culverts. Due to the lack of "as-built" plans for the drainage system, it is difficult, as part of this review to determine the current and long-range needs. As improvements are made in the downtown, every effort should be made to assess the impact the improvements will make to the immediate drainage system and to determine if cost-effective improvements can be made to the system during the construction of the improvements. Every effort should be made to establish a master drainage plan for the CRA

and the City as a whole that can be referenced during phased improvements to specific locations in the downtown.

2.8 Summary of Existing Conditions

The CRA area has many typical attributes of an older developed area transitioning to a more modern time. The majority of the residential housing within the CRA is more than 30 years old. The age of the structure itself is not an indicator of blight, but structures require a larger amount of maintenance as they age.

Different standards for pedestrian and multi-modal transportation have evolved. Some areas of the city have kept up with the changing standards, while other areas are lagging behind. Some residential neighborhoods lack continuous sidewalks and crosswalks. Some areas do not have adequate street lighting. Sections of the potable water system are adequate but potentially undersized for redevelopment. Most areas of the City are not connected to a central sewer system. A visual inspection of the Study Area revealed clear signs of decline, deterioration or lack of maintenance in the residential and non-residential structures. Undeveloped properties are for the most part unfenced and accessible at any point along many local roads. This unfenced condition allows for trespassing, dumping and vandalism.

The Redevelopment Act provides little specific criteria or guidance in Section 163.340 (8), F.S., regarding the definition or attributes of deteriorating structures other than implied in the Redevelopment Act which focuses on a series of indicators that in the aggregate are assumed to lead to economic, physical or social distress. In the present case, the physical state and the nature of the existing structures have clearly affected the physical, economic and social environment within the CRA Area. Residential buildings are of unacceptable physical condition, which requires major repair or in some cases complete demolition. In addition, some of the non-residential buildings are functionally deteriorated and rendered functionally and physically obsolete by the constraints of the site, structure placement, access and residential platting adapted for commercial use.

PREVIOUSLY APPROVED PLANS

4.0 Previously Approved Plans

The previous approved 2006 Community Redevelopment Plan identified streets in need of sidewalks or sidewalk repair and included Dixie Avenue, Pennsylvania Avenue, Griffin Road (East), Foxhill Road, and Picciola Cutoff (between US 27-441 and Hamlet Court).

Drainage improvements were also identified for Dixie Avenue, Pennsylvania Avenue, Foxhill Road, Fruitland Street, Seminole Street, Berckman Street, Olive Street, and Lemon Street.

Water system upgrades along Palm Street, Pennsylvania, Plumosa, and Phoenix Avenues; and Forest Street.

Fire protection upgrades along Poinsettia, Spring Lake Road, Dixie Avenue (from Miller to South End at US Highway 27/441), and CR 466.

Park improvements to Veterans Memorial Park, Shiloh Cemetery and Gardenia Park.

Intersection improvements consisting of landscaping, signalization or cross walks included Dixie Avenue at Griffin Street, Fruitland Street, Forest Street, Palm Street and Pennsylvania Avenue; US Hwy. 27/441 at Miller, Berckman, Beam, Segal, Forest, Palm and Grizzard Streets; and CR 466A from US Hwy. 27/441 to Sumter County line.

Streetscape improvements (street furniture, landscaping, lighting, and landscaping) were planned throughout the CRA.

Promote the rehabilitation of residential housing through both private and public resources.

| Table 3-1 Completed Projects and Cost Estimates | | |
|--|---|-----------------------|
| YEAR | PROJECT | COST ESTIMATE |
| FY2007/2008 | Streets (Decorative lighting poles) | \$ 286,690 |
| FY 2009 | Streetscape (decorative lighting and pavement resurfacing) | \$ 299,472 |
| | Land purchase (Baugh property) | \$ 405,932 |
| | | \$ 705,404 |
| FY2010 | House purchases (Ammer, Coralluzzo, Everts) | \$ 271,188 |
| | Streetscape (pavement resurfacing, snowflake lighting) | \$68,068.50 |
| | Engineering fees | \$ 51,077 |
| | Hydrant improvements | \$ 3,739 |
| | | \$ 394,072.50 |
| FY2011 | Streetscape (pavement resurfacing, tree trimming) | \$ 107,370 |
| | Sewer impact fees for CDBG project | \$ 242,837 |
| | Engineering fees for CDBG project | \$ 71,400 |
| | Grant | \$ (15,043) |
| | Gardenia Park sign | \$ 2,735 |
| | Consumptive use permit | \$ 105,000 |
| | Administrative Fees | \$ 13,058 |
| | | \$ 527,357 |
| FY 2012 | Streetscape | \$ 12,121 |
| | CDBG project construction (in excess of grant) | \$ 113,817 |
| | Victoria Avenue sidewalks | \$ 6,550 |
| | | \$ 132,488 |
| FY 2013 | Streetscape (pavement resurfacing, tree trimming, signage) | \$ 54,943 |
| | Demolition | \$ 19,624 |
| | | \$ 74,567 |
| FY 2014 | Streetscape (pavement resurfacing, decorations) | \$ 154,281 |
| | Consultant Fees for CRA | \$ 1,760 |
| | | \$ 156,041 |
| FY 2015 | Streetscape (pavement resurfacing, tree trimming, signage, decorations) | \$ 67,470 |
| | Fencing around well site | \$ 4,144 |
| | | \$ 71,614 |
| Total | | \$2,348,233.50 |

3.1 Design Guidelines

City infrastructure improvements will be designed and constructed to meet City standards as outlined in Land Development Regulations (LDRs).

The individual planned unit developments contain specific design criteria that govern the development, design, and construction of the residential and commercial components of each individual parcel. Most of the development standards mirror what is in the City LDRs with some exceptions.

3.2 Low or Moderate Income Housing

The 2010 Census data indicates that 26.4% of the households in the City earn less than \$35,000 per year. 14.4% of the households in the City are below poverty level. There are several approved planned unit developments that have the potential to provide the opportunity for low or moderate income housing to be developed.

OPPORTUNITIES AND CHALLENGES**4.0 Opportunities and Challenges**

The physical and economic environments will affect the success of the Fruitland Park Redevelopment Area and provide both opportunities and challenges.

History of the creation of the Fruitland Park Redevelopment Plan

The development of the City's comprehensive plan specifically identified the need to address redevelopment as well as recognizing capital improvement needs for the downtown area. The comprehensive plan does not, however, specifically address both private and public improvements that are generally aesthetic in nature but necessary for the success of the downtown and residential areas.

The other driving force behind the development of this plan is the Community Redevelopment Act of 1969, which provides a means for the local community to conserve, rehabilitate or redevelop an area and for the establishing of the tax increment finance district to pay for improvements in the area.

The Physical Environment

The land uses within the community redevelopment area are commercial office, residential, retail and recreation. The commercial uses within the CRA include a variety of businesses including restaurants and service businesses. Residential uses are scattered throughout the study area.

While the need for such uses as adequate parking may affect the downtown areas to a greater degree, the downtown and residential areas share similar needs such as adequate road right-of-ways, sidewalks and lighting. Some of these examples may be seen in the windshield survey of the residential area; road improvements are needed as well as sidewalks in the residential community.

Structural Condition Survey

The condition of the buildings in the CRA area varies considerably. While most of the buildings are structurally sound, there are significant numbers of deteriorated and dilapidated buildings throughout the residential and downtown areas. The survey of structural conditions conducted was based upon the following definitions:

Standard: A standard structure has no visible defects or, possibly, some

slight defects correctable in the course of routine maintenance.

Slightly Deteriorated: A slightly deteriorated structure is structurally sound but is off a routine maintenance program such that deteriorating characteristics become a visible menace. Continuation of this deterioration would eventually result in the structures becoming more seriously deteriorated. Repairs, more than regular maintenance, are required to bring the structure up to standard.

Deteriorated: A deteriorated structure requires structural repairs not provided in the course of routine maintenance. Such a structure has one or more defects that must be corrected if the unit is to continue providing safe and adequate shelter.

Dilapidated: A dilapidated structure no longer provides adequate shelter. Such a unit endangers the health, safety or well being of the inhabitants. This structure has one or more critical defects or a combination of intermediate defects in sufficient number that rehabilitation is not feasible.

The presence of dilapidated structures that are infeasible for rehabilitation can present a negative image of the area. Dilapidated structures can be an eyesore, a hazard and an attractive nuisance. Structures that are deteriorated may exhibit many of these same opportunities, but are feasible for rehabilitation. Routine inspections and code enforcement are the primary means to remove dilapidated structures at the current time.

When the deteriorated or dilapidated buildings are providing housing to individuals, the problem is especially difficult. If the structures are suitable for rehabilitation, temporary living quarters must often be found while rehabilitation takes place. If the structures are dilapidated and infeasible for rehabilitation, it is then necessary to find other housing for individuals living there.

Sidewalks

A visual observation of the pedestrian system in the CRA area indicates that sidewalks are insufficient in meeting either the recreational or commercial pedestrian traffic needs. A number of sidewalks have been installed and are being used in the existing CRA area since the inception of the CRA. The success of these sidewalks further proves the need for additional sidewalks within the CRA area, which is predominantly residential. Sidewalks also need to be considered along the right-of-ways that are slated for expansion.

It is important to provide paved walkways and properly designed ramps to make public facilities in the general downtown area more accessible to all individuals, including people with disabilities. Pedestrian access is a major development concern of the City Commission and citizens of Fruitland Park for the enhancement of the CRA. Sidewalks are extremely important in residential neighborhoods to ensure that children can safely make it from the bus stop home and be able to walk in a safe environment. The following is a partial listing of areas that should receive first priority for sidewalks.

Streets in need of new or repaired sidewalks:

- Dixie Avenue (from North to South ends) – sidewalks have been completed from Wal-Mart to Berckman St.
- Pennsylvania Avenue
- Griffin Road (East)
- Foxhill Road
- Picciola Cutoff (Between U.S. 27-441 and Hamlet Court)

The City has completed the sidewalks on Palm Street, which had been projected as a need in the previous CRA document.

Street Lighting

Visual inspection of the streets within the CRA area indicate that there is a need for pedestrian and street lighting along sidewalks in the vicinity of the Dixie Ave and Berckman St. intersection, in the vicinity of City Hall and the Elementary School. Street lighting should also be provided in areas where pedestrian traffic is heavier and where there is concern for crime safety.

Gardenia Park

The City will continue to maintain Gardenia Park, the linear park that was created pursuant the CRA identifying it as need. This park is located at the abandoned railroad right-of-way between Berckman and Fruitland Streets. A municipal swimming pool, handball and volleyball courts as well as other types of recreational activities have been constructed.

Drainage

The drainage system in the downtown area is primarily controlled swales, ditches and culverts. As improvements are made in the downtown, every effort should be made to assess the impact that the improvements will make to the immediate drainage system and to determine if cost-effective improvements can be made to the system during the construction of the improvements. Every effort should be made to establish a master drainage plan for the CRA and the City as a whole that can

be referenced during phased improvements to specific locations in the downtown. A partial listing of streets within the redevelopment area that should receive first priority for drainage improvements is listed below:

1. Dixie Avenue
2. Pennsylvania Avenue
3. Foxhill Road
4. Fruitland Street
5. Seminole Street
6. Berckman Street
7. Olive Street
8. Lemon Street

Water Facilities

The water facilities system currently impacts the ability of the CRA to promote growth of certain services in the downtown due to limitations. The City is currently considering several options to extend water services within the CRA. Additional studies will be necessary to address additional growth and development within the CRA. The following describes some examples within the CRA that could benefit from improved water facilities:

Install larger PVC main in Palm Street to replace 6" asbestos-concrete pipe, install new 6" mains in Pennsylvania, Plumosa and Phoenix Avenues to replace 2" and 6" asbestos-concrete mains in backyards and install 6" main in Forest Street to replace a 1 ¼" main.

There are areas within the CRA that have potable water flowing through Transite Pipe (ACP). This type of pipe was typically used around the 1950s to 1970s and is reaching the end of its service life. The transite pipe is located primarily in utility easements along rear lot lines. The options for abandonment are physical removal or grouting and abandoning in place. The pipe is not considered a hazard (non-friable) if it is not damaged cracked or broken to release asbestos fibers into the air.

Sewer Facilities

The City has a newly constructed Sewer facility located on Spring Lake Rd. The City is considering several options to expand this facility.

Fire Protection

As aging water lines are replaced and as new water service is provided within the CRA, fire protection should be improved through the installation of sufficiently sized water lines to meet commercial and residential fire flow requirements. In addition, sufficient fire hydrants and valves should be installed with all new water line extensions. These improvements will have a positive impact on the current fire

protection system and will provide an incentive for the location of new businesses. A listing of streets within the CRA that should receive high priority for waterlines and fire hydrants are provided below:

1. Dixie Avenue (from Miller to South End at U.S. Hwy 27/441)
2. CR 466A
3. Spring Lake Rd. and U.S. Hwy 27/441 (North of the Buick dealership)

Streets that have benefited from the CRA planning and have had lines installed are Palm Street, Pennsylvania Avenue, Plumosa Avenue, Phoenix Avenue, Areca Avenue and Forest Street.

Parks

The City of Fruitland Park has several acres of excellent parks. This recreational resource provides a certain amount of tourist and recreational traffic into the CRA. Improvements needed for local parks include parking lot paving and acquisition of land for additional parking. Beyond parking facilities, additional landscaping, utility relocation, sidewalk and crosswalk improvements are necessary.

Residential Housing Impact

The majority of the structures in the CRA are residential. The CRA shall address residential impacts through the following manner:

1. Promote the rehabilitation of residential units through both private and public resources (i.e., CDBG and SHIP funds). Financial institutions participating in the loan pool shall actively promote financing of residential rehabilitation in and adjacent to the CRA.
2. Active code enforcement will be utilized to insure safe, sanitary housing conditions in the CRA. The CRA agency should review the LDR and the building code requirements to insure a consistent policy with CRA Agency objectives for existing and future residential structures in the CRA.
3. The CRA Agency shall monitor the conversion of residential units to commercial use to insure that involuntary displacement does not occur and that the conversion construction is consistent with the goals for the CRA and the aesthetic goals of the CRA Agency.

Traffic Intersections and Signalization

A preliminary field investigation finds that several areas within the CRA are not conducive to pedestrian use. These areas can be improved by providing landscaping and therefore, provide a visible justification for pedestrian use. Furthermore, engineering design improvements making pedestrian accessibility a priority can be achieved throughout the CRA. It may be necessary to conduct a more extensive engineering investigation of intersections, especially high hazard locations, in order to identify additional improvements as part of Fruitland Park's ongoing roadway maintenance and improvement program. A Preliminary list of intersections that could benefit from additional landscaping, signalization and crosswalks is listed below:

1. Dixie Avenue at Griffin Street, Fruitland Street, Forest Street, Palm Street and Pennsylvania Avenue.
2. U.S. Hwy 27/441 at Miller Street, Berckman Street, Beam Street, Segal Street, Forest Street, Palm Street and Grizzard Street.
3. Berkman Street and Dixie Avenue would benefit from either a 4-way stop or signalization.
4. CR 466A / Miller St. from U.S. Hwy 27/441 to the Sumter County line – aesthetic enhancements, signals, street lights, bike lanes, sidewalks, traffic signals and reuse lines for irrigation.

Parking

The current need for parking is based on the number of on and off-site spaces currently available, but takes into consideration available parking on existing major roadways and the grandfathering of existing land uses that may adversely impact the availability of downtown parking. The City of Fruitland Park utilizes a traditional parking strategy; parking requirements are tied to zoning, specific structural uses and the size of the structure being used.

The current planning system requires the utilization of prime commercial property for parking, hindering the expansion or development of many of the vacant parcels in the downtown area. A strategy to minimize or share parking requirements would provide greater opportunities to allow greater in-fill and redevelopment opportunities. With the increased growth and tax revenues, parking concerns and planning can be dealt with, as an infrastructure need. Centralized parking lots, which minimize the use of prime commercial property, can be purchased through funds generated by the Tax Increment District and through special assessments on the business district that created the need.

As the City grows, sites for additional parking should be identified. At this time, establishing a municipal parking lot in the business district is not a viable option.

Non-Standard Lots

The City may purchase two (2) or more lots to create parcels that conform or are more marketable for residential and commercial development.

Aesthetics

An important part of redeveloping any area is its appearance. Many aspects of appearance will improve as the structural conditions are improved and streets are repaired, but some aspects of the appearance of a downtown and residential neighborhoods must be given special attention. Public improvements in a downtown or residential area often concern the appearance of the streetscape. The streetscape is the combination of all elements in a pedestrian or vehicular area, usually the public right-of-way, and includes street furniture, landscaping, sidewalks, lights, signs and the relationship of each of these elements to each other and to adjacent buildings. Standards need to be adopted for the CRA with regard to these elements of the streetscape. For the purposes of this discussion, the streetscape includes the street furniture (items such as benches, planters, trash receptacles, kiosks), landscaping (items such as trees, tree grates, and irrigation) and lights.

In order to make an area attractive for pedestrians, improvements to the appearance or the streetscape are necessary. Such improvements are now evidenced in Fruitland Park with very limited utilization in the downtown and residential areas. While individual property owners have made improvements to their building facades and, in some cases, upgraded and installed landscaping, there has not yet been a comprehensive program throughout the entire downtown to upgrade the streetscape. An 'aesthetics needs' analysis needs to be conducted for the overall CRA.

Any future study should also include the addition of wayfinding signage on "major" streets to assist visitors in finding community destinations (City Hall, churches, schools, business districts, etc.).

Current and Future Capital Improvements in the CRA

There are currently several capital improvements being addressed in the CRA as identified in the Comprehensive Plan. Future capital improvements in the CRA shall be in conformance with the Capital Improvements Element of the Comprehensive Plan, except for emergency or disaster related improvements.

5.0 Projects

The main issue for the redevelopment and development of the Fruitland Park CRA is the lack of infrastructure for current and future development. The following provides the recommended CRA projects.

The first priorities should be given to the water and wastewater system. Extension of gravity sewer lines and force mains, and the abandonment of the existing ACP pipe and the installation of new water lines should be one of the top priorities. For new commercial development and redevelopment of existing commercial properties to occur adequate facilities are required. The existing commercial development utilizes septic tanks which limits the type of commercial activities that can occur which in turn limits commercial services available within the City thus requiring citizens to drive to adjacent cities for those services. In addition, the majority of the residential properties also utilize septic tanks. Connection to a wastewater system would also further the conservation and public facilities goals, objectives and policies within the comprehensive plan to protect the environment, lakes and correct existing deficiencies. The extension of the gravity sewer lines and force mains would also encourage economic growth and the creation of jobs by providing for a variety of commercial users.

Installation of sidewalks, crosswalks and street lights would provide safe pedestrian travel and further the goals, objectives, and policies of the comprehensive plan in providing a multi-modal system.

Aesthetic improvements would encourage economic growth with the CRA area by encouraging an attractive, groomed appearance within the CRA.

To further encourage economic development within the CRA consideration should be given to the Miller Street (CR 466A) area by designating this area as Transition, which would allow limited commercial and office/professional uses. This may be accomplished by a comprehensive plan amendment creating a new land use category and subsequent rezoning.

Table 5-1 illustrates the proposed projects and estimated costs. Other projects including those identified in the Opportunities and Challenges Section that are not identified on the table may become projects as funds become available and approved by the CRA Agency.

| TABLE 5-1 Updated Proposed Projects and Cost Estimates | | | |
|---|-----------------------|------------------|---------------|
| Project | Funding Source | Timeframe | Amount |
| Various Road/Sidewalk Improvements | TIF / Grant | 2021-2025 | \$750,000 |
| Municipal Complex Improvements | TIF / Grant | 2021-2025 | \$200,000 |
| Community Buildings & Parks Improvements | TIF / Grant | 2021-2025 | \$250,000 |
| Community/Business Parking Improvements | TIF / Grant | 2021-2025 | \$200,000 |
| Utility Upgrades | TIF / Grant | 2021-2025 | \$350,000 |
| Blytle Abatement/Property Improvements & Acquisitions | | 2021-2025 | \$200,000 |
| Streetscapes/Street Lighting | TIF | 2021-2025 | \$150,000 |
| Street Signage | TIF | 2021-2025 | \$25,000 |
| Stormwater improvements | TIF / Grant | 2021-2025 | \$100,000 |
| Land Purchases | TIF / Grant | 2021-2025 | \$200,000 |

| | | | |
|-------------------------------|-----|-----------|--------------------|
| Business Improvement Programs | TIF | 2021-2025 | \$75,000 |
| Total | | | \$2,500,000 |

1 Projects and associated costs provided by the City of Fruitland Park as outlined in their fiscal year 2015-2020 CIP

2 Does not include right-of-way cost

3 TIF Reimbursement if funds are available and CRA Agency approves

FUNDING SOURCES**6.0 Funding Sources**

The following provides a brief synopsis of potential funding sources to aid in the financing of the proposed projects. The following sources are based on identification of need and should not be considered an exhaustive list of financial sources:

Redevelopment Agency Tax Increment Fund (TIF)

The primary funding mechanism for CRA projects in the CRA is the Tax Increment Fund (TIF). This fund is comprised of the tax increment revenue collected from the City of Fruitland Park, Lake County Water Authority, South Lake Hospital District, and Lake County. These funds are placed into a Special Redevelopment Trust Fund where they are utilized for projects identified within this redevelopment plan that are located within the CRA boundaries.

The TIF revenue estimates are based on the base year values, the current City and County mileage rates and the estimated rate of property value appreciation. The base year is the year at which the development area is established and provides the benchmark property value with which to measure tax increment growth. The tax increment is the additional ad-valorem tax revenue generated from increases in property values in excess of the base year values.

Florida Communities Trust (FCT)

Florida Communities Trust (FCT) is a state land acquisition grant program that provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans.

USDA Grants

The USDA administers Rural Business Enterprise Grant (RBEG). Applicants eligible for RBEG funds are public bodies and private nonprofit corporations, such as States, counties, cities, townships, and incorporated towns and villages, boroughs, authorities, districts and Indian tribes on Federal and State reservations which will serve rural areas. "Rural area" for this program is defined as a city, town, or unincorporated area that has a population of 50,000 inhabitants or less, other than an urbanized area immediately adjacent to a city, town, or unincorporated area that has a population in excess of 50,000 inhabitants. Applications will only be accepted from eligible entities.

Florida Department of Transportation (FDOT) Grants

The Florida Department of Transportation (FDOT) has several grant programs available for Cities and Counties. Available grants may be used for roadway enhancements (streetscaping / hardscaping, crosswalks, etc.) roadway landscape improvements (SB 1446) and safety improvement grants. These grants are available annually and program funding is limited to available department funding and a competitive award process. The local FDOT Regional office in Chipley, Florida administers the grants.

Florida Department of Environmental Protection (FDEP) Grants

The Florida Department of Environmental Protection has several grant programs available for Cities and Counties for parks and recreation via the Division of Recreation.

Community Development Block Grants (CDBG)

The purpose of this federal grant program is to provide annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons.

Funding Sources and Projections

The CRA Projections are listed below for both districts and all taxing authorities (Fruitland Park, Lake County BCC, Lake County Water Authority, and Lake County Ambulance).

2015 -\$235,000
2016- \$245,000
2017- \$280,000
2018- \$300,000
2019- \$310,000
2020- \$315,000

REDEVELOPMENT PLAN MAJOR GOALS

7.0 MAJOR GOALS, OBJECTIVES AND POLICIES

Goal 1 **Overall Redevelopment: Establish downtown Fruitland Park as a focal point for the community and attract visitors from the entire region.**

Objective 1.1 Increase the visual attractiveness and unity of downtown Fruitland Park by identifying a common theme and incorporating architectural standards into the LDR by 2025.

Objective 1.2 Continue to encourage additional civic activities and community events in the downtown area.

Objective 1.3 Continue to maintain and enhance existing development and encourage development of undeveloped or underdeveloped property in the CRA.

Goal 2 **Overall Image Goal: Increase the visibility, identity and unity of the downtown through physical design, promotion and improved signage by 2025.**

Objective 2.1 Develop a unified advertisement campaign for downtown retailers by 2025.

Objective 2.2 Incorporate standards in the LDR for the redevelopment of historic structures by 2025.

Objective 2.3 Publish a list of under-represented specialty retail shops by 2025.

Objective 2.4 Develop a set of standards and program for creation of City and District identity and wayfinding signage.

Objective 2.5 Improve the road and sidewalk conditions in the residential areas.

Objective 2.6 Improve sidewalk connection within the downtown commercial areas and adjacent residential areas.

- Goal 3** **Overall Land Use Goal: Foster a diversified economic base and the efficient use of land downtown.**
- Objective 3.1 Encourage the preservation and restoration of buildings of historic or architectural significance through the review, adoption and enforcement of a Historic Preservation Ordinance by 2025. Develop and implement design.
- Policy 3.1.1 The CRA Agency shall encourage the renovation of architecturally significant buildings to promote commercial office and limited residential facilities within and around the designated CRA by working with owners in the approval process and assisting them in obtaining possible funding from State and Federal sources.
- Policy 3.1.2 The City shall promote and encourage redevelopment of substandard or deteriorating housing through code enforcement.
- Objective 3.2 The CRA Agency shall analyze the need for facade improvements to commercial structures in the CRA by 2025. Commercial facilities that must comply with the Americans with Disabilities Act shall be included in the analysis.
- Policy 3.2.1 The need for facade improvements will be considered by the CRA Agency and the City Commission during the budget allocation of the Community Redevelopment Trust Funds and during at least one public hearing related to the Small Cities Community Development Block Grant application process.
- Objective 3.3 The CRA Agency shall annually review the need and feasibility of expansion.
- Objective 3.4 The CRA Agency may pay all or a portion of impact fees to develop vested lots inside the CRA with CRA funds to promote infill.
- Policy 3.3.1 Upon the determination by the CRA Agency that annexation is necessary, the Agency shall submit a report to the City Commission within six months.

Goal 4 **Environmental Goal: Create an attractive, safe and comfortable environment that is conducive to activities during the day and evenings.**

Objective 4.1 Maintain City services for sidewalk maintenance and landscaping. Continue to encourage building improvements by property owners.

Objective 4.2 Maintain policies to encourage shade tree and other canopy features in the pedestrian areas by 2025.

Objective 4.3 May develop a handbook to assist civic groups with community events to be held in the CRA. Continue to hold or host special community activities and events in the downtown to draw visitors and community members to the CRA by 2025.

Objective 4.4 Emphasize pedestrian orientation in the CRA through landscape features, pedestrian-scale lighting and street furniture. Begin a phased program by 2025.

Objective 4.5 Begin a visual enhancement program through the elimination of visual pollution by screening surface parking areas with landscaping or other means by 2025. Additional buffers between residential and commercial areas would aid in the beautification process.

Objective 4.6 Eliminate blighted and dilapidated structures to improve appearance of vacant lots and parcels by 2016.

Objective 4.7 Encourage the improvement of back lots and alleyways as a non-traditional open space for customers and downtown employees by 2025.

Objective 4.8 Continue to acquire, improve and maintain public park and recreation lands and facilities to promote and improve community cohesiveness and encourage redevelopment within the CRA.

Goal 5 **Transportation Goal: Continue to work with the MPO and other**

agencies to provide an integrated transportation system within and to the downtown.

- Objective 5.2 React to the results of the study completed regarding traffic circulation of the downtown and surrounding areas to determine the best circulation pattern.
- Objective 5.3 Provide appropriate traffic control devices, which are integrated with the design of the downtown and which will improve traffic accessibility and internal circulation by 2025.
- Objective 5.4 Develop a master plan for accessibility improvements for those with special needs within the redevelopment area by 2025. The Plan should include an analysis conducted on City owned properties located within the CRA.

Goal 6 Public Services Goal: Ensure the provision of adequate and efficient public services to support additional development in the CRA.

- Objective 6.1 A comprehensive analysis of existing utility facilities within the CRA is currently underway to determine each system's capacity as it relates to existing land uses and possible increases in land use.
- Policy 6.1.1 Continue to provide adequate City services and amenities in the CRA (such as parks & recreation facilities, parking and streetscaping) to encourage private investment in the CRA.
- Objective 6.2 Continue to repair or replace old or undersized water lines in the CRA as needed and in conjunction with other construction.
- Objective 6.3 Continue the retrofitting and installation of underground utilities within the redevelopment area. Leesburg Electric provides electricity and all new installations are underground. Retrofitting is beginning at the outer edge of their service boundary and will continue working its way inward.

Goal 7 Community Redevelopment Area Agency Goal: The CRA Agency shall aggressively develop, plan, finance and construct

improvements to the CRA in an effort to further the redevelopment effort.

Objective 7.1 The CRA Agency will continue to maintain a strong policy of utilizing redevelopment funds for those projects that can show justifiable gain in the property value or redevelopment impact in the CRA.

Policy 7.1.1 Create incentives for development in the CRA in order to achieve the desired mix of uses.

Objective 7.2 The CRA Agency may continue to allocate up to 10% of the funds generated by tax increment financing for the appointment or sponsorship staff that is responsible for development and redevelopment activities in the downtown and residential areas.

Objective 7.3 Development of a quarterly meeting schedule for the CRA Agency for the purposes of conducting and overseeing CRA business.

Objective 7.4 The CRA shall promote participation by local financial institutions in the CRA loan pool, which could be utilized in conjunction with funds maintained in the Redevelopment Trust Fund.

APPENDIX A - ADOPTED RESOLUTION

RESOLUTION 2006-022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PERTAINING TO COMMUNITY REDEVELOPMENT; FINDING THE AREAS DEPICTED ON ATTACHED EXHIBIT "A" TO BE SLUM AND BLIGHTED AREAS; FINDING THAT REHABILITATION, CONSERVATION, AND REDEVELOPMENT OF THE AREA IS NECESSARY IN THE INTERESTS OF THE PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE OF THE CITY RESIDENTS; ACCORDINGLY ACCEPTING THE RECOMMENDATION OF THE COMMUNITY REDEVELOPMENT AGENCY TO AMEND THE BOUNDARIES OF THE REDEVELOPMENT AREA OF THE COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park Community Redevelopment Agency finds and determines that the areas depicted on attached Exhibit "A" are slum and blighted areas; and

WHEREAS, the City of Fruitland Park Community Redevelopment Agency finds and determines that rehabilitation and redevelopment of the areas depicted on attached Exhibit "A" is necessary in the interests of public health, safety, and welfare; and

WHEREAS, City of Fruitland Park Community Redevelopment Agency accordingly recommends amending the boundaries of the current redevelopment area; and

WHEREAS, the City of Fruitland Park City Commission accepts the study attached hereto as Exhibit "B" and the recommendations to amend the boundaries of the Community Redevelopment Area.

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

Section 1. The report attached hereto as Exhibit "B" and incorporated herein by reference is hereby accepted as evidence of the presence of slum and blight, as defined in F.S. 163.340, and the need for redevelopment, rehabilitation, and conservation in the areas depicted on attached Exhibit "A."

Resolution 2006-022
Page Two

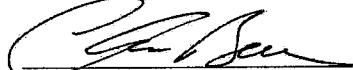
Section 2. The City Commission of the City of Fruitland Park finds and determines that the redevelopment, rehabilitation, and conservation of the area depicted on attached Exhibit "A" is necessary in the interests of the public health, safety, and welfare of the residents of the City of Fruitland Park.

Section 3. The City Commission of the City of Fruitland Park accordingly accepts the Fruitland Park Community Redevelopment Agency's recommendation to amend the current boundaries of the Redevelopment Area in the manner depicted on Exhibit "A" attached hereto and incorporated herein by reference.


Section 4. The City Commission of the City of Fruitland Park hereby adopts the revised Community Redevelopment Plan reflecting the amended boundaries of the Community Redevelopment Area.

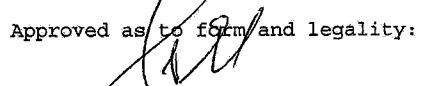
Section 5. This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Fruitland Park.

PASSED AND RESOLVED this 14th day of September, 2006 by the City Commission of the City of Fruitland Park, Florida.


Christopher J. Bell, Mayor



ATTEST

Linda S. Rodrick, CMC, City Clerk

Approved as to form and legality:

Scott A. Gerken, City Attorney

APPENDIX B – LEGAL DESCRIPTION

For a point-of-beginning, commence at the intersection of the northern right-of-way line of Cook Street and the western right-of-way line of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad, also being a boundary of the City limits of the city of Fruitland Park; thence run north, more or less, along the boundary of the City limits of the City of Fruitland Park to the southerly right-of-way line of Lake Ella Road; thence run East to the easterly right-of-way line of U. S. Highway 441 thence run south, more or less along the eastern boundary of the City of Fruitland Park as that boundary existed on March 2, 1995 to the southernmost point on the City limit boundary; thence run northwesterly, more or less along the boundary of the City of Fruitland Park to a point of intersection with the western right-of-way of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad; thence run northwesterly more or less along the western right-of-way line of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad to the southern right-of-way line of Berckman Street; thence run west along the southern right-of-way line of Berckman Street to the western right-of-way line of Rose Avenue; thence run north along the western right-of-way line of Rose Avenue to the northern right-of-way line of Fountain Street; thence run east along the northern right-of-way line of Fountain Street to the western right-of-way line of College Avenue; thence run north along the western right-of-way line of College Avenue to the northern right-of-way line of Miller Street; thence run east on the northern right-of-way line of Miller Street to the western right-of-way of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad; thence run north more or less along the western right-of-way line of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad to the northern right-of-way line of Cook Street/ also being the point-of-beginning of this description.

Less:

For a point-of-beginning, commence at the intersection of the southerly right-of-way line of Griffin Street and the westerly right-of-way line of Villa Avenue; thence run east along the southerly right-of-way line of Griffin Street to the southwesterly right-of-way line of Fox Hill Road; thence run southeasterly, more or less, along the southwesterly right-

of-way of Fox Hill Road to the western right-of-way line of Pennsylvania Avenue; thence run south along the western right-of-way line of Pennsylvania Avenue to a point which is due west of the southwest corner of Lot 45, according to the Plat of Casa Loma, as recorded in Plat Book 11, Page 74, Public Records of Lake County, Florida; thence run east to the southwest corner of said Lot 45; thence continue east along the southern boundary of Lots 45 and 44 of the Plat of Casa Loma to the southeast corner of Lot 44; thence run south along the western boundary of Lot 37 to the southwest corner of Lot 37; thence run east along the southern boundary of Lot 37 to the southeast corner of Lot 37; thence run south along the western boundary of Lot 31 to the southwest corner of Lot 31; thence run east along the southern boundaries of Lots 31 and 30 to the southeast corner of Lot 30; thence run south to the southerly right-of-way line of Forest Street a/k/a Myrtle Avenue; thence run east along the southerly right-of-way line of Forest Street to the northeast corner of Lot 13; thence run south along the eastern boundary lines of Lots 13 and 7 to the southerly right-of-way line of Palm Street a/k/a Palm Avenue; thence run east along the southerly line of Palm Street to the northeast corner of Lot 51 of the Plat of Park Heights, 1st Addition, as recorded in Plat Book 16, Page 15, Public Records of Lake County, Florida; thence run south along the eastern boundary line of Lots 51 through 62, inclusive, to the northerly boundary line of the Plat of Vagabond Villas, as recorded in Plat Book 17, Page 29, Public Records of Lake County, Florida; thence run east along the northerly boundary line of Vagabond Villas to the northwest corner of Lot 1 of Vagabond Villas; thence run southeasterly along the southwesterly boundary lines of Lot 1 to the northern right-of-way line of Grizzard Street a/k/a Vagabond Road; thence run south, more or less, to the northeast corner of Lot 42, Vagabond Villas; thence run south along the east line of Lot 42 to the northeast corner of the plat of Oaktree Terrace, as recorded in Plat Book 26, Page 65, Public Records of Lake County, Florida; thence run south along the east line of Oaktree Terrace and the east line of Lot 11 of the Plat of Springtree Subdivision, Unit 1, as recorded in Plat Book 23, Page 36, Public Records of Lake County, Florida, to the northerly right-of-way line of Dixie Avenue; thence run northwesterly along the northerly right-of-way line of Dixie Avenue to the eastern right-of-way line of Pennsylvania Avenue; thence run north along the eastern right-of-way line of Pennsylvania Avenue to the northern

right-of-way line of that certain vacated street formerly known as Golden Glow Circle; thence run westerly along the northerly right-of-way line of said vacated Golden Glow Circle to the northeasterly right-of-way line of Magnolia Avenue; thence run northwesterly along Magnolia Avenue to the southern right-of-way of Palm Avenue; thence run north to the southeasterly corner of Lot 4 of the Plat, Dream Lake, First Addition, as recorded in Plat Book 3, Page 13, Public Records of Lake County, Florida; thence run north along the eastern boundaries of Lots 4 and 3 to the northern right-of-way line of Forest Street; thence run westerly along the northern right-of-way line of Forest Street to the southeast corner of Lot 6, Dream Lake, First Addition; thence run north along the eastern boundary line of Lot 6 to the northeasterly right-of-way line of Sunset Way; thence run northwesterly along the northeastern right-of-way line of Sunset Way to the southeast corner of Lot 22 of the Plat of Dream Lake, as recorded in Plat Book 2, Page 39, Public Records of Lake County, Florida; thence run northeasterly along the southeast boundary line of Lot 22 to the shores of Dream Lake; thence run northwesterly along the shores of Dream Lake to the southernmost corner of Lot 14, Dream Lake; thence run northwesterly along the southwest boundary line of Lot 14 to the eastern right-of-way line of Dixie Avenue; thence run north along the eastern right-of-way line of Dixie Avenue to the southern right-of-way line of Fruitland Street; thence run northeasterly along the southern right-of-way line of Fruitland Street to the eastern boundary line of Lot 49, Dream Lake, if the boundary line was extended south to the southerly right-of-way line of Fruitland Street; thence run north along the eastern boundary line of Lots 49 through 65, inclusive, to the southern right-of-way line of Griffin Street; thence run east along the southern right-of-way line of Griffin Street to the point of beginning of this description.

APPENDIX C – 2013 ASSESSED VALUES

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|--------------------------|
| 1248574 | No | | \$18,259.00 | VACANT RESIDENTIAL |
| 1284171 | No | | \$611,691.00 | VACANT COMMERCIAL |
| 1248744 | No | | \$21,747.00 | VACANT INSTITUTIONAL |
| 1430631 | No | | \$11,765.00 | |
| 1430810 | No | | \$75,646.00 | VACANT COMMERCIAL |
| 1430941 | No | | \$37,594.00 | VACANT COMMERCIAL |
| 1430828 | No | | \$16,810.00 | VACANT COMMERCIAL |
| 1430909 | No | | \$72,913.00 | VACANT COMMERCIAL |
| 1433622 | No | | \$11,327.00 | VACANT RESIDENTIAL |
| 1431425 | No | | \$8,653.00 | VACANT RESIDENTIAL |
| 1430976 | No | | \$23,245.00 | VACANT COMMERCIAL |
| 1433240 | No | | \$10,604.00 | VACANT RESIDENTIAL |
| 1434696 | No | | \$23,917.00 | VACANT COMMERCIAL |
| 1434564 | No | | \$15,540.00 | VACANT COMMERCIAL |
| 1433002 | No | | \$19,742.00 | VACANT RESIDENTIAL |
| 1640431 | No | | \$14,825.00 | VACANT RESIDENTIAL |
| 1740614 | No | | \$183,197.00 | VACANT COMMERCIAL |
| 1740339 | No | | \$97,237.00 | |
| 1740398 | No | | \$94,849.00 | VACANT COMMERCIAL |
| 1719798 | No | | \$24,800.00 | VACANT RESIDENTIAL |
| 2719443 | No | | \$20,325.00 | VACANT RESIDENTIAL |
| 2759330 | No | | \$14,904.00 | VACANT RESIDENTIAL |
| 2788551 | No | | \$13,699.00 | VACANT RESIDENTIAL |
| 3327454 | No | | \$3,590.00 | NON AGRICULTURAL ACREAGE |
| 2919469 | No | | \$135,739.00 | VACANT INDUSTRIAL |
| 3315456 | No | | \$27,952.00 | VACANT COMMERCIAL |
| 3619200 | No | | \$17,770.00 | VACANT COMMERCIAL |
| 1288657 | No | | \$12,332.00 | ORNAMENTAL NURSERY |
| 1433908 | No | | \$168,735.00 | VACANT COMMERCIAL |
| 1432731 | No | | \$16,197.00 | MUNICIPAL |
| 1699754 | No | | \$47,408.00 | VACANT COMMERCIAL |
| 1639611 | No | | \$21,394.00 | VACANT RESIDENTIAL |
| 1017432 | No | | \$52,926.00 | VACANT RESIDENTIAL |
| 3828488 | No | | \$26,338.00 | VACANT LAKEFRONT |
| 3690991 | No | | \$8,834.00 | |
| 1284589 | No | | \$44,464.00 | VACANT COMMERCIAL |
| 1248311 | No | | \$405,679.00 | PUBLIC SCHOOLS |
| 1431859 | No | | \$5,657.00 | VACANT RESIDENTIAL |
| 1248761 | No | C | \$1,907,405.00 | CHURCH |
| 1284465 | No | C | \$238,351.00 | AUTO SALES & REPAIR |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------------|
| 1248612 | No | C | \$95,551.00 | CHURCH |
| 1248647 | No | C | \$807,715.00 | MUNICIPAL |
| 1248477 | No | C | \$62,899.00 | UTILITIES |
| 1248442 | No | C | \$121,645.00 | AUTO SALES & REPAIR |
| 1248302 | No | C | \$274,965.00 | STORES 1 STORY |
| 1248582 | No | C | \$30,607.00 | MUNICIPAL |
| 1248752 | No | C | \$648,895.00 | CHURCH |
| 1248256 | No | C | \$160,247.00 | SERVICE SHOPS |
| 1284651 | No | C | \$160,294.00 | OFFICE 1 STORY |
| 1284317 | No | C | \$243,940.00 | OPEN STORAGE |
| 1287511 | No | C | \$200,224.00 | STORES 1 STORY |
| 1170532 | No | C | \$149,618.00 | AUTO SALES & REPAIR |
| 1248728 | No | C | \$101,649.00 | CLUBS, LODGES, UNION HALLS |
| 1248663 | No | C | \$61,362.00 | MUNICIPAL |
| 1284376 | No | C | \$910,757.00 | WAREHOUSING |
| 1170524 | No | C | \$209,797.00 | SERVICE SHOPS |
| 1287308 | No | C | \$118,779.00 | EXHIBITS / ATTRACTIONS |
| 1284457 | No | C | \$3,788,938.00 | AUTO SALES & REPAIR |
| 1284686 | No | C | \$331,909.00 | AUTO SALES & REPAIR |
| 1170575 | No | C | \$319,625.00 | OFFICE 1 STORY |
| 1248671 | No | C | \$51,100.00 | MUNICIPAL |
| 1248434 | No | C | \$247,827.00 | CLUBS, LODGES, UNION HALLS |
| 1284643 | No | C | \$416,231.00 | OFFICE 1 STORY |
| 1285151 | No | C | \$364,575.00 | SERVICE SHOPS |
| 1289076 | No | C | \$217,732.00 | STORES 1 STORY |
| 1289033 | No | C | \$243,146.00 | RESTAURANTS |
| 1288983 | No | C | \$183,773.00 | OFFICE 1 STORY |
| 1430925 | No | C | \$554,790.00 | STORES 1 STORY |
| 1430623 | No | C | \$38,808.00 | MUNICIPAL |
| 1430950 | No | C | \$122,233.00 | DRIVE-IN RESTAURANT |
| 1432332 | No | C | \$97,727.00 | STORES / RES. COMBO |
| 1430739 | No | C | \$45,498.00 | AUTO SALES & REPAIR |
| 1432375 | No | C | \$63,950.00 | AUTO SALES & REPAIR |
| 1430968 | No | C | \$179,159.00 | RESTAURANTS |
| 1434556 | No | C | \$128,449.00 | SERVICE SHOPS |
| 1432383 | No | C | \$228,713.00 | AUTO SALES & REPAIR |
| 1432740 | No | C | \$431,817.00 | MUNICIPAL |
| 1430666 | No | C | \$35,929.00 | MUNICIPAL |
| 1434611 | No | C | \$146,519.00 | STORES 1 STORY |
| 1282691 | No | C | \$202,996.00 | STORES 1 STORY |
| 1432120 | No | C | \$132,906.00 | CHURCH |
| 1430984 | No | C | \$252,407.00 | AUTO SALES & REPAIR |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------------|
| 1432391 | No | C | \$161,444.00 | STORES 1 STORY |
| 1432294 | No | C | \$322,494.00 | SERVICE SHOPS |
| 1434734 | No | C | \$71,708.00 | AUTO SALES & REPAIR |
| 1434718 | No | C | \$92,895.00 | STORES / RES. COMBO |
| 1434700 | No | C | \$111,265.00 | STORES 1 STORY |
| 1434742 | No | C | \$95,664.00 | OFFICE 1 STORY |
| 1434581 | No | C | \$108,759.00 | SERVICE SHOPS |
| 1434726 | No | C | \$59,099.00 | STORES 1 STORY |
| 1639883 | No | C | \$306,627.00 | FINANCIALS |
| 1640709 | No | C | \$209,269.00 | OFFICE 1 STORY |
| 1639425 | No | C | \$190,186.00 | STORES 1 STORY |
| 1740681 | No | C | \$1,373,396.00 | SHOPPING CENTER REG. |
| 1740312 | No | C | \$152,469.00 | OFFICE 1 STORY |
| 1699207 | No | C | \$132,533.00 | AUTO SALES & REPAIR |
| 1800749 | No | C | \$243,742.00 | RESTAURANTS |
| 1748909 | No | C | \$56,190.00 | STORES 1 STORY |
| 1761620 | No | C | \$58,168.00 | MUNICIPAL |
| 2545852 | No | C | \$322,040.00 | AUTO SALES & REPAIR |
| 2612479 | No | C | \$41,087.00 | MUNICIPAL |
| 2562706 | No | C | \$223,985.00 | OFFICE 1 STORY |
| 1809576 | No | C | \$40,258.00 | MUNICIPAL |
| 1719771 | No | C | \$319,374.00 | WAREHOUSING |
| 2573864 | No | C | \$186,654.00 | STORES / RES. COMBO |
| 2583649 | No | C | \$137,248.00 | OFFICE 1 STORY |
| 2683538 | No | C | \$25,749.00 | MUNICIPAL |
| 2683503 | No | C | \$60,650.00 | WAREHOUSING |
| 2697113 | No | C | \$305,431.00 | STORES 1 STORY |
| 2912740 | No | C | \$826,784.00 | OFFICE 1 STORY |
| 3266382 | No | C | \$616,142.00 | CHURCH |
| 2700467 | No | C | \$281,856.00 | OFFICE 1 STORY |
| 1771650 | No | C | \$578,340.00 | OFFICE 1 STORY |
| 3025873 | No | C | \$140,442.00 | OFFICE 1 STORY |
| 2700505 | No | C | \$145,460.00 | SERVICE SHOPS |
| 3029674 | No | C | \$177,394.00 | OPEN STORAGE |
| 2919540 | No | C | \$681,020.00 | STORES 1 STORY |
| 3281292 | No | C | \$344,797.00 | OFFICE 1 STORY |
| 3329473 | No | C | \$137,927.00 | AUTO SALES & REPAIR |
| 3314441 | No | C | \$278,641.00 | CHURCH |
| 3541138 | No | C | \$36,283.00 | COUNTY |
| 3541120 | No | C | \$29,859.00 | COUNTY |
| 2717939 | No | C | \$162,770.00 | CLUBS, LODGES, UNION HALLS |
| 3246233 | No | C | \$131,109.00 | SERVICE SHOPS |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 3559525 | No | C | \$223,779.00 | SHOPPING CENTER REG. |
| 3559517 | No | C | \$228,928.00 | SHOPPING CENTER REG. |
| 3559614 | No | C | \$398,426.00 | SHOPPING CENTER REG. |
| 3613384 | No | C | \$353,834.00 | CHURCH |
| 3785945 | No | C | \$289,089.00 | OFFICE 1 STORY |
| 3801608 | No | C | \$115,241.00 | PROFESSIONAL BLDG. |
| 3801510 | No | C | \$202,755.00 | STORES 1 STORY |
| 1740673 | No | C | \$1,940,559.00 | AUTO SALES & REPAIR |
| 1771587 | No | C | \$258,663.00 | WAREHOUSING |
| 2853174 | No | C | \$584,182.00 | WAREHOUSING |
| 1433894 | No | C | \$375,953.00 | FINANCIALS |
| 1284333 | No | C | \$1,601,579.00 | SHOPPING CENTER REG. |
| 2932376 | No | C | \$299,503.00 | WAREHOUSING |
| 1740061 | No | C | \$356,821.00 | STATE |
| 3462106 | No | C | \$309,461.00 | CHURCH |
| 2898119 | No | C | \$112,875.00 | LIGHT MANUFACTURING |
| 1430895 | No | C | \$873,786.00 | AUTO SALES & REPAIR |
| 1740789 | No | C | \$110,992.00 | ORPHANAGES |
| 1204101 | No | C | \$312,359.00 | LIGHT MANUFACTURING |
| 1288975 | No | C | \$184,568.00 | STATE |
| 1170559 | No | C | \$85,364.00 | LIGHT MANUFACTURING |
| 1288908 | No | C | \$462,750.00 | STORES 1 STORY |
| 3022963 | No | C | \$1,095,482.00 | SHOPPING CENTER REG. |
| 1170613 | No | C | \$281,767.00 | STORES 1 STORY |
| 1699720 | No | C | \$437,333.00 | RESTAURANTS |
| 1287189 | No | C | \$291,091.00 | CHURCH |
| 3518896 | No | C | \$1,297,826.00 | PROFESSIONAL BLDG. |
| 2746955 | No | C | \$310,394.00 | PROFESSIONAL BLDG. |
| 3703642 | No | C | \$29,271.00 | STORES 1 STORY |
| 1431875 | No | C | \$60,241.00 | LIGHT MANUFACTURING |
| 2872446 | No | C | \$298,574.00 | CHURCH |
| 1431484 | No | C | \$259,373.00 | OFFICE 1 STORY |
| 2764902 | No | C | \$131,591.00 | WAREHOUSING |
| 2567708 | No | C | \$579,826.00 | AUTO SALES & REPAIR |
| 1432111 | No | C | \$1,111,797.00 | CHURCH |
| 2707003 | No | C | \$205,545.00 | PROFESSIONAL BLDG. |
| 1433916 | No | C | \$302,246.00 | OFFICE 1 STORY |
| 1248329 | No | C | \$2,522,685.00 | CHURCH |
| 2942029 | No | C | \$161,544.00 | AUTO SALES & REPAIR |
| 1248523 | No | C | \$121,774.00 | STORES 1 STORY |
| 1170516 | No | C | \$127,530.00 | STORES 1 STORY |
| 3800949 | No | C | \$168,817.00 | LIGHT MANUFACTURING |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 1170451 | No | C | \$41,338.00 | COUNTY |
| 1170605 | No | C | \$1,622,764.00 | DEPARTMENT STORES |
| 1170605 | No | C | \$1,622,764.00 | DEPARTMENT STORES |
| 3883632 | No | C | \$80,018.00 | SERVICE SHOPS |
| 1284694 | No | C | \$174,180.00 | AUTO SALES & REPAIR |
| 1771609 | No | C | \$28,991.00 | SERVICE SHOPS |
| 2729171 | No | C | \$69,645.00 | SERVICE SHOPS |
| 3883630 | No | C | \$57,862.00 | SERVICE SHOPS |
| 1248680 | No | C | \$262,065.00 | MUNICIPAL |
| 3883629 | No | C | \$54,231.00 | SERVICE SHOPS |
| 3883631 | No | C | \$45,572.00 | SERVICE SHOPS |
| 1284791 | No | C | \$213,382.00 | STORES 1 STORY |
| 1170460 | No | C | \$222,361.00 | STORES / RES. COMBO |
| 1433924 | No | C | \$252,080.00 | STORES 1 STORY |
| 1118034 | No | R | \$85,404.00 | DRY SFR LOT |
| 1248264 | No | R | \$40,942.00 | DRY SFR LOT |
| 1248418 | No | R | \$110,651.00 | DRY SFR LOT |
| 1248710 | No | R | \$152,065.00 | DRY SFR LOT |
| 1248299 | No | R | \$88,669.00 | DRY SFR LOT |
| 1248248 | No | R | \$54,484.00 | DRY SFR LOT |
| 1248566 | No | R | \$122,348.00 | DRY SFR LOT |
| 1248361 | No | R | \$39,913.00 | DRY SFR LOT |
| 1248809 | No | R | \$71,863.00 | DRY SFR LOT |
| 1248833 | No | R | \$101,973.00 | DRY SFR LOT |
| 1248698 | No | R | \$47,511.00 | DRY SFR LOT |
| 1639450 | No | R | \$28,820.00 | DRY SFR LOT |
| 1248604 | No | R | \$58,170.00 | DRY SFR LOT |
| 1248779 | No | R | \$69,103.00 | DRY SFR LOT |
| 1248531 | No | R | \$101,899.00 | DRY SFR LOT |
| 1249121 | No | R | \$68,232.00 | DRY SFR LOT |
| 1248957 | No | R | \$103,663.00 | DRY SFR LOT |
| 1249104 | No | R | \$47,863.00 | DRY SFR LOT |
| 1248353 | No | R | \$82,484.00 | DRY SFR LOT |
| 1248337 | No | R | \$65,083.00 | DRY SFR LOT |
| 1248469 | No | R | \$93,905.00 | DRY SFR LOT |
| 1248817 | No | R | \$112,715.00 | DRY SFR LOT |
| 1249031 | No | R | \$75,077.00 | DRY SFR LOT |
| 1248400 | No | R | \$38,061.00 | DRY SFR LOT |
| 1248949 | No | R | \$87,514.00 | DRY SFR LOT |
| 1248272 | No | R | \$64,466.00 | DRY SFR LOT |
| 1248892 | No | R | \$76,502.00 | DRY SFR LOT |
| 1170427 | No | R | \$90,131.00 | DRY SFR LOT |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 1249074 | No | R | \$119,160.00 | DRY SFR LOT |
| 1287367 | No | R | \$83,279.00 | DRY SFR LOT |
| 1170281 | No | R | \$74,363.00 | DRY SFR LOT |
| 1248426 | No | R | \$48,811.00 | DRY SFR LOT |
| 1249066 | No | R | \$76,301.00 | DRY SFR LOT |
| 1170397 | No | R | \$101,664.00 | DRY SFR LOT |
| 1170311 | No | R | \$74,560.00 | DRY SFR LOT |
| 1170346 | No | R | \$97,266.00 | DRY SFR LOT |
| 1287456 | No | R | \$82,936.00 | DRY SFR LOT |
| 1170362 | No | R | \$63,438.00 | DRY SFR LOT |
| 1248795 | No | R | \$70,496.00 | DRY SFR LOT |
| 1248973 | No | R | \$48,523.00 | DRY SFR LOT |
| 1248558 | No | R | \$93,776.00 | DRY SFR LOT |
| 1287570 | No | R | \$89,127.00 | DRY SFR LOT |
| 1170320 | No | R | \$88,487.00 | DRY SFR LOT |
| 1287545 | No | R | \$47,730.00 | DRY SFR LOT |
| 1288525 | No | R | \$78,571.00 | DRY SFR LOT |
| 1289262 | No | R | \$68,425.00 | DRY SFR LOT |
| 1248485 | No | R | \$65,250.00 | DRY SFR LOT |
| 1170354 | No | R | \$65,587.00 | DRY SFR LOT |
| 1170443 | No | R | \$26,666.00 | DRY SFR LOT |
| 1248451 | No | R | \$70,404.00 | DRY SFR LOT |
| 1248876 | No | R | \$56,975.00 | DRY SFR LOT |
| 1249082 | No | R | \$73,726.00 | DRY SFR LOT |
| 1170303 | No | R | \$68,488.00 | DRY SFR LOT |
| 1248591 | No | R | \$173,915.00 | DRY SFR LOT |
| 1249091 | No | R | \$71,428.00 | DRY SFR LOT |
| 1170257 | No | R | \$65,626.00 | DRY SFR LOT |
| 1287375 | No | R | \$81,508.00 | DRY SFR LOT |
| 1248540 | No | R | \$35,154.00 | DRY SFR LOT |
| 1248884 | No | R | \$45,007.00 | DRY SFR LOT |
| 1248868 | No | R | \$70,996.00 | DRY SFR LOT |
| 1248965 | No | R | \$82,546.00 | DRY SFR LOT |
| 1288509 | No | R | \$189,636.00 | LAKEFRONT SFR |
| 1249112 | No | R | \$91,896.00 | DRY SFR LOT |
| 1248981 | No | R | \$55,711.00 | DRY SFR LOT |
| 1249139 | No | R | \$54,535.00 | DRY SFR LOT |
| 1248990 | No | R | \$28,149.00 | DRY SFR LOT |
| 1248931 | No | R | \$91,234.00 | DRY SFR LOT |
| 1170290 | No | R | \$85,722.00 | DRY SFR LOT |
| 1248825 | No | R | \$52,905.00 | DRY SFR LOT |
| 1248787 | No | R | \$63,908.00 | DRY SFR LOT |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|-------------------------|
| 1324386 | No | R | \$98,160.00 | DRY SFR LOT |
| 1324530 | No | R | \$55,078.00 | DRY SFR LOT |
| 1324335 | No | R | \$51,940.00 | DRY SFR LOT |
| 1324378 | No | R | \$77,327.00 | DRY SFR LOT |
| 1324513 | No | R | \$57,615.00 | DRY SFR LOT |
| 1324459 | No | R | \$52,883.00 | DRY SFR LOT |
| 1324416 | No | R | \$66,677.00 | DRY SFR LOT |
| 1324556 | No | R | \$58,471.00 | DRY SFR LOT |
| 1324483 | No | R | \$45,449.00 | DRY SFR LOT |
| 1324572 | No | R | \$70,596.00 | DRY SFR LOT |
| 1324360 | No | R | \$92,339.00 | MULTI FAMILY 10 - UNITS |
| 1319927 | No | R | \$138,458.00 | DRY SFR LOT |
| 1324424 | No | R | \$48,003.00 | DRY SFR LOT |
| 1324505 | No | R | \$58,870.00 | DRY SFR LOT |
| 1324521 | No | R | \$55,255.00 | DRY SFR LOT |
| 1324599 | No | R | \$55,354.00 | DRY SFR LOT |
| 1430763 | No | R | \$26,076.00 | DRY SFR LOT |
| 1430607 | No | R | \$201,556.00 | DRY SFR LOT |
| 1430640 | No | R | \$45,241.00 | DRY SFR LOT |
| 1324581 | No | R | \$53,270.00 | DRY SFR LOT |
| 1324491 | No | R | \$53,144.00 | DRY SFR LOT |
| 1430887 | No | R | \$35,381.00 | DRY SFR LOT |
| 1324467 | No | R | \$85,153.00 | DRY SFR LOT |
| 1324475 | No | R | \$45,392.00 | DRY SFR LOT |
| 1430534 | No | R | \$80,327.00 | DRY SFR LOT |
| 1431107 | No | R | \$60,685.00 | DRY SFR LOT |
| 1431263 | No | R | \$57,849.00 | DRY SFR LOT |
| 1430721 | No | R | \$49,121.00 | DRY SFR LOT |
| 1430879 | No | R | \$33,357.00 | DRY SFR LOT |
| 1430771 | No | R | \$42,575.00 | DRY SFR LOT |
| 1430747 | No | R | \$46,192.00 | DRY SFR LOT |
| 1431280 | No | R | \$94,093.00 | DRY SFR LOT |
| 1324564 | No | R | \$55,864.00 | DRY SFR LOT |
| 1430658 | No | R | \$49,734.00 | DRY SFR LOT |
| 1430704 | No | R | \$73,171.00 | DRY SFR LOT |
| 1324351 | No | R | \$70,293.00 | DRY SFR LOT |
| 1324408 | No | R | \$72,526.00 | DRY SFR LOT |
| 1430615 | No | R | \$151,509.00 | DRY SFR LOT |
| 1430798 | No | R | \$36,403.00 | DRY SFR LOT |
| 1431069 | No | R | \$60,718.00 | DRY SFR LOT |
| 1431018 | No | R | \$66,974.00 | DRY SFR LOT |
| 1431221 | No | R | \$65,376.00 | DRY SFR LOT |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 1432090 | No | R | \$53,144.00 | DRY SFR LOT |
| 1432570 | No | R | \$65,417.00 | DRY SFR LOT |
| 1432839 | No | R | \$82,016.00 | DRY SFR LOT |
| 1430712 | No | R | \$56,249.00 | DRY SFR LOT |
| 1431034 | No | R | \$163,968.00 | DRY SFR LOT |
| 1431379 | No | R | \$43,911.00 | DRY SFR LOT |
| 1432600 | No | R | \$70,775.00 | DRY SFR LOT |
| 1432626 | No | R | \$77,552.00 | DRY SFR LOT |
| 1431042 | No | R | \$61,530.00 | DRY SFR LOT |
| 1430569 | No | R | \$90,483.00 | DRY SFR LOT |
| 1433177 | No | R | \$56,431.00 | DRY SFR LOT |
| 1430691 | No | R | \$48,793.00 | DRY SFR LOT |
| 1431212 | No | R | \$35,111.00 | DRY SFR LOT |
| 1433304 | No | R | \$69,353.00 | DRY SFR LOT |
| 1433509 | No | R | \$50,062.00 | DRY SFR LOT |
| 1433649 | No | R | \$45,632.00 | DRY SFR LOT |
| 1431689 | No | R | \$77,790.00 | DRY SFR LOT |
| 1432162 | No | R | \$50,075.00 | DRY SFR LOT |
| 1431441 | No | R | \$61,917.00 | DRY SFR LOT |
| 1433100 | No | R | \$51,186.00 | DRY SFR LOT |
| 1433266 | No | R | \$70,760.00 | DRY SFR LOT |
| 1430933 | No | R | \$36,866.00 | DRY SFR LOT |
| 1432006 | No | R | \$50,620.00 | DRY SFR LOT |
| 1432014 | No | R | \$57,783.00 | DRY SFR LOT |
| 1432634 | No | R | \$122,077.00 | DRY SFR LOT |
| 1431778 | No | R | \$41,792.00 | DRY SFR LOT |
| 1430861 | No | R | \$33,301.00 | DRY SFR LOT |
| 1431115 | No | R | \$60,988.00 | DRY SFR LOT |
| 1432499 | No | R | \$63,355.00 | DRY SFR LOT |
| 1432758 | No | R | \$137,833.00 | DRY SFR LOT |
| 1433274 | No | R | \$44,246.00 | DRY SFR LOT |
| 1433061 | No | R | \$48,165.00 | DRY SFR LOT |
| 1431085 | No | R | \$60,619.00 | DRY SFR LOT |
| 1433452 | No | R | \$51,730.00 | DRY SFR LOT |
| 1431433 | No | R | \$45,868.00 | DRY SFR LOT |
| 1431891 | No | R | \$46,604.00 | DRY SFR LOT |
| 1431336 | No | R | \$46,424.00 | DRY SFR LOT |
| 1431743 | No | R | \$52,657.00 | DRY SFR LOT |
| 1433126 | No | R | \$56,513.00 | DRY SFR LOT |
| 1433282 | No | R | \$63,326.00 | DRY SFR LOT |
| 1433428 | No | R | \$67,092.00 | DRY SFR LOT |
| 1432308 | No | R | \$130,717.00 | DRY SFR LOT |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|-------------------------|
| 1433444 | No | R | \$53,954.00 | DRY SFR LOT |
| 1432235 | No | R | \$79,948.00 | DRY SFR LOT |
| 1431727 | No | R | \$67,793.00 | DRY SFR LOT |
| 1432669 | No | R | \$73,765.00 | DRY SFR LOT |
| 1432928 | No | R | \$57,096.00 | DRY SFR LOT |
| 1433011 | No | R | \$80,502.00 | DRY SFR LOT |
| 1433363 | No | R | \$49,887.00 | DRY SFR LOT |
| 1433959 | No | R | \$61,836.00 | DRY SFR LOT |
| 1433975 | No | R | \$66,743.00 | DRY SFR LOT |
| 1434203 | No | R | \$30,245.00 | DRY SFR LOT |
| 1430780 | No | R | \$40,978.00 | DRY SFR LOT |
| 1432863 | No | R | \$41,265.00 | DRY SFR LOT |
| 1432197 | No | R | \$55,033.00 | DRY SFR LOT |
| 1434246 | No | R | \$67,733.00 | DRY SFR LOT |
| 1432871 | No | R | \$57,804.00 | DRY SFR LOT |
| 1433193 | No | R | \$46,616.00 | DRY SFR LOT |
| 1431468 | No | R | \$146,661.00 | DRY SFR LOT |
| 1431077 | No | R | \$60,495.00 | DRY SFR LOT |
| 1431409 | No | R | \$58,825.00 | DRY SFR LOT |
| 1432618 | No | R | \$82,641.00 | DRY SFR LOT |
| 1431786 | No | R | \$58,472.00 | DRY SFR LOT |
| 1432651 | No | R | \$83,957.00 | DRY SFR LOT |
| 1431271 | No | R | \$134,334.00 | DRY SFR LOT |
| 1431972 | No | R | \$53,625.00 | DRY SFR LOT |
| 1432154 | No | R | \$48,064.00 | DRY SFR LOT |
| 1431026 | No | R | \$61,402.00 | DRY SFR LOT |
| 1433070 | No | R | \$54,188.00 | DRY SFR LOT |
| 1432065 | No | R | \$57,652.00 | DRY SFR LOT |
| 1432774 | No | R | \$88,647.00 | DRY SFR LOT |
| 1433525 | No | R | \$51,269.00 | DRY SFR LOT |
| 1432022 | No | R | \$55,771.00 | DRY SFR LOT |
| 1432189 | No | R | \$43,505.00 | DRY SFR LOT |
| 1433053 | No | R | \$55,802.00 | DRY SFR LOT |
| 1433215 | No | R | \$48,684.00 | DRY SFR LOT |
| 1433746 | No | R | \$37,447.00 | DRY SFR LOT |
| 1434777 | No | R | \$49,570.00 | MULTI FAMILY 10 - UNITS |
| 1431247 | No | R | \$55,000.00 | DRY SFR LOT |
| 1432855 | No | R | \$51,179.00 | DRY SFR LOT |
| 1431352 | No | R | \$52,069.00 | DRY SFR LOT |
| 1431981 | No | R | \$45,673.00 | DRY SFR LOT |
| 1432073 | No | R | \$69,214.00 | DRY SFR LOT |
| 1433461 | No | R | \$52,999.00 | DRY SFR LOT |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|--------------------------|
| 1432979 | No | R | \$42,945.00 | DRY SFR LOT |
| 1433665 | No | R | \$40,464.00 | DRY SFR LOT |
| 1433827 | No | R | \$48,402.00 | DRY SFR LOT |
| 1432847 | No | R | \$49,844.00 | DRY SFR LOT |
| 1432898 | No | R | \$43,952.00 | DRY SFR LOT |
| 1433738 | No | R | \$50,304.00 | DRY SFR LOT |
| 1430593 | No | R | \$150,853.00 | DRY SFR LOT |
| 1433576 | No | R | \$39,792.00 | DRY SFR LOT |
| 1433584 | No | R | \$34,679.00 | DRY SFR LOT |
| 1433754 | No | R | \$44,275.00 | DRY SFR LOT |
| 1430682 | No | R | \$43,468.00 | DRY SFR LOT |
| 1434769 | No | R | \$36,247.00 | MH ACRE / LT NOT IN PARK |
| 1430755 | No | R | \$37,896.00 | DRY SFR LOT |
| 1432693 | No | R | \$69,142.00 | DRY SFR LOT |
| 1431093 | No | R | \$60,238.00 | DRY SFR LOT |
| 1432936 | No | R | \$42,197.00 | DRY SFR LOT |
| 1432146 | No | R | \$49,825.00 | DRY SFR LOT |
| 1432766 | No | R | \$106,611.00 | DRY SFR LOT |
| 1434483 | No | R | \$20,824.00 | OWNER LAND MH SUB |
| 1430674 | No | R | \$43,434.00 | DRY SFR LOT |
| 1432219 | No | R | \$91,223.00 | DRY SFR LOT |
| 1433720 | No | R | \$40,579.00 | DRY SFR LOT |
| 1434238 | No | R | \$47,951.00 | DRY SFR LOT |
| 1433479 | No | R | \$56,383.00 | DRY SFR LOT |
| 1433631 | No | R | \$38,514.00 | DRY SFR LOT |
| 1434149 | No | R | \$61,581.00 | DRY SFR LOT |
| 1434301 | No | R | \$63,236.00 | DRY SFR LOT |
| 1434637 | No | R | \$188,830.00 | DRY SFR LOT |
| 1432642 | No | R | \$68,615.00 | DRY SFR LOT |
| 1433151 | No | R | \$62,526.00 | DRY SFR LOT |
| 1433517 | No | R | \$50,305.00 | DRY SFR LOT |
| 1434181 | No | R | \$44,070.00 | DRY SFR LOT |
| 1432138 | No | R | \$109,569.00 | DRY SFR LOT |
| 1432987 | No | R | \$52,365.00 | DRY SFR LOT |
| 1430801 | No | R | \$39,431.00 | DRY SFR LOT |
| 1431140 | No | R | \$84,914.00 | DRY SFR LOT |
| 1432715 | No | R | \$79,063.00 | DRY SFR LOT |
| 1433045 | No | R | \$54,037.00 | DRY SFR LOT |
| 1430836 | No | R | \$63,683.00 | DRY SFR LOT |
| 1433223 | No | R | \$44,990.00 | DRY SFR LOT |
| 1431395 | No | R | \$80,583.00 | DRY SFR LOT |
| 1432961 | No | R | \$42,270.00 | DRY SFR LOT |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|--------------------------|
| 1433142 | No | R | \$62,570.00 | DRY SFR LOT |
| 1431760 | No | R | \$35,335.00 | DRY SFR LOT |
| 1433134 | No | R | \$58,876.00 | DRY SFR LOT |
| 1433835 | No | R | \$52,967.00 | DRY SFR LOT |
| 1431999 | No | R | \$35,043.00 | DRY SFR LOT |
| 1433371 | No | R | \$74,741.00 | DRY SFR LOT |
| 1433495 | No | R | \$48,794.00 | DRY SFR LOT |
| 1433991 | No | R | \$66,593.00 | DRY SFR LOT |
| 1434688 | No | R | \$49,444.00 | DRY SFR LOT |
| 1434025 | No | R | \$61,169.00 | DRY SFR LOT |
| 1434378 | No | R | \$42,335.00 | DRY SFR LOT |
| 1433088 | No | R | \$49,393.00 | DRY SFR LOT |
| 1434441 | No | R | \$21,227.00 | OWNER LAND MH SUB |
| 1432821 | No | R | \$104,024.00 | DRY SFR LOT |
| 1433681 | No | R | \$38,587.00 | DRY SFR LOT |
| 1433843 | No | R | \$47,116.00 | DRY SFR LOT |
| 1433533 | No | R | \$49,459.00 | DRY SFR LOT |
| 1432201 | No | R | \$51,149.00 | DRY SFR LOT |
| 1432561 | No | R | \$74,393.00 | DRY SFR LOT |
| 1431964 | No | R | \$68,427.00 | DRY SFR LOT |
| 1432952 | No | R | \$45,027.00 | DRY SFR LOT |
| 1433657 | No | R | \$44,430.00 | DRY SFR LOT |
| 1434521 | No | R | \$13,892.00 | MH ACRE / LT NOT IN PARK |
| 1433851 | No | R | \$35,576.00 | DRY SFR LOT |
| 1432685 | No | R | \$76,341.00 | DRY SFR LOT |
| 1432430 | No | R | \$119,321.00 | DRY SFR LOT |
| 1433801 | No | R | \$41,381.00 | DRY SFR LOT |
| 1435021 | No | R | \$72,094.00 | DRY SFR LOT |
| 1433690 | No | R | \$53,631.00 | DRY SFR LOT |
| 1432901 | No | R | \$70,169.00 | DRY SFR LOT |
| 1431662 | No | R | \$54,479.00 | DRY SFR LOT |
| 1433568 | No | R | \$61,319.00 | DRY SFR LOT |
| 1432553 | No | R | \$55,695.00 | DRY SFR LOT |
| 1433410 | No | R | \$52,241.00 | DRY SFR LOT |
| 1432707 | No | R | \$76,476.00 | DRY SFR LOT |
| 1432880 | No | R | \$39,737.00 | DRY SFR LOT |
| 1433096 | No | R | \$56,933.00 | DRY SFR LOT |
| 1433614 | No | R | \$48,876.00 | DRY SFR LOT |
| 1433703 | No | R | \$37,740.00 | DRY SFR LOT |
| 1432910 | No | R | \$53,968.00 | DRY SFR LOT |
| 1432677 | No | R | \$70,352.00 | DRY SFR LOT |
| 1433258 | No | R | \$46,341.00 | DRY SFR LOT |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 1433860 | No | R | \$37,315.00 | DRY SFR LOT |
| 1434548 | No | R | \$62,989.00 | DRY SFR LOT |
| 1433169 | No | R | \$52,490.00 | DRY SFR LOT |
| 1433592 | No | R | \$50,621.00 | DRY SFR LOT |
| 1431751 | No | R | \$51,667.00 | DRY SFR LOT |
| 1433487 | No | R | \$54,479.00 | DRY SFR LOT |
| 1434009 | No | R | \$57,156.00 | DRY SFR LOT |
| 1434173 | No | R | \$57,385.00 | DRY SFR LOT |
| 1434505 | No | R | \$13,893.00 | OWNER LAND MH SUB |
| 1434670 | No | R | \$33,559.00 | DRY SFR LOT |
| 1432944 | No | R | \$59,531.00 | DRY SFR LOT |
| 1431239 | No | R | \$75,928.00 | DRY SFR LOT |
| 1432456 | No | R | \$64,612.00 | DRY SFR LOT |
| 1433291 | No | R | \$49,025.00 | DRY SFR LOT |
| 1433312 | No | R | \$74,501.00 | DRY SFR LOT |
| 1434165 | No | R | \$56,146.00 | DRY SFR LOT |
| 1431301 | No | R | \$45,213.00 | DRY SFR LOT |
| 1433207 | No | R | \$74,388.00 | DRY SFR LOT |
| 1431123 | No | R | \$60,456.00 | DRY SFR LOT |
| 1433711 | No | R | \$46,147.00 | DRY SFR LOT |
| 1433037 | No | R | \$49,706.00 | DRY SFR LOT |
| 1433380 | No | R | \$68,536.00 | DRY SFR LOT |
| 1432995 | No | R | \$47,579.00 | DRY SFR LOT |
| 1433673 | No | R | \$37,868.00 | DRY SFR LOT |
| 1433339 | No | R | \$67,322.00 | DRY SFR LOT |
| 1434530 | No | R | \$12,664.00 | OWNER LAND MH SUB |
| 1432529 | No | R | \$81,285.00 | DRY SFR LOT |
| 1434912 | No | R | \$79,495.00 | DRY SFR LOT |
| 1433789 | No | R | \$36,013.00 | DRY SFR LOT |
| 1434041 | No | R | \$54,882.00 | DRY SFR LOT |
| 1434220 | No | R | \$45,459.00 | DRY SFR LOT |
| 1433550 | No | R | \$50,908.00 | DRY SFR LOT |
| 1431131 | No | R | \$60,495.00 | DRY SFR LOT |
| 1432171 | No | R | \$61,569.00 | DRY SFR LOT |
| 1434645 | No | R | \$30,020.00 | DRY SFR LOT |
| 1434891 | No | R | \$59,338.00 | DRY SFR LOT |
| 1435056 | No | R | \$53,878.00 | DRY SFR LOT |
| 1434921 | No | R | \$59,283.00 | DRY SFR LOT |
| 1434939 | No | R | \$68,421.00 | DRY SFR LOT |
| 1521068 | No | R | \$43,872.00 | DRY SFR LOT |
| 1434751 | No | R | \$39,273.00 | DRY SFR LOT |
| 1435099 | No | R | \$57,593.00 | DRY SFR LOT |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 1435102 | No | R | \$55,332.00 | DRY SFR LOT |
| 1434572 | No | R | \$31,481.00 | DRY SFR LOT |
| 1520908 | No | R | \$52,059.00 | DRY SFR LOT |
| 1521050 | No | R | \$51,022.00 | DRY SFR LOT |
| 1431387 | No | R | \$31,087.00 | DRY SFR LOT |
| 1431735 | No | R | \$40,817.00 | DRY SFR LOT |
| 1433878 | No | R | \$38,844.00 | DRY SFR LOT |
| 1434131 | No | R | \$91,309.00 | DRY SFR LOT |
| 1434467 | No | R | \$17,104.00 | OWNER LAND MH SUB |
| 1434980 | No | R | \$57,306.00 | DRY SFR LOT |
| 1434785 | No | R | \$25,436.00 | DRY SFR LOT |
| 1434963 | No | R | \$66,553.00 | DRY SFR LOT |
| 1434157 | No | R | \$62,081.00 | DRY SFR LOT |
| 1520843 | No | R | \$54,128.00 | DRY SFR LOT |
| 1432081 | No | R | \$66,961.00 | DRY SFR LOT |
| 1432448 | No | R | \$90,335.00 | DRY SFR LOT |
| 1433118 | No | R | \$36,792.00 | DRY SFR LOT |
| 1520754 | No | R | \$59,497.00 | DRY SFR LOT |
| 1520916 | No | R | \$68,992.00 | DRY SFR LOT |
| 1520860 | No | R | \$57,996.00 | DRY SFR LOT |
| 1520771 | No | R | \$42,827.00 | DRY SFR LOT |
| 1521025 | No | R | \$42,160.00 | DRY SFR LOT |
| 1432227 | No | R | \$59,951.00 | DRY SFR LOT |
| 1433029 | No | R | \$118,523.00 | DRY SFR LOT |
| 1520801 | No | R | \$47,251.00 | DRY SFR LOT |
| 1520975 | No | R | \$65,154.00 | DRY SFR LOT |
| 1431361 | No | R | \$114,442.00 | DRY SFR LOT |
| 1431808 | No | R | \$18,845.00 | DRY SFR LOT |
| 1432421 | No | R | \$125,068.00 | DRY SFR LOT |
| 1433185 | No | R | \$47,058.00 | DRY SFR LOT |
| 1434459 | No | R | \$22,806.00 | OWNER LAND MH SUB |
| 1434955 | No | R | \$78,708.00 | DRY SFR LOT |
| 1520746 | No | R | \$40,634.00 | DRY SFR LOT |
| 1433355 | No | R | \$82,019.00 | DRY SFR LOT |
| 1431298 | No | R | \$85,240.00 | DRY SFR LOT |
| 1434408 | No | R | \$18,665.00 | OWNER LAND MH SUB |
| 1434882 | No | R | \$69,096.00 | DRY SFR LOT |
| 1431417 | No | R | \$55,391.00 | DRY SFR LOT |
| 1433321 | No | R | \$50,779.00 | DRY SFR LOT |
| 1433967 | No | R | \$79,457.00 | DRY SFR LOT |
| 1434475 | No | R | \$16,161.00 | OWNER LAND MH SUB |
| 1434033 | No | R | \$64,648.00 | DRY SFR LOT |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|-------------------------|
| 1435064 | No | R | \$58,673.00 | DRY SFR LOT |
| 1434076 | No | R | \$70,003.00 | DRY SFR LOT |
| 1434998 | No | R | \$57,416.00 | DRY SFR LOT |
| 1433436 | No | R | \$49,022.00 | DRY SFR LOT |
| 1433941 | No | R | \$63,257.00 | DRY SFR LOT |
| 1520762 | No | R | \$54,747.00 | DRY SFR LOT |
| 1433762 | No | R | \$42,953.00 | DRY SFR LOT |
| 1434629 | No | R | \$89,735.00 | DRY SFR LOT |
| 1433606 | No | R | \$49,703.00 | DRY SFR LOT |
| 1433401 | No | R | \$55,467.00 | DRY SFR LOT |
| 1433231 | No | R | \$59,602.00 | DRY SFR LOT |
| 1434084 | No | R | \$63,221.00 | DRY SFR LOT |
| 1434947 | No | R | \$61,972.00 | DRY SFR LOT |
| 1434190 | No | R | \$107,951.00 | DRY SFR LOT |
| 1433983 | No | R | \$80,409.00 | DRY SFR LOT |
| 1434653 | No | R | \$21,814.00 | MULTI FAMILY 10 - UNITS |
| 1435030 | No | R | \$53,780.00 | DRY SFR LOT |
| 1520886 | No | R | \$66,456.00 | DRY SFR LOT |
| 1520819 | No | R | \$47,434.00 | DRY SFR LOT |
| 1435005 | No | R | \$54,552.00 | DRY SFR LOT |
| 1434840 | No | R | \$38,324.00 | DRY SFR LOT |
| 1520983 | No | R | \$49,048.00 | DRY SFR LOT |
| 1520932 | No | R | \$58,689.00 | DRY SFR LOT |
| 1434904 | No | R | \$56,336.00 | DRY SFR LOT |
| 1435081 | No | R | \$54,642.00 | DRY SFR LOT |
| 1435072 | No | R | \$56,802.00 | DRY SFR LOT |
| 1521041 | No | R | \$45,700.00 | DRY SFR LOT |
| 1434858 | No | R | \$84,852.00 | DRY SFR LOT |
| 1520959 | No | R | \$53,275.00 | DRY SFR LOT |
| 1520703 | No | R | \$85,610.00 | DRY SFR LOT |
| 1434068 | No | R | \$62,273.00 | DRY SFR LOT |
| 1520924 | No | R | \$63,189.00 | DRY SFR LOT |
| 1521092 | No | R | \$54,797.00 | DRY SFR LOT |
| 1431000 | No | R | \$63,520.00 | DRY SFR LOT |
| 1520941 | No | R | \$68,744.00 | DRY SFR LOT |
| 1433771 | No | R | \$40,773.00 | DRY SFR LOT |
| 1433819 | No | R | \$68,558.00 | DRY SFR LOT |
| 1434823 | No | R | \$43,953.00 | DRY SFR LOT |
| 1433541 | No | R | \$48,560.00 | DRY SFR LOT |
| 1521076 | No | R | \$67,162.00 | DRY SFR LOT |
| 1433797 | No | R | \$50,110.00 | DRY SFR LOT |
| 1434050 | No | R | \$74,503.00 | DRY SFR LOT |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|--------------------------|
| 1434211 | No | R | \$78,166.00 | DRY SFR LOT |
| 1434971 | No | R | \$58,691.00 | DRY SFR LOT |
| 1520835 | No | R | \$60,156.00 | DRY SFR LOT |
| 1520878 | No | R | \$52,253.00 | DRY SFR LOT |
| 1521033 | No | R | \$55,858.00 | DRY SFR LOT |
| 1434122 | No | R | \$89,541.00 | DRY SFR LOT |
| 1520991 | No | R | \$40,513.00 | DRY SFR LOT |
| 1520711 | No | R | \$52,750.00 | DRY SFR LOT |
| 1434491 | No | R | \$17,527.00 | OWNER LAND MH SUB |
| 1520797 | No | R | \$69,677.00 | DRY SFR LOT |
| 1520827 | No | R | \$58,165.00 | DRY SFR LOT |
| 1521009 | No | R | \$35,217.00 | DRY SFR LOT |
| 1520851 | No | R | \$53,828.00 | DRY SFR LOT |
| 1521017 | No | R | \$55,548.00 | DRY SFR LOT |
| 1452813 | No | R | \$86,566.00 | DRY SFR LOT |
| 1520789 | No | R | \$44,808.00 | DRY SFR LOT |
| 1520967 | No | R | \$72,729.00 | DRY SFR LOT |
| 1452805 | No | R | \$67,652.00 | DRY SFR LOT |
| 1434866 | No | R | \$37,979.00 | DRY SFR LOT |
| 1435048 | No | R | \$53,617.00 | DRY SFR LOT |
| 1585163 | No | R | \$88,420.00 | DRY SFR LOT |
| 1435111 | No | R | \$55,164.00 | DRY SFR LOT |
| 1640849 | No | R | \$56,335.00 | DRY SFR LOT |
| 1639484 | No | R | \$28,836.00 | MH ACRE / LT NOT IN PARK |
| 1640121 | No | R | \$45,795.00 | DRY SFR LOT |
| 1640857 | No | R | \$56,613.00 | DRY SFR LOT |
| 1639662 | No | R | \$67,554.00 | DRY SFR LOT |
| 1639972 | No | R | \$109,191.00 | DRY SFR LOT |
| 1639336 | No | R | \$48,635.00 | DRY SFR LOT |
| 1640792 | No | R | \$53,884.00 | DRY SFR LOT |
| 1639476 | No | R | \$58,296.00 | DRY SFR LOT |
| 1640776 | No | R | \$90,279.00 | DRY SFR LOT |
| 1639409 | No | R | \$80,909.00 | DRY SFR LOT |
| 1640211 | No | R | \$104,027.00 | DRY SFR LOT |
| 1640555 | No | R | \$43,566.00 | DRY SFR LOT |
| 1639719 | No | R | \$60,299.00 | DRY SFR LOT |
| 1640041 | No | R | \$93,404.00 | DRY SFR LOT |
| 1639646 | No | R | \$83,497.00 | DRY SFR LOT |
| 1640415 | No | R | \$56,283.00 | DRY SFR LOT |
| 1640725 | No | R | \$42,015.00 | DRY SFR LOT |
| 1640814 | No | R | \$58,944.00 | DRY SFR LOT |
| 1639841 | No | R | \$218,771.00 | DRY SFR LOT |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 1639506 | No | R | \$86,682.00 | DRY SFR LOT |
| 1639891 | No | R | \$34,075.00 | DRY SFR LOT |
| 1639387 | No | R | \$98,934.00 | DRY SFR LOT |
| 1640385 | No | R | \$79,912.00 | DRY SFR LOT |
| 1640393 | No | R | \$58,008.00 | DRY SFR LOT |
| 1639701 | No | R | \$68,931.00 | DRY SFR LOT |
| 1640610 | No | R | \$14,618.00 | OWNER LAND MH SUB |
| 1640105 | No | R | \$50,512.00 | DRY SFR LOT |
| 1639492 | No | R | \$70,556.00 | DRY SFR LOT |
| 1640466 | No | R | \$42,685.00 | DRY SFR LOT |
| 1639638 | No | R | \$28,856.00 | DRY SFR LOT |
| 1640458 | No | R | \$59,299.00 | DRY SFR LOT |
| 1639875 | No | R | \$47,484.00 | DRY SFR LOT |
| 1248736 | No | R | \$52,033.00 | DRY SFR LOT |
| 1640342 | No | R | \$60,857.00 | DRY SFR LOT |
| 1639433 | No | R | \$48,002.00 | DRY SFR LOT |
| 1640326 | No | R | \$60,768.00 | DRY SFR LOT |
| 1639344 | No | R | \$59,047.00 | DRY SFR LOT |
| 1639654 | No | R | \$48,543.00 | DRY SFR LOT |
| 1639671 | No | R | \$50,585.00 | DRY SFR LOT |
| 1640521 | No | R | \$41,720.00 | DRY SFR LOT |
| 1640407 | No | R | \$58,893.00 | DRY SFR LOT |
| 1639620 | No | R | \$56,412.00 | DRY SFR LOT |
| 1639361 | No | R | \$62,036.00 | DRY SFR LOT |
| 1639913 | No | R | \$54,731.00 | DRY SFR LOT |
| 1640253 | No | R | \$61,805.00 | DRY SFR LOT |
| 1640741 | No | R | \$59,228.00 | DRY SFR LOT |
| 1639549 | No | R | \$118,882.00 | DRY SFR LOT |
| 1640369 | No | R | \$132,058.00 | DRY SFR LOT |
| 1640768 | No | R | \$60,383.00 | DRY SFR LOT |
| 1640148 | No | R | \$76,657.00 | DRY SFR LOT |
| 1639441 | No | R | \$82,341.00 | DRY SFR LOT |
| 1639468 | No | R | \$45,730.00 | DRY SFR LOT |
| 1639921 | No | R | \$103,812.00 | DRY SFR LOT |
| 1640539 | No | R | \$51,994.00 | DRY SFR LOT |
| 1639352 | No | R | \$57,057.00 | DRY SFR LOT |
| 1639379 | No | R | \$39,221.00 | DRY SFR LOT |
| 1639905 | No | R | \$114,492.00 | DRY SFR LOT |
| 1640334 | No | R | \$77,807.00 | DRY SFR LOT |
| 1640423 | No | R | \$61,550.00 | DRY SFR LOT |
| 1640091 | No | R | \$58,921.00 | DRY SFR LOT |
| 1640440 | No | R | \$44,815.00 | DRY SFR LOT |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 1639956 | No | R | \$60,695.00 | DRY SFR LOT |
| 1640130 | No | R | \$61,321.00 | DRY SFR LOT |
| 1640474 | No | R | \$64,131.00 | DRY SFR LOT |
| 1640679 | No | R | \$46,354.00 | DRY SFR LOT |
| 1639964 | No | R | \$83,160.00 | DRY SFR LOT |
| 1640288 | No | R | \$61,085.00 | DRY SFR LOT |
| 1639948 | No | R | \$64,678.00 | DRY SFR LOT |
| 1640296 | No | R | \$68,927.00 | DRY SFR LOT |
| 1640687 | No | R | \$17,719.00 | DRY SFR LOT |
| 1639573 | No | R | \$96,643.00 | DRY SFR LOT |
| 1640229 | No | R | \$48,626.00 | DRY SFR LOT |
| 1639417 | No | R | \$77,555.00 | DRY SFR LOT |
| 1639590 | No | R | \$77,397.00 | DRY SFR LOT |
| 1639395 | No | R | \$266,637.00 | DRY SFR LOT |
| 1640032 | No | R | \$39,850.00 | DRY SFR LOT |
| 1640351 | No | R | \$57,406.00 | DRY SFR LOT |
| 1640717 | No | R | \$71,452.00 | DRY SFR LOT |
| 1640547 | No | R | \$62,900.00 | DRY SFR LOT |
| 1640784 | No | R | \$65,645.00 | DRY SFR LOT |
| 1761646 | No | R | \$55,657.00 | DRY SFR LOT |
| 1639514 | No | R | \$96,440.00 | DRY SFR LOT |
| 1640164 | No | R | \$41,322.00 | DRY SFR LOT |
| 1640806 | No | R | \$70,541.00 | DRY SFR LOT |
| 1640601 | No | R | \$17,114.00 | OWNER LAND MH SUB |
| 1761662 | No | R | \$46,246.00 | DRY SFR LOT |
| 1640202 | No | R | \$59,549.00 | DRY SFR LOT |
| 1740371 | No | R | \$60,125.00 | DRY SFR LOT |
| 1639697 | No | R | \$61,872.00 | DRY SFR LOT |
| 1640199 | No | R | \$72,551.00 | DRY SFR LOT |
| 1639531 | No | R | \$48,631.00 | DRY SFR LOT |
| 1640261 | No | R | \$93,422.00 | DRY SFR LOT |
| 1640318 | No | R | \$108,211.00 | DRY SFR LOT |
| 1740380 | No | R | \$68,678.00 | DRY SFR LOT |
| 1639581 | No | R | \$103,923.00 | DRY SFR LOT |
| 1793858 | No | R | \$40,336.00 | DRY SFR LOT |
| 2514078 | No | R | \$116,720.00 | DRY SFR LOT |
| 1793700 | No | R | \$47,726.00 | DRY SFR LOT |
| 1793866 | No | R | \$69,405.00 | DRY SFR LOT |
| 1793769 | No | R | \$94,057.00 | DRY SFR LOT |
| 1793742 | No | R | \$62,107.00 | DRY SFR LOT |
| 1793793 | No | R | \$63,083.00 | DRY SFR LOT |
| 1740304 | No | R | \$66,261.00 | DRY SFR LOT |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|-------------------------|
| 1793815 | No | R | \$66,222.00 | DRY SFR LOT |
| 1699517 | No | R | \$92,413.00 | DRY SFR LOT |
| 1793734 | No | R | \$52,366.00 | DRY SFR LOT |
| 1793874 | No | R | \$61,371.00 | DRY SFR LOT |
| 1740363 | No | R | \$88,505.00 | DRY SFR LOT |
| 1715580 | No | R | \$107,616.00 | DRY SFR LOT |
| 2517484 | No | R | \$157,590.00 | DRY SFR LOT |
| 1749115 | No | R | \$40,534.00 | DRY SFR LOT |
| 1749361 | No | R | \$62,638.00 | DRY SFR LOT |
| 2565675 | No | R | \$90,755.00 | MULTI FAMILY 10 - UNITS |
| 1749077 | No | R | \$51,074.00 | DRY SFR LOT |
| 1749166 | No | R | \$56,433.00 | DRY SFR LOT |
| 1749158 | No | R | \$48,921.00 | DRY SFR LOT |
| 1809550 | No | R | \$59,013.00 | DRY SFR LOT |
| 1748950 | No | R | \$52,067.00 | DRY SFR LOT |
| 1748925 | No | R | \$58,164.00 | DRY SFR LOT |
| 1749093 | No | R | \$45,970.00 | DRY SFR LOT |
| 1749344 | No | R | \$80,659.00 | DRY SFR LOT |
| 1748984 | No | R | \$97,838.00 | DRY SFR LOT |
| 1749182 | No | R | \$38,243.00 | DRY SFR LOT |
| 1793807 | No | R | \$73,958.00 | DRY SFR LOT |
| 1749123 | No | R | \$56,476.00 | DRY SFR LOT |
| 1749034 | No | R | \$97,258.00 | DRY SFR LOT |
| 1749026 | No | R | \$52,814.00 | DRY SFR LOT |
| 1749042 | No | R | \$86,514.00 | DRY SFR LOT |
| 1818320 | No | R | \$101,763.00 | DRY SFR LOT |
| 1761786 | No | R | \$44,405.00 | DRY SFR LOT |
| 1749051 | No | R | \$67,150.00 | DRY SFR LOT |
| 1748968 | No | R | \$66,094.00 | DRY SFR LOT |
| 1818354 | No | R | \$200,747.00 | DRY SFR LOT |
| 2520540 | No | R | \$76,101.00 | DRY SFR LOT |
| 1761719 | No | R | \$100,463.00 | DRY SFR LOT |
| 1761727 | No | R | \$29,575.00 | DRY SFR LOT |
| 2612916 | No | R | \$83,048.00 | DRY SFR LOT |
| 1749131 | No | R | \$35,984.00 | DRY SFR LOT |
| 1761638 | No | R | \$33,133.00 | DRY SFR LOT |
| 1818435 | No | R | \$74,100.00 | DRY SFR LOT |
| 1818290 | No | R | \$48,527.00 | DRY SFR LOT |
| 2565292 | No | R | \$93,975.00 | DRY SFR LOT |
| 1749085 | No | R | \$47,283.00 | DRY SFR LOT |
| 1793718 | No | R | \$75,644.00 | MULTI FAMILY 10 - UNITS |
| 1749174 | No | R | \$34,968.00 | DRY SFR LOT |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|-------------------------|
| 1761603 | No | R | \$43,890.00 | DRY SFR LOT |
| 1761751 | No | R | \$58,725.00 | DRY SFR LOT |
| 1818214 | No | R | \$97,940.00 | DRY SFR LOT |
| 1818346 | No | R | \$55,144.00 | DRY SFR LOT |
| 1818397 | No | R | \$51,590.00 | DRY SFR LOT |
| 2612487 | No | R | \$68,141.00 | DRY SFR LOT |
| 1818222 | No | R | \$61,923.00 | DRY SFR LOT |
| 1761832 | No | R | \$23,183.00 | OWNER LAND MH SUB |
| 2520531 | No | R | \$89,686.00 | DRY SFR LOT |
| 2565381 | No | R | \$41,929.00 | DRY SFR LOT |
| 1818249 | No | R | \$199,354.00 | DRY SFR LOT |
| 2520523 | No | R | \$73,929.00 | DRY SFR LOT |
| 1749107 | No | R | \$46,941.00 | DRY SFR LOT |
| 1748895 | No | R | \$65,025.00 | DRY SFR LOT |
| 1749352 | No | R | \$77,922.00 | DRY SFR LOT |
| 1818206 | No | R | \$32,393.00 | DRY SFR LOT |
| 1818478 | No | R | \$63,944.00 | DRY SFR LOT |
| 2520558 | No | R | \$79,827.00 | DRY SFR LOT |
| 1749140 | No | R | \$43,395.00 | DRY SFR LOT |
| 2613386 | No | R | \$101,465.00 | DRY SFR LOT |
| 1761808 | No | R | \$60,907.00 | DRY SFR LOT |
| 1761760 | No | R | \$110,892.00 | DRY SFR LOT |
| 1761654 | No | R | \$54,904.00 | DRY SFR LOT |
| 1761743 | No | R | \$70,256.00 | DRY SFR LOT |
| 2520591 | No | R | \$62,834.00 | DRY SFR LOT |
| 2520582 | No | R | \$65,112.00 | DRY SFR LOT |
| 1818371 | No | R | \$53,368.00 | DRY SFR LOT |
| 1761841 | No | R | \$40,358.00 | DRY SFR LOT |
| 2565390 | No | R | \$90,755.00 | MULTI FAMILY 10 - UNITS |
| 1761611 | No | R | \$48,011.00 | DRY SFR LOT |
| 1749310 | No | R | \$54,659.00 | DRY SFR LOT |
| 1749336 | No | R | \$60,791.00 | DRY SFR LOT |
| 2565284 | No | R | \$48,054.00 | DRY SFR LOT |
| 1720028 | No | R | \$40,699.00 | DRY SFR LOT |
| 1761735 | No | R | \$50,147.00 | DRY SFR LOT |
| 1719801 | No | R | \$95,256.00 | DRY SFR LOT |
| 1719976 | No | R | \$102,255.00 | DRY SFR LOT |
| 2520566 | No | R | \$63,651.00 | DRY SFR LOT |
| 2526254 | No | R | \$48,120.00 | DRY SFR LOT |
| 1818231 | No | R | \$52,990.00 | DRY SFR LOT |
| 1719968 | No | R | \$52,620.00 | DRY SFR LOT |
| 1719941 | No | R | \$49,093.00 | DRY SFR LOT |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 1719828 | No | R | \$117,209.00 | DRY SFR LOT |
| 1720001 | No | R | \$71,472.00 | DRY SFR LOT |
| 1720079 | No | R | \$62,346.00 | DRY SFR LOT |
| 1818311 | No | R | \$44,898.00 | DRY SFR LOT |
| 1818389 | No | R | \$38,514.00 | DRY SFR LOT |
| 1818362 | No | R | \$54,093.00 | DRY SFR LOT |
| 1719836 | No | R | \$120,701.00 | DRY SFR LOT |
| 1719852 | No | R | \$100,736.00 | DRY SFR LOT |
| 1719844 | No | R | \$84,553.00 | DRY SFR LOT |
| 2526271 | No | R | \$49,218.00 | DRY SFR LOT |
| 1719925 | No | R | \$82,000.00 | DRY SFR LOT |
| 2533382 | No | R | \$66,179.00 | DRY SFR LOT |
| 1719950 | No | R | \$69,470.00 | DRY SFR LOT |
| 1749069 | No | R | \$59,009.00 | DRY SFR LOT |
| 1818281 | No | R | \$41,737.00 | DRY SFR LOT |
| 2573325 | No | R | \$57,061.00 | DRY SFR LOT |
| 1720095 | No | R | \$60,356.00 | DRY SFR LOT |
| 1719887 | No | R | \$68,517.00 | DRY SFR LOT |
| 1719917 | No | R | \$72,187.00 | DRY SFR LOT |
| 1720087 | No | R | \$58,055.00 | DRY SFR LOT |
| 1719780 | No | R | \$79,309.00 | DRY SFR LOT |
| 2615982 | No | R | \$69,620.00 | DRY SFR LOT |
| 1761671 | No | R | \$84,709.00 | DRY SFR LOT |
| 1748917 | No | R | \$82,664.00 | DRY SFR LOT |
| 2536691 | No | R | \$87,114.00 | DRY SFR LOT |
| 2573309 | No | R | \$62,260.00 | DRY SFR LOT |
| 2536390 | No | R | \$71,811.00 | DRY SFR LOT |
| 1761701 | No | R | \$51,598.00 | DRY SFR LOT |
| 1719933 | No | R | \$62,539.00 | DRY SFR LOT |
| 1720117 | No | R | \$51,841.00 | DRY SFR LOT |
| 2618884 | No | R | \$106,812.00 | DRY SFR LOT |
| 2629088 | No | R | \$118,891.00 | DRY SFR LOT |
| 1719879 | No | R | \$76,286.00 | DRY SFR LOT |
| 1720036 | No | R | \$70,190.00 | DRY SFR LOT |
| 2631252 | No | R | \$63,758.00 | DRY SFR LOT |
| 2633948 | No | R | \$41,061.00 | DRY SFR LOT |
| 1720052 | No | R | \$71,376.00 | DRY SFR LOT |
| 2536705 | No | R | \$68,279.00 | DRY SFR LOT |
| 2633956 | No | R | \$41,061.00 | DRY SFR LOT |
| 2633981 | No | R | \$41,061.00 | DRY SFR LOT |
| 2633913 | No | R | \$45,994.00 | DRY SFR LOT |
| 2634022 | No | R | \$41,061.00 | DRY SFR LOT |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|-------------------------|
| 2634006 | No | R | \$45,994.00 | DRY SFR LOT |
| 2653426 | No | R | \$78,930.00 | DRY SFR LOT |
| 2619066 | No | R | \$112,959.00 | MULTI FAMILY 10 - UNITS |
| 1719895 | No | R | \$80,146.00 | DRY SFR LOT |
| 2633921 | No | R | \$45,764.00 | DRY SFR LOT |
| 1720109 | No | R | \$58,881.00 | DRY SFR LOT |
| 2633964 | No | R | \$56,022.00 | DRY SFR LOT |
| 2633972 | No | R | \$41,061.00 | DRY SFR LOT |
| 2634014 | No | R | \$41,061.00 | DRY SFR LOT |
| 2653400 | No | R | \$57,908.00 | DRY SFR LOT |
| 2502398 | No | R | \$100,609.00 | DRY SFR LOT |
| 2665114 | No | R | \$84,175.00 | DRY SFR LOT |
| 2500131 | No | R | \$67,846.00 | DRY SFR LOT |
| 2505117 | No | R | \$112,245.00 | DRY SFR LOT |
| 2653418 | No | R | \$95,204.00 | DRY SFR LOT |
| 2633999 | No | R | \$41,061.00 | DRY SFR LOT |
| 2691735 | No | R | \$96,997.00 | DRY SFR LOT |
| 2586206 | No | R | \$77,165.00 | DRY SFR LOT |
| 2634031 | No | R | \$41,061.00 | DRY SFR LOT |
| 2669322 | No | R | \$62,973.00 | DRY SFR LOT |
| 2797037 | No | R | \$91,996.00 | DRY SFR LOT |
| 2586222 | No | R | \$63,061.00 | DRY SFR LOT |
| 2759968 | No | R | \$68,245.00 | DRY SFR LOT |
| 2895861 | No | R | \$66,739.00 | DRY SFR LOT |
| 2839619 | No | R | \$63,005.00 | DRY SFR LOT |
| 2901071 | No | R | \$96,640.00 | DRY SFR LOT |
| 2893788 | No | R | \$77,981.00 | DRY SFR LOT |
| 2697156 | No | R | \$69,833.00 | DRY SFR LOT |
| 2697164 | No | R | \$77,538.00 | DRY SFR LOT |
| 1791332 | No | R | \$128,491.00 | DRY SFR LOT |
| 2764899 | No | R | \$91,334.00 | DRY SFR LOT |
| 2765321 | No | R | \$75,588.00 | DRY SFR LOT |
| 2809272 | No | R | \$84,197.00 | DRY SFR LOT |
| 2697130 | No | R | \$115,459.00 | DRY SFR LOT |
| 2809281 | No | R | \$68,844.00 | DRY SFR LOT |
| 2866055 | No | R | \$129,668.00 | DRY SFR LOT |
| 2846836 | No | R | \$89,879.00 | DRY SFR LOT |
| 2912995 | No | R | \$83,010.00 | DRY SFR LOT |
| 2740671 | No | R | \$42,816.00 | OWNER LAND MH SUB |
| 2908823 | No | R | \$128,611.00 | DRY SFR LOT |
| 2813547 | No | R | \$104,680.00 | DRY SFR LOT |
| 2700475 | No | R | \$67,368.00 | DRY SFR LOT |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|--------------------------|
| 2987367 | No | R | \$76,667.00 | DRY SFR LOT |
| 2866080 | No | R | \$77,015.00 | DRY SFR LOT |
| 2866586 | No | R | \$79,016.00 | DRY SFR LOT |
| 3267401 | No | R | \$58,612.00 | DRY SFR LOT |
| 1791341 | No | R | \$101,308.00 | DRY SFR LOT |
| 3038550 | No | R | \$60,382.00 | MH ACRE / LT NOT IN PARK |
| 2866110 | No | R | \$72,599.00 | LAKEFRONT SFR |
| 3021568 | No | R | \$76,688.00 | DRY SFR LOT |
| 2851023 | No | R | \$76,809.00 | DRY SFR LOT |
| 2988142 | No | R | \$114,875.00 | LAKEFRONT SFR |
| 2874295 | No | R | \$114,298.00 | DRY SFR LOT |
| 3271319 | No | R | \$119,728.00 | LAKEFRONT SFR |
| 2874309 | No | R | \$77,373.00 | DRY SFR LOT |
| 2858168 | No | R | \$72,733.00 | DRY SFR LOT |
| 2701501 | No | R | \$79,886.00 | DRY SFR LOT |
| 2881682 | No | R | \$76,584.00 | DRY SFR LOT |
| 3279701 | No | R | \$125,689.00 | LAKEFRONT SFR |
| 2991828 | No | R | \$137,339.00 | DRY SFR LOT |
| 3281306 | No | R | \$79,247.00 | DRY SFR LOT |
| 2924853 | No | R | \$168,674.00 | LAKEFRONT SFR |
| 3235568 | No | R | \$95,153.00 | DRY SFR LOT |
| 3324862 | No | R | \$117,852.00 | DRY SFR LOT |
| 3329856 | No | R | \$77,073.00 | DRY SFR LOT |
| 3329848 | No | R | \$65,793.00 | DRY SFR LOT |
| 3363175 | No | R | \$109,383.00 | DRY SFR LOT |
| 2926040 | No | R | \$76,230.00 | DRY SFR LOT |
| 2704039 | No | R | \$131,341.00 | DRY SFR LOT |
| 2705744 | No | R | \$70,275.00 | DRY SFR LOT |
| 3386698 | No | R | \$171,042.00 | DRY SFR LOT |
| 3315201 | No | R | \$65,451.00 | DRY SFR LOT |
| 3315189 | No | R | \$64,901.00 | DRY SFR LOT |
| 3540476 | No | R | \$594,669.00 | MULTI FAMILY 10+ UNITS |
| 3541090 | No | R | \$38,785.00 | DRY SFR LOT |
| 3471229 | No | R | \$86,431.00 | DRY SFR LOT |
| 3465083 | No | R | \$100,391.00 | DRY SFR LOT |
| 3547446 | No | R | \$101,570.00 | DRY SFR LOT |
| 3547551 | No | R | \$144,521.00 | DRY SFR LOT |
| 3547756 | No | R | \$100,988.00 | DRY SFR LOT |
| 3547802 | No | R | \$100,988.00 | DRY SFR LOT |
| 3547829 | No | R | \$120,924.00 | DRY SFR LOT |
| 3547837 | No | R | \$103,144.00 | DRY SFR LOT |
| 3471237 | No | R | \$86,200.00 | DRY SFR LOT |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|-------------------------|
| 3547560 | No | R | \$149,687.00 | DRY SFR LOT |
| 3547721 | No | R | \$128,219.00 | DRY SFR LOT |
| 3548213 | No | R | \$126,700.00 | DRY SFR LOT |
| 3319681 | No | R | \$88,961.00 | DRY SFR LOT |
| 3462637 | No | R | \$76,735.00 | DRY SFR LOT |
| 2945176 | No | R | \$151,062.00 | DRY SFR LOT |
| 3601441 | No | R | \$72,592.00 | OWNER LAND MH SUB |
| 3562917 | No | R | \$43,268.00 | DRY SFR LOT |
| 3559541 | No | R | \$126,246.00 | DRY SFR LOT |
| 3559584 | No | R | \$149,274.00 | DRY SFR LOT |
| 3553969 | No | R | \$74,454.00 | DRY SFR LOT |
| 3601386 | No | R | \$71,278.00 | OWNER LAND MH SUB |
| 3501110 | No | R | \$277,443.00 | DRY SFR LOT |
| 3559592 | No | R | \$125,995.00 | DRY SFR LOT |
| 2945737 | No | R | \$71,315.00 | DRY SFR LOT |
| 3559606 | No | R | \$119,552.00 | DRY SFR LOT |
| 3703804 | No | R | \$107,246.00 | DRY SFR LOT |
| 3689283 | No | R | \$12,118.00 | DRY SFR LOT |
| 3690915 | No | R | \$52,433.00 | DRY SFR LOT |
| 3732561 | No | R | \$15,029.00 | OWNER LAND MH SUB |
| 3734301 | No | R | \$78,163.00 | DRY SFR LOT |
| 3425065 | No | R | \$70,194.00 | DRY SFR LOT |
| 3734297 | No | R | \$55,014.00 | DRY SFR LOT |
| 3760476 | No | R | \$25,795.00 | DRY SFR LOT |
| 3776337 | No | R | \$25,287.00 | DRY SFR LOT |
| 3258100 | No | R | \$109,555.00 | DRY SFR LOT |
| 3789423 | No | R | \$116,528.00 | DRY SFR LOT |
| 3793529 | No | R | \$261,184.00 | DRY SFR LOT |
| 3809868 | No | R | \$154,951.00 | DRY SFR LOT |
| 3809876 | No | R | \$149,128.00 | DRY SFR LOT |
| 3809883 | No | R | \$142,055.00 | DRY SFR LOT |
| 3809880 | No | R | \$149,496.00 | DRY SFR LOT |
| 3809865 | No | R | \$140,267.00 | DRY SFR LOT |
| 3809879 | No | R | \$148,034.00 | DRY SFR LOT |
| 3808913 | No | R | \$188,464.00 | DRY SFR LOT |
| 3809872 | No | R | \$138,584.00 | DRY SFR LOT |
| 3809869 | No | R | \$187,884.00 | DRY SFR LOT |
| 3823815 | No | R | \$173,756.00 | DRY SFR LOT |
| 3819603 | No | R | \$62,869.00 | DRY SFR LOT |
| 3828192 | No | R | \$145,928.00 | DRY SFR LOT |
| 3840597 | No | R | \$52,555.00 | DRY SFR LOT |
| 3846886 | No | R | \$125,920.00 | MULTI FAMILY 10 - UNITS |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|------------------------|
| 3841422 | No | R | \$111,741.00 | DRY SFR LOT |
| 3841436 | No | R | \$156,357.00 | DRY SFR LOT |
| 3841432 | No | R | \$129,391.00 | DRY SFR LOT |
| 3853093 | No | R | \$81,994.00 | DRY SFR LOT |
| 3839895 | No | R | \$103,006.00 | DRY SFR LOT |
| 3853087 | No | R | \$96,574.00 | DRY SFR LOT |
| 3861917 | No | R | \$53,424.00 | DRY SFR LOT |
| 3853089 | No | R | \$90,807.00 | DRY SFR LOT |
| 3853092 | No | R | \$94,899.00 | DRY SFR LOT |
| 3853090 | No | R | \$126,523.00 | DRY SFR LOT |
| 3853091 | No | R | \$100,721.00 | DRY SFR LOT |
| 3854253 | No | R | \$118,950.00 | DRY SFR LOT |
| 3854555 | No | R | \$73,112.00 | DRY SFR LOT |
| 3854553 | No | R | \$31,370.00 | DRY SFR LOT |
| 3854554 | No | R | \$72,960.00 | DRY SFR LOT |
| 3854561 | No | R | \$64,599.00 | DRY SFR LOT |
| 3854552 | No | R | \$76,795.00 | DRY SFR LOT |
| 2533374 | No | R | \$63,609.00 | DRY SFR LOT |
| 3847957 | No | R | \$116,935.00 | DRY SFR LOT |
| 3001893 | No | R | \$74,348.00 | DRY SFR LOT |
| 1170486 | No | R | \$46,007.00 | DRY SFR LOT |
| 3547462 | No | R | \$115,591.00 | DRY SFR LOT |
| 2948477 | No | R | \$85,412.00 | DRY SFR LOT |
| 2987341 | No | R | \$88,441.00 | DRY SFR LOT |
| 1434513 | No | R | \$17,215.00 | OWNER LAND MH SUB |
| 1288215 | No | R | \$60,967.00 | DRY SFR LOT |
| 3678923 | No | R | \$230,094.00 | DRY SFR LOT |
| 1170265 | No | R | \$74,142.00 | DRY SFR LOT |
| 1248345 | No | R | \$98,993.00 | DRY SFR LOT |
| 1170371 | No | R | \$78,076.00 | DRY SFR LOT |
| 1699576 | No | R | \$61,417.00 | DRY SFR LOT |
| 1324343 | No | R | \$79,958.00 | DRY SFR LOT |
| 1248396 | No | R | \$136,949.00 | DRY SFR LOT |
| 1284198 | No | R | \$3,291,672.00 | MULTI FAMILY 10+ UNITS |
| 3808628 | No | R | \$34,763.00 | DRY SFR LOT |
| 3510232 | No | R | \$100,884.00 | DRY SFR LOT |
| 3547896 | No | R | \$102,255.00 | DRY SFR LOT |
| 3548191 | No | R | \$128,051.00 | DRY SFR LOT |
| 3547926 | No | R | \$100,988.00 | DRY SFR LOT |
| 3547497 | No | R | \$111,363.00 | DRY SFR LOT |
| 3605187 | No | R | \$61,555.00 | OWNER LAND MH SUB |
| 1640563 | No | R | \$42,212.00 | OWNER LAND MH SUB |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|-------------------------|
| 1430917 | No | R | \$177,521.00 | DRY SFR LOT |
| 1640580 | No | R | \$14,304.00 | OWNER LAND MH SUB |
| 2992832 | No | R | \$48,081.00 | OWNER LAND MH SUB |
| 3510224 | No | R | \$105,567.00 | DRY SFR LOT |
| 3548256 | No | R | \$110,244.00 | DRY SFR LOT |
| 3547594 | No | R | \$102,048.00 | DRY SFR LOT |
| 1434424 | No | R | \$14,014.00 | OWNER LAND MH SUB |
| 3547489 | No | R | \$99,961.00 | DRY SFR LOT |
| 3605152 | No | R | \$55,073.00 | OWNER LAND MH SUB |
| 3548078 | No | R | \$117,490.00 | DRY SFR LOT |
| 3601351 | No | R | \$62,805.00 | OWNER LAND MH SUB |
| 3605161 | No | R | \$57,466.00 | OWNER LAND MH SUB |
| 3547543 | No | R | \$132,432.00 | DRY SFR LOT |
| 1430844 | No | R | \$42,860.00 | DRY SFR LOT |
| 3246241 | No | R | \$63,815.00 | OWNER LAND MH SUB |
| 3547969 | No | R | \$106,356.00 | DRY SFR LOT |
| 3547586 | No | R | \$100,988.00 | DRY SFR LOT |
| 2509775 | No | R | \$54,104.00 | MULTI FAMILY 10 - UNITS |
| 2784717 | No | R | \$51,203.00 | OWNER LAND MH SUB |
| 3548035 | No | R | \$104,381.00 | DRY SFR LOT |
| 3363191 | No | R | \$113,522.00 | DRY SFR LOT |
| 3547659 | No | R | \$100,482.00 | DRY SFR LOT |
| 3601408 | No | R | \$59,150.00 | OWNER LAND MH SUB |
| 3547616 | No | R | \$177,862.00 | DRY SFR LOT |
| 1640571 | No | R | \$19,193.00 | OWNER LAND MH SUB |
| 3510216 | No | R | \$127,497.00 | DRY SFR LOT |
| 1434271 | No | R | \$48,478.00 | DRY SFR LOT |
| 3548132 | No | R | \$118,002.00 | DRY SFR LOT |
| 1435013 | No | R | \$56,457.00 | DRY SFR LOT |
| 1431051 | No | R | \$61,724.00 | DRY SFR LOT |
| 1434416 | No | R | \$17,469.00 | OWNER LAND MH SUB |
| 1720010 | No | R | \$58,067.00 | DRY SFR LOT |
| 1749247 | No | R | \$57,592.00 | DRY SFR LOT |
| 1324548 | No | R | \$70,407.00 | DRY SFR LOT |
| 1740258 | No | R | \$104,861.00 | DRY SFR LOT |
| 1749212 | No | R | \$71,486.00 | DRY SFR LOT |
| 1432464 | No | R | \$74,295.00 | DRY SFR LOT |
| 2526238 | No | R | \$47,938.00 | DRY SFR LOT |
| 2526220 | No | R | \$54,413.00 | DRY SFR LOT |
| 1793751 | No | R | \$81,741.00 | DRY SFR LOT |
| 1640491 | No | R | \$41,925.00 | DRY SFR LOT |
| 1720044 | No | R | \$56,950.00 | DRY SFR LOT |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|-------------------------|
| 1432596 | No | R | \$79,068.00 | DRY SFR LOT |
| 2526190 | No | R | \$47,850.00 | DRY SFR LOT |
| 3853086 | No | R | \$90,618.00 | DRY SFR LOT |
| 2579048 | No | R | \$86,566.00 | DRY SFR LOT |
| 1640831 | No | R | \$55,785.00 | DRY SFR LOT |
| 1431697 | No | R | \$154,454.00 | MULTI FAMILY 10 - UNITS |
| 2631236 | No | R | \$59,795.00 | DRY SFR LOT |
| 1640822 | No | R | \$82,838.00 | DRY SFR LOT |
| 1749239 | No | R | \$72,093.00 | DRY SFR LOT |
| 1432511 | No | R | \$81,134.00 | DRY SFR LOT |
| 1434327 | No | R | \$47,678.00 | DRY SFR LOT |
| 1431913 | No | R | \$63,051.00 | DRY SFR LOT |
| 1434289 | No | R | \$50,720.00 | DRY SFR LOT |
| 2800844 | No | R | \$58,772.00 | DRY SFR LOT |
| 1720061 | No | R | \$56,224.00 | DRY SFR LOT |
| 1431476 | No | R | \$153,389.00 | DRY SFR LOT |
| 1761794 | No | R | \$51,492.00 | DRY SFR LOT |
| 3547438 | No | R | \$102,255.00 | DRY SFR LOT |
| 1639522 | No | R | \$35,657.00 | DRY SFR LOT |
| 1640075 | No | R | \$53,874.00 | DRY SFR LOT |
| 1432502 | No | R | \$62,724.00 | DRY SFR LOT |
| 1431921 | No | R | \$26,025.00 | DRY SFR LOT |
| 2579030 | No | R | \$101,019.00 | DRY SFR LOT |
| 1432031 | No | R | \$47,320.00 | DRY SFR LOT |
| 1749191 | No | R | \$58,902.00 | DRY SFR LOT |
| 1640245 | No | R | \$76,688.00 | DRY SFR LOT |
| 1431719 | No | R | \$127,826.00 | DRY SFR LOT |
| 1640512 | No | R | \$47,779.00 | DRY SFR LOT |
| 1431549 | No | R | \$59,715.00 | DRY SFR LOT |
| 1431701 | No | R | \$81,672.00 | DRY SFR LOT |
| 3548221 | No | R | \$101,874.00 | DRY SFR LOT |
| 3363183 | No | R | \$99,506.00 | DRY SFR LOT |
| 2518081 | No | R | \$77,708.00 | DRY SFR LOT |
| 1818419 | No | R | \$73,716.00 | DRY SFR LOT |
| 1640504 | No | R | \$61,408.00 | DRY SFR LOT |
| 2536306 | No | R | \$72,548.00 | DRY SFR LOT |
| 2830921 | No | R | \$60,781.00 | DRY SFR LOT |
| 1640067 | No | R | \$37,513.00 | DRY SFR LOT |
| 2526203 | No | R | \$51,908.00 | DRY SFR LOT |
| 1432481 | No | R | \$58,829.00 | DRY SFR LOT |
| 2573333 | No | R | \$72,336.00 | DRY SFR LOT |
| 1719909 | No | R | \$71,919.00 | DRY SFR LOT |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 1015545 | No | R | \$53,943.00 | DRY SFR LOT |
| 2502991 | No | R | \$58,838.00 | DRY SFR LOT |
| 1324394 | No | R | \$65,804.00 | DRY SFR LOT |
| 1520738 | No | R | \$60,185.00 | DRY SFR LOT |
| 3548108 | No | R | \$117,359.00 | DRY SFR LOT |
| 1793823 | No | R | \$72,984.00 | DRY SFR LOT |
| 1749000 | No | R | \$110,379.00 | LAKEFRONT SFR |
| 1639930 | No | R | \$61,492.00 | DRY SFR LOT |
| 1431492 | No | R | \$28,851.00 | DRY SFR LOT |
| 2621401 | No | R | \$38,191.00 | DRY SFR LOT |
| 2689161 | No | R | \$101,281.00 | DRY SFR LOT |
| 1431158 | No | R | \$83,386.00 | DRY SFR LOT |
| 1748992 | No | R | \$124,086.00 | DRY SFR LOT |
| 1748976 | No | R | \$118,688.00 | DRY SFR LOT |
| 2719036 | No | R | \$59,687.00 | DRY SFR LOT |
| 3548159 | No | R | \$146,990.00 | DRY SFR LOT |
| 1520894 | No | R | \$66,006.00 | DRY SFR LOT |
| 1639603 | No | R | \$94,244.00 | DRY SFR LOT |
| 2526246 | No | R | \$62,501.00 | DRY SFR LOT |
| 1640083 | No | R | \$53,101.00 | DRY SFR LOT |
| 3841406 | No | R | \$156,902.00 | DRY SFR LOT |
| 1640270 | No | R | \$62,477.00 | DRY SFR LOT |
| 2518090 | No | R | \$122,299.00 | DRY SFR LOT |
| 3841397 | No | R | \$175,133.00 | DRY SFR LOT |
| 2689692 | No | R | \$93,580.00 | DRY SFR LOT |
| 1431654 | No | R | \$40,201.00 | DRY SFR LOT |
| 1431905 | No | R | \$47,026.00 | DRY SFR LOT |
| 3828185 | No | R | \$61,267.00 | DRY SFR LOT |
| 1640750 | No | R | \$53,686.00 | DRY SFR LOT |
| 1639557 | No | R | \$148,123.00 | DRY SFR LOT |
| 1432588 | No | R | \$54,862.00 | DRY SFR LOT |
| 2726784 | No | R | \$144,166.00 | LAKEFRONT SFR |
| 1749204 | No | R | \$63,398.00 | DRY SFR LOT |
| 2562722 | No | R | \$210,878.00 | LAKEFRONT SFR |
| 1640237 | No | R | \$61,268.00 | DRY SFR LOT |
| 2685221 | No | R | \$79,585.00 | DRY SFR LOT |
| 3809886 | No | R | \$148,086.00 | DRY SFR LOT |
| 3809867 | No | R | \$148,576.00 | DRY SFR LOT |
| 3559509 | No | R | \$129,818.00 | DRY SFR LOT |
| 1818443 | No | R | \$48,222.00 | DRY SFR LOT |
| 3809881 | No | R | \$160,745.00 | DRY SFR LOT |
| 2802243 | No | R | \$148,932.00 | DRY SFR LOT |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 2614153 | No | R | \$72,079.00 | DRY SFR LOT |
| 2526211 | No | R | \$54,579.00 | DRY SFR LOT |
| 2994509 | No | R | \$88,766.00 | DRY SFR LOT |
| 1431930 | No | R | \$34,915.00 | DRY SFR LOT |
| 3809884 | No | R | \$147,421.00 | DRY SFR LOT |
| 2913002 | No | R | \$82,275.00 | DRY SFR LOT |
| 2669705 | No | R | \$74,849.00 | DRY SFR LOT |
| 1640113 | No | R | \$13,183.00 | DRY SFR LOT |
| 1431514 | No | R | \$93,646.00 | DRY SFR LOT |
| 2687851 | No | R | \$79,721.00 | DRY SFR LOT |
| 1719992 | No | R | \$109,839.00 | DRY SFR LOT |
| 3808914 | No | R | \$232,445.00 | DRY SFR LOT |
| 2586214 | No | R | \$75,083.00 | DRY SFR LOT |
| 3809871 | No | R | \$155,952.00 | DRY SFR LOT |
| 2573317 | No | R | \$41,061.00 | DRY SFR LOT |
| 3809870 | No | R | \$143,802.00 | DRY SFR LOT |
| 1771951 | No | R | \$89,858.00 | DRY SFR LOT |
| 3853157 | No | R | \$100,155.00 | DRY SFR LOT |
| 1431832 | No | R | \$34,910.00 | DRY SFR LOT |
| 3809875 | No | R | \$166,950.00 | DRY SFR LOT |
| 3281314 | No | R | \$106,439.00 | DRY SFR LOT |
| 3809885 | No | R | \$156,964.00 | DRY SFR LOT |
| 3809874 | No | R | \$187,343.00 | DRY SFR LOT |
| 2895993 | No | R | \$91,204.00 | DRY SFR LOT |
| 1771935 | No | R | \$91,236.00 | DRY SFR LOT |
| 3809864 | No | R | \$151,622.00 | DRY SFR LOT |
| 3809877 | No | R | \$146,140.00 | DRY SFR LOT |
| 1749221 | No | R | \$59,913.00 | DRY SFR LOT |
| 1432472 | No | R | \$55,869.00 | DRY SFR LOT |
| 2821418 | No | R | \$77,342.00 | DRY SFR LOT |
| 1170338 | No | R | \$61,428.00 | DRY SFR LOT |
| 2858141 | No | R | \$98,977.00 | DRY SFR LOT |
| 3809863 | No | R | \$177,712.00 | DRY SFR LOT |
| 3809866 | No | R | \$147,421.00 | DRY SFR LOT |
| 3809873 | No | R | \$157,327.00 | DRY SFR LOT |
| 3809878 | No | R | \$141,664.00 | DRY SFR LOT |
| 2858061 | No | R | \$147,717.00 | DRY SFR LOT |
| 3809862 | No | R | \$149,691.00 | DRY SFR LOT |
| 2520574 | No | R | \$68,945.00 | DRY SFR LOT |
| 3809882 | No | R | \$156,665.00 | DRY SFR LOT |
| 2913011 | No | R | \$77,469.00 | DRY SFR LOT |
| 2685239 | No | R | \$102,353.00 | DRY SFR LOT |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|------------------------|
| 2866594 | No | R | \$87,823.00 | DRY SFR LOT |
| 1170419 | No | R | \$73,418.00 | DRY SFR LOT |
| 2526181 | No | R | \$45,854.00 | DRY SFR LOT |
| 2669713 | No | R | \$66,473.00 | DRY SFR LOT |
| 2697148 | No | R | \$76,951.00 | DRY SFR LOT |
| 1432537 | No | R | \$67,072.00 | DRY SFR LOT |
| 1719810 | No | R | \$126,540.00 | DRY SFR LOT |
| 1640300 | No | R | \$64,126.00 | DRY SFR LOT |
| 1432545 | No | R | \$63,142.00 | DRY SFR LOT |
| 1170273 | No | R | \$62,813.00 | DRY SFR LOT |
| 2502401 | No | R | \$68,933.00 | DRY SFR LOT |
| 2587211 | No | R | \$61,743.00 | DRY SFR LOT |
| 1639867 | No | R | \$53,146.00 | DRY SFR LOT |
| 2517506 | No | R | \$199,897.00 | LAKEFRONT SFR |
| 1017459 | No | R | \$652,843.00 | MULTI FAMILY 10+ UNITS |
| 2587229 | No | R | \$57,589.00 | DRY SFR LOT |
| 1248370 | No | R | \$51,492.00 | DRY SFR LOT |
| 1804264 | No | R | \$36,591.00 | OWNER LAND MH SUB |
| 1804248 | No | R | \$177,185.00 | LAKEFRONT SFR |
| 1761778 | No | R | \$127,811.00 | LAKEFRONT SFR |
| 1434394 | No | R | \$24,003.00 | OWNER LAND MH SUB |
| 1432791 | No | R | \$80,969.00 | LAKEFRONT SFR |
| 2536284 | No | R | \$47,971.00 | OWNER LAND MH SUB |
| 3619226 | No | R | \$34,130.00 | OWNER LAND MH SUB |
| 3734319 | No | R | \$99,658.00 | DRY SFR LOT |
| 3847958 | No | R | \$134,231.00 | DRY SFR LOT |
| 2536667 | No | R | \$118,080.00 | DRY SFR LOT |
| 1749298 | No | R | \$67,291.00 | DRY SFR LOT |
| 1430551 | No | R | \$104,109.00 | DRY SFR LOT |
| 1432049 | No | R | \$58,941.00 | DRY SFR LOT |
| 1434874 | No | R | \$84,906.00 | DRY SFR LOT |
| 1640377 | No | R | \$87,669.00 | LAKEFRONT SFR |
| 2575298 | No | R | \$85,087.00 | DRY SFR LOT |
| 1640733 | No | R | \$62,692.00 | DRY SFR LOT |
| 1749301 | No | R | \$55,005.00 | DRY SFR LOT |
| 1749328 | No | R | \$66,991.00 | DRY SFR LOT |
| 1749018 | No | R | \$73,188.00 | DRY SFR LOT |
| 1324432 | No | R | \$346,003.00 | LAKEFRONT SFR |
| 1432057 | No | R | \$51,244.00 | DRY SFR LOT |
| 1521106 | No | R | \$80,314.00 | DRY SFR LOT |
| 1640156 | No | R | \$54,982.00 | DRY SFR LOT |
| 1431255 | No | R | \$52,166.00 | DRY SFR LOT |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|--------------------------|
| 1761689 | No | R | \$81,025.00 | LAKEFRONT SFR |
| 1639727 | No | R | \$129,498.00 | LAKEFRONT SFR |
| 1639735 | No | R | \$118,815.00 | LAKEFRONT SFR |
| 1249058 | No | R | \$83,668.00 | LAKEFRONT SFR |
| 2517417 | No | R | \$215,822.00 | LAKEFRONT SFR |
| 1324441 | No | R | \$98,562.00 | LAKEFRONT SFR |
| 1432812 | No | R | \$117,426.00 | LAKEFRONT SFR |
| 1639689 | No | R | \$140,933.00 | LAKEFRONT SFR |
| 3559550 | No | R | \$128,529.00 | DRY SFR LOT |
| 1287405 | No | R | \$62,588.00 | DRY SFR LOT |
| 3839067 | No | R | \$180,648.00 | DRY SFR LOT |
| 3601319 | No | R | \$61,390.00 | OWNER LAND MH SUB |
| 1434254 | No | R | \$46,043.00 | DRY SFR LOT |
| 1249147 | No | R | \$244,506.00 | LAKEFRONT SFR |
| 3846874 | No | R | \$174,161.00 | DRY SFR LOT |
| 1699614 | No | R | \$121,138.00 | MH ACRE / LT NOT IN PARK |
| 1699746 | No | R | \$65,161.00 | DRY SFR LOT |
| 1793831 | No | R | \$117,737.00 | MULTI FAMILY 10 - UNITS |
| 1434319 | No | R | \$40,900.00 | DRY SFR LOT |
| 1431590 | No | R | \$26,986.00 | DRY SFR LOT |
| 1431565 | No | R | \$42,919.00 | DRY SFR LOT |
| 1431611 | No | R | \$80,064.00 | DRY SFR LOT |
| 1818427 | No | R | \$72,400.00 | MULTI FAMILY 10 - UNITS |
| 1431794 | No | R | \$36,297.00 | DRY SFR LOT |
| 1719861 | No | R | \$37,786.00 | DRY SFR LOT |
| 1434092 | No | R | \$92,830.00 | MULTI FAMILY 10 - UNITS |
| 1431603 | No | R | \$53,650.00 | DRY SFR LOT |
| 1640059 | No | R | \$44,740.00 | DRY SFR LOT |
| 1793777 | No | R | \$61,043.00 | DRY SFR LOT |
| 2691042 | No | R | \$92,007.00 | MULTI FAMILY 10 - UNITS |
| 2740680 | No | R | \$42,283.00 | OWNER LAND MH SUB |
| 1640598 | No | R | \$17,899.00 | OWNER LAND MH SUB |
| 1431573 | No | R | \$37,499.00 | DRY SFR LOT |
| 2762039 | No | R | \$74,455.00 | MULTI FAMILY 10 - UNITS |
| 1248493 | No | R | \$71,317.00 | DRY SFR LOT |
| 1170435 | No | R | \$55,490.00 | DRY SFR LOT |
| 1640482 | No | R | \$39,137.00 | DRY SFR LOT |
| 1434262 | No | R | \$50,090.00 | DRY SFR LOT |
| 1740347 | No | R | \$74,399.00 | DRY SFR LOT |
| 2719028 | No | R | \$51,221.00 | DRY SFR LOT |
| 1248507 | Yes | | \$19,800.00 | VACANT RESIDENTIAL |
| 1248639 | Yes | | \$8,910.00 | VACANT INSTITUTIONAL |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|-------------------------------|
| 1248914 | Yes | | \$10,200.00 | VACANT RESIDENTIAL |
| 1248906 | Yes | | \$10,200.00 | VACANT RESIDENTIAL |
| 1284309 | Yes | | \$384,800.00 | VACANT COMMERCIAL |
| 1249163 | Yes | | \$5,000.00 | |
| 1248655 | Yes | | \$2,520.00 | |
| 1284201 | Yes | | \$16,650.00 | |
| 1170478 | Yes | | \$12,938.00 | VACANT RESIDENTIAL |
| 1248701 | Yes | | \$4,970.00 | VACANT RESIDENTIAL |
| 1170214 | Yes | | \$10,000.00 | VACANT RESIDENTIAL |
| 1287316 | Yes | | \$33,750.00 | MORTUARY, CEMETERY, CREMATORY |
| 1068223 | Yes | | \$18,977.00 | VACANT COMMERCIAL |
| 1288151 | Yes | | \$288,000.00 | VACANT COMMERCIAL |
| 1248621 | Yes | | \$17,820.00 | VACANT INSTITUTIONAL |
| 1170401 | Yes | | \$4,950.00 | VACANT COMMERCIAL |
| 1170621 | Yes | | \$212,915.00 | VACANT COMMERCIAL |
| 1287219 | Yes | | \$62,530.00 | VACANT COMMERCIAL |
| 1287260 | Yes | | \$40,409.00 | VACANT LAKEFRONT |
| 1249007 | Yes | | \$6,723.00 | VACANT RESIDENTIAL |
| 1288797 | Yes | | \$34,213.00 | VACANT LAKEFRONT |
| 1285160 | Yes | | \$125,000.00 | VACANT COMMERCIAL |
| 1288541 | Yes | | \$15,770.00 | VACANT RESIDENTIAL |
| 1287111 | Yes | | \$60,000.00 | VACANT RESIDENTIAL |
| 1248281 | Yes | | \$184,502.00 | VACANT COMMERCIAL |
| 1249023 | Yes | | \$10,710.00 | VACANT RESIDENTIAL |
| 1431310 | Yes | | \$5,727.00 | VACANT RESIDENTIAL |
| 1431328 | Yes | | \$37,500.00 | VACANT INSTITUTIONAL |
| 1383251 | Yes | | \$58,123.00 | VACANT COMMERCIAL |
| 1430852 | Yes | | \$7,020.00 | VACANT RESIDENTIAL |
| 1430992 | Yes | | \$103,832.00 | VACANT COMMERCIAL |
| 1432278 | Yes | | \$35,780.00 | |
| 1432243 | Yes | | \$89,750.00 | |
| 1434351 | Yes | | \$6,872.00 | VACANT RESIDENTIAL |
| 1432413 | Yes | | \$12,028.00 | VACANT RESIDENTIAL |
| 1431816 | Yes | | \$7,350.00 | DRY SFR LOT |
| 1432782 | Yes | | \$17,000.00 | VACANT RESIDENTIAL |
| 1431671 | Yes | | \$9,500.00 | VACANT RESIDENTIAL |
| 1431883 | Yes | | \$4,980.00 | VACANT RESIDENTIAL |
| 1431204 | Yes | | \$3,386.00 | VACANT RESIDENTIAL |
| 1432251 | Yes | | \$10,010.00 | |
| 1434599 | Yes | | \$11,750.00 | VACANT COMMERCIAL |
| 1434602 | Yes | | \$11,230.00 | VACANT COMMERCIAL |
| 1431344 | Yes | | \$4,941.00 | VACANT RESIDENTIAL |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|--------------------------|
| 1432260 | Yes | | \$22,000.00 | |
| 1432286 | Yes | | \$68,555.00 | VACANT RESIDENTIAL |
| 1434343 | Yes | | \$81,747.00 | VACANT COMMERCIAL |
| 1434017 | Yes | | \$13,600.00 | VACANT RESIDENTIAL |
| 1434807 | Yes | | \$11,012.00 | VACANT RESIDENTIAL |
| 1430577 | Yes | | \$49,104.00 | VACANT RESIDENTIAL |
| 1432316 | Yes | | \$94,000.00 | VACANT COMMERCIAL |
| 1434831 | Yes | | \$4,463.00 | VACANT RESIDENTIAL |
| 1434661 | Yes | | \$6,264.00 | VACANT RESIDENTIAL |
| 1520690 | Yes | | \$16,167.00 | TIMBER S I 70 |
| 1434360 | Yes | | \$2,720.00 | VACANT RESIDENTIAL |
| 1434793 | Yes | | \$1,782.00 | VACANT RESIDENTIAL |
| 1520720 | Yes | | \$2,197.00 | VACANT RESIDENTIAL |
| 1521084 | Yes | | \$25,250.00 | |
| 1585082 | Yes | | \$212,345.00 | VACANT COMMERCIAL |
| 1434815 | Yes | | \$5,040.00 | VACANT RESIDENTIAL |
| 1639565 | Yes | | \$2,040.00 | VACANT RESIDENTIAL |
| 1639743 | Yes | | \$147,825.00 | PUBLIC SCHOOLS |
| 1740592 | Yes | | \$139,083.00 | VACANT INSTITUTIONAL |
| 1793785 | Yes | | \$9,500.00 | VACANT RESIDENTIAL |
| 1761697 | Yes | | \$4,180.00 | |
| 2565322 | Yes | | \$25,374.00 | VACANT RESIDENTIAL |
| 2573872 | Yes | | \$25,949.00 | VACANT RESIDENTIAL |
| 2629053 | Yes | | \$8,665.00 | VACANT RESIDENTIAL |
| 1818273 | Yes | | \$4,131.00 | VACANT RESIDENTIAL |
| 2615095 | Yes | | \$3,300.00 | NON AGRICULTURAL ACREAGE |
| 2536250 | Yes | | \$23,205.00 | |
| 2665084 | Yes | | \$65,000.00 | VACANT COMMERCIAL |
| 2584408 | Yes | | \$65,000.00 | VACANT COMMERCIAL |
| 2665068 | Yes | | \$65,000.00 | VACANT COMMERCIAL |
| 2688718 | Yes | | \$24,586.00 | |
| 2688645 | Yes | | \$907.00 | VACANT RESIDENTIAL |
| 2685247 | Yes | | \$11,092.00 | VACANT RESIDENTIAL |
| 2821477 | Yes | | \$663.00 | |
| 2866144 | Yes | | \$3,507.00 | VACANT RESIDENTIAL |
| 2776498 | Yes | | \$4,275.00 | VACANT RESIDENTIAL |
| 2864087 | Yes | | \$590.00 | VACANT RESIDENTIAL |
| 2777397 | Yes | | \$25,250.00 | VACANT COMMERCIAL |
| 2866063 | Yes | | \$9,257.00 | VACANT RESIDENTIAL |
| 2919523 | Yes | | \$31,077.00 | VACANT COMMERCIAL |
| 3021550 | Yes | | \$12,688.00 | VACANT RESIDENTIAL |
| 2919507 | Yes | | \$31,079.00 | VACANT COMMERCIAL |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 1772036 | Yes | | \$86,816.00 | VACANT COMMERCIAL |
| 2919531 | Yes | | \$168,957.00 | VACANT COMMERCIAL |
| 2919566 | Yes | | \$81,153.00 | VACANT COMMERCIAL |
| 2700483 | Yes | | \$2,472.00 | VACANT RESIDENTIAL |
| 2940743 | Yes | | \$5,985.00 | VACANT RESIDENTIAL |
| 2941456 | Yes | | \$13,600.00 | VACANT RESIDENTIAL |
| 3282647 | Yes | | \$260,000.00 | VACANT COMMERCIAL |
| 3314654 | Yes | | \$71,280.00 | VACANT INSTITUTIONAL |
| 3368215 | Yes | | \$59,375.00 | VACANT RESIDENTIAL |
| 2717947 | Yes | | \$1,800.00 | |
| 3540468 | Yes | | \$96,658.00 | VACANT RESIDENTIAL |
| 3318871 | Yes | | \$14,044.00 | VACANT RESIDENTIAL |
| 3515226 | Yes | | \$14,177.00 | VACANT RESIDENTIAL |
| 3547578 | Yes | | \$20,400.00 | VACANT RESIDENTIAL |
| 3559533 | Yes | | \$12,000.00 | VACANT RESIDENTIAL |
| 3691008 | Yes | | \$13,622.00 | VACANT RESIDENTIAL |
| 3559576 | Yes | | \$9,999.00 | VACANT RESIDENTIAL |
| 3428498 | Yes | | \$28,200.00 | VACANT LAKEFRONT |
| 3619218 | Yes | | \$17,424.00 | VACANT COMMERCIAL |
| 3779095 | Yes | | \$6,650.00 | VACANT RESIDENTIAL |
| 3809887 | Yes | | \$1,500.00 | UTILITIES |
| 3799005 | Yes | | \$16,702.00 | VACANT RESIDENTIAL |
| 3809227 | Yes | | \$1,500.00 | VACANT RESIDENTIAL |
| 3809890 | Yes | | \$0.00 | WASTELANDS |
| 3823816 | Yes | | \$42,322.00 | VACANT RESIDENTIAL |
| 3828196 | Yes | | \$45.00 | |
| 3841413 | Yes | | \$21,250.00 | VACANT RESIDENTIAL |
| 3841431 | Yes | | \$18,488.00 | VACANT RESIDENTIAL |
| 3841434 | Yes | | \$23,375.00 | VACANT RESIDENTIAL |
| 3841412 | Yes | | \$18,488.00 | VACANT RESIDENTIAL |
| 3841429 | Yes | | \$18,488.00 | VACANT RESIDENTIAL |
| 3841409 | Yes | | \$21,250.00 | VACANT RESIDENTIAL |
| 3841418 | Yes | | \$25,500.00 | VACANT RESIDENTIAL |
| 3844900 | Yes | | \$750.00 | VACANT RESIDENTIAL |
| 3841407 | Yes | | \$21,250.00 | VACANT RESIDENTIAL |
| 3841420 | Yes | | \$18,063.00 | VACANT RESIDENTIAL |
| 3841433 | Yes | | \$18,488.00 | VACANT RESIDENTIAL |
| 3841408 | Yes | | \$21,250.00 | VACANT RESIDENTIAL |
| 3841435 | Yes | | \$23,375.00 | VACANT RESIDENTIAL |
| 3841430 | Yes | | \$18,488.00 | VACANT RESIDENTIAL |
| 3841415 | Yes | | \$21,250.00 | VACANT RESIDENTIAL |
| 3841419 | Yes | | \$25,500.00 | VACANT RESIDENTIAL |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 3841411 | Yes | | \$21,250.00 | VACANT RESIDENTIAL |
| 3841428 | Yes | | \$18,488.00 | VACANT RESIDENTIAL |
| 3849667 | Yes | | \$14,334.00 | VACANT RESIDENTIAL |
| 3841437 | Yes | | \$0.00 | WASTELANDS |
| 3841421 | Yes | | \$18,063.00 | VACANT RESIDENTIAL |
| 3853195 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853118 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853106 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853088 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853105 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853097 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853113 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853147 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853164 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853100 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853196 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853138 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3837033 | Yes | | \$122,258.00 | VACANT COMMERCIAL |
| 3853098 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853095 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853161 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853109 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853177 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853193 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853111 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853125 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853159 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3841414 | Yes | | \$18,488.00 | VACANT RESIDENTIAL |
| 3853137 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853207 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853185 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853114 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853189 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853179 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853182 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853209 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853117 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853126 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853166 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853096 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853206 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853188 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 3853186 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853136 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853160 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853108 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853190 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853110 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853094 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853128 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853162 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853194 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853099 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853112 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853187 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853178 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853167 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853184 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853183 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853129 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853149 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853165 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853197 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853198 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853199 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853140 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853208 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3884467 | Yes | | \$2,190.00 | |
| 3871952 | Yes | | \$11,900.00 | VACANT RESIDENTIAL |
| 3871950 | Yes | | \$11,900.00 | VACANT RESIDENTIAL |
| 3854558 | Yes | | \$9,500.00 | VACANT RESIDENTIAL |
| 3854556 | Yes | | \$9,500.00 | VACANT RESIDENTIAL |
| 3854557 | Yes | | \$9,500.00 | VACANT RESIDENTIAL |
| 3854560 | Yes | | \$9,500.00 | VACANT RESIDENTIAL |
| 3854559 | Yes | | \$9,500.00 | VACANT RESIDENTIAL |
| 1740720 | Yes | | \$7,636.00 | VACANT COMMERCIAL |
| 3760671 | Yes | | \$26,680.00 | VACANT COMMERCIAL |
| 2777371 | Yes | | \$25,000.00 | VACANT COMMERCIAL |
| 1062292 | Yes | | \$56,700.00 | |
| 1170222 | Yes | | \$4,716.00 | FORESTS & PARKS |
| 1170249 | Yes | | \$48,708.00 | |
| 3605195 | Yes | | \$1,000.00 | |
| 3816275 | Yes | | \$4,211.00 | VACANT RESIDENTIAL |
| 3874075 | Yes | | \$13,290.00 | |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|--------------------------|
| 1287286 | Yes | | \$354,200.00 | VACANT COMMERCIAL |
| 1288533 | Yes | | \$18,720.00 | NON AGRICULTURAL ACREAGE |
| 2777389 | Yes | | \$25,250.00 | VACANT COMMERCIAL |
| 3801592 | Yes | | \$98,400.00 | VACANT COMMERCIAL |
| 3801392 | Yes | | \$68,607.00 | VACANT COMMERCIAL |
| 2669306 | Yes | | \$38,725.00 | VACANT COMMERCIAL |
| 1639794 | Yes | | \$81,855.00 | VACANT RESIDENTIAL |
| 1288631 | Yes | | \$1,693.00 | NON AGRICULTURAL ACREAGE |
| 1432341 | Yes | | \$475.00 | VACANT RESIDENTIAL |
| 3819649 | Yes | | \$31,342.00 | VACANT RESIDENTIAL |
| 1434432 | Yes | | \$5,040.00 | VACANT RESIDENTIAL |
| 1289017 | Yes | | \$128,018.00 | VACANT COMMERCIAL |
| 3548051 | Yes | | \$20,400.00 | VACANT RESIDENTIAL |
| 3601424 | Yes | | \$19,124.00 | VACANT RESIDENTIAL |
| 1740606 | Yes | | \$70,200.00 | FORESTS & PARKS |
| 1289106 | Yes | | \$162,400.00 | VACANT COMMERCIAL |
| 1434106 | Yes | | \$61,946.00 | VACANT RESIDENTIAL |
| 3887697 | Yes | | \$73,835.00 | VACANT COMMERCIAL |
| 3809223 | Yes | | \$4,608.00 | |
| 1015642 | Yes | | \$1,000.00 | VACANT INSTITUTIONAL |
| 1434114 | Yes | | \$27,022.00 | VACANT RESIDENTIAL |
| 1740657 | Yes | | \$126,246.00 | VACANT COMMERCIAL |
| 1740665 | Yes | | \$131,370.00 | VACANT COMMERCIAL |
| 3605179 | Yes | | \$12,145.00 | VACANT RESIDENTIAL |
| 3853212 | Yes | | \$5,000.00 | |
| 3547519 | Yes | | \$20,400.00 | VACANT RESIDENTIAL |
| 1170591 | Yes | | \$33,540.00 | |
| 3853211 | Yes | | \$0.00 | CLASSIFIED RECREATION |
| 1740703 | Yes | | \$172,245.00 | |
| 2698128 | Yes | | \$13,600.00 | VACANT RESIDENTIAL |
| 3841404 | Yes | | \$18,488.00 | VACANT RESIDENTIAL |
| 3841399 | Yes | | \$18,488.00 | VACANT RESIDENTIAL |
| 3853152 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853143 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3841398 | Yes | | \$18,488.00 | VACANT RESIDENTIAL |
| 3853170 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853135 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 1431506 | Yes | | \$3,888.00 | VACANT RESIDENTIAL |
| 3853123 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 1434297 | Yes | | \$11,418.00 | VACANT RESIDENTIAL |
| 1431531 | Yes | | \$3,492.00 | VACANT RESIDENTIAL |
| 3853142 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|--------------------------|
| 2878134 | Yes | | \$38,500.00 | VACANT COMMERCIAL |
| 3853153 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3841423 | Yes | | \$18,488.00 | VACANT RESIDENTIAL |
| 3853203 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853171 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853101 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3841424 | Yes | | \$21,250.00 | VACANT RESIDENTIAL |
| 2777362 | Yes | | \$335,500.00 | VACANT COMMERCIAL |
| 3853173 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3841400 | Yes | | \$21,250.00 | VACANT RESIDENTIAL |
| 3853104 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3548281 | Yes | | \$500.00 | |
| 3853133 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853103 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853132 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853172 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853130 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 1431948 | Yes | | \$1,382.00 | VACANT RESIDENTIAL |
| 3853181 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853148 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853205 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853174 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3841425 | Yes | | \$25,500.00 | VACANT RESIDENTIAL |
| 3819648 | Yes | | \$3,875.00 | NON AGRICULTURAL ACREAGE |
| 3853155 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3841401 | Yes | | \$23,375.00 | VACANT RESIDENTIAL |
| 3853124 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3841426 | Yes | | \$18,488.00 | VACANT RESIDENTIAL |
| 1248850 | Yes | | \$1,310.00 | |
| 1017441 | Yes | | \$3,352.00 | VACANT RESIDENTIAL |
| 3853180 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 1170231 | Yes | | \$268,533.00 | |
| 3853119 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 1431841 | Yes | | \$11,760.00 | DRY SFR LOT |
| 3853115 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853122 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3841405 | Yes | | \$18,488.00 | VACANT RESIDENTIAL |
| 3853201 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3554027 | Yes | | \$11,214.00 | VACANT RESIDENTIAL |
| 3853107 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853158 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3841402 | Yes | | \$23,375.00 | VACANT RESIDENTIAL |

City of Fruitland Park Community Redevelopment Plan

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 3853154 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853191 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853176 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853175 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853145 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 1431638 | Yes | | \$23,522.00 | VACANT COMMERCIAL |
| 3853120 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853144 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853168 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853204 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853127 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 1431557 | Yes | | \$3,168.00 | VACANT RESIDENTIAL |
| 3853200 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853150 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 1793726 | Yes | | \$5,000.00 | |
| 3853202 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853134 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853169 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853156 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853121 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853102 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3841427 | Yes | | \$19,125.00 | VACANT RESIDENTIAL |
| 3853131 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853146 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853151 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3809888 | Yes | | \$0.00 | WASTELANDS |
| 1740266 | Yes | | \$67,995.00 | |
| 2803517 | Yes | | \$12,830.00 | VACANT RESIDENTIAL |
| 3853163 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853192 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3841403 | Yes | | \$21,250.00 | VACANT RESIDENTIAL |
| 3853141 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3853139 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3809889 | Yes | | \$0.00 | WASTELANDS |
| 3809228 | Yes | | \$12,000.00 | VACANT RESIDENTIAL |
| 3853116 | Yes | | \$9,945.00 | VACANT RESIDENTIAL |
| 3559495 | Yes | | \$13,414.00 | VACANT RESIDENTIAL |
| 1170541 | Yes | | \$75,119.00 | VACANT INDUSTRIAL |
| 1284422 | Yes | | \$1,256.00 | TIMBER S I 70 |
| 3880248 | Yes | | \$15,000.00 | VACANT COMMERCIAL |
| 2526165 | Yes | | \$16,490.00 | |
| 3847959 | Yes | | \$20,400.00 | VACANT RESIDENTIAL |
| | | | | |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|--------------------------|
| 1434386 | Yes | | \$4,830.00 | VACANT RESIDENTIAL |
| 2801875 | Yes | | \$3,694.00 | VACANT RESIDENTIAL |
| 3809543 | Yes | | \$2,250.00 | VACANT RESIDENTIAL |
| 1433886 | Yes | | \$5,971.00 | VACANT RESIDENTIAL |
| 3884466 | Yes | | \$1,770.00 | |
| 3883751 | Yes | | \$10.00 | |
| 3883757 | Yes | | \$10.00 | |
| 3884465 | Yes | | \$1,260.00 | |
| 1249040 | Yes | | \$23,500.00 | VACANT LAKEFRONT |
| 2675969 | Yes | | \$375.00 | VACANT RESIDENTIAL |
| 3287681 | Yes | | \$50,708.00 | VACANT LAKEFRONT |
| 3871951 | Yes | | \$23,500.00 | VACANT LAKEFRONT |
| 3883756 | Yes | | \$10.00 | |
| 3792181 | Yes | | \$21,150.00 | VACANT LAKEFRONT |
| 1432804 | Yes | | \$37,600.00 | VACANT LAKEFRONT |
| 1804256 | Yes | | \$29,750.00 | VACANT RESIDENTIAL |
| 3883538 | Yes | | \$4,425.00 | |
| 2633930 | Yes | | \$0.00 | CLASSIFIED RECREATION |
| 3559657 | Yes | | \$29,267.00 | VACANT RESIDENTIAL |
| 1284481 | Yes | | \$5,670.00 | VACANT RESIDENTIAL |
| 3846876 | Yes | | \$17,000.00 | VACANT RESIDENTIAL |
| 3884680 | Yes | | \$24,098.00 | VACANT RESIDENTIAL |
| 1170389 | Yes | | \$13,825.00 | |
| 3846877 | Yes | | \$23,500.00 | VACANT LAKEFRONT |
| 3883634 | Yes | | \$1,764.00 | VACANT COMMERCIAL |
| 3870641 | Yes | | \$6,330.00 | |
| 1740622 | Yes | | \$6,164.00 | NON AGRICULTURAL ACREAGE |
| 3777113 | Yes | | \$1,190.00 | VACANT COMMERCIAL |
| 1809614 | Yes | | \$7,800.00 | UTILITIES |
| 1087538 | Yes | | \$6,634.00 | NON AGRICULTURAL ACREAGE |
| 1248515 | Yes | | \$19,200.00 | VACANT COMMERCIAL |
| 1249155 | Yes | | \$357,000.00 | VACANT RESIDENTIAL |
| 3605136 | Yes | | \$16,249.00 | VACANT RESIDENTIAL |
| 3605144 | Yes | | \$18,235.00 | VACANT RESIDENTIAL |
| 1431824 | Yes | | \$10,240.00 | SERVICE SHOPS |
| 1809614 | Yes | | \$7,800.00 | UTILITIES |
| 3841416 | Yes | | \$25,500.00 | VACANT RESIDENTIAL |
| 2542501 | Yes | | \$86,800.00 | VACANT COMMERCIAL |
| 3841438 | Yes | | \$15,000.00 | |
| 3841417 | Yes | | \$25,500.00 | VACANT RESIDENTIAL |
| 3702239 | Yes | | \$16,054.00 | VACANT RESIDENTIAL |
| 3883633 | Yes | | \$51,748.00 | VACANT COMMERCIAL |

| Alternate Key | Vacant | Commercial / Residential Status | Assessed Values | Land Use Description |
|---------------|--------|---------------------------------|-----------------|----------------------|
| 3884449 | Yes | | \$65.00 | VACANT RESIDENTIAL |
| 1432367 | Yes | | \$48,500.00 | VACANT COMMERCIAL |
| 3887696 | Yes | | \$168,142.00 | VACANT COMMERCIAL |
| 3841410 | Yes | | \$21,250.00 | VACANT RESIDENTIAL |
| 3553055 | Yes | | \$3,800.00 | VACANT RESIDENTIAL |
| 1118042 | Yes | | \$1,210.00 | VACANT RESIDENTIAL |
| 1015537 | Yes | | \$5,700.00 | VACANT RESIDENTIAL |
| 3883758 | Yes | | \$10.00 | |

The Villages®
DAILY SUN

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

Before the undersigned authority personally appeared **Jackie Lancero**, 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 #00977820 in the matter of **NOTICE OF ORDINANCE 2021-001 SUNSET** was published in said newspaper in the issues of

DECEMBER 2, 2020

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.

[Handwritten Signature]

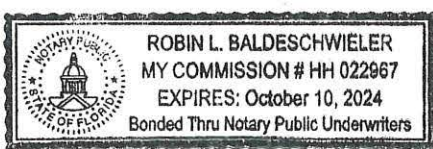
(Signature Of Affiant)

Sworn to and subscribed before me this 2 day of December 2020.

[Handwritten Signature]

Robin L. Baldeschwieler, Notary

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



Attach Notice Here:

ORDINANCE 2021-001

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK REDEVELOPMENT PLAN TO INCLUDE ADDITIONAL PROJECTS AND EXTEND THE SUNSET DATE TO 2055; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND SETTING FOR AN EFFECTIVE DATE.

This ordinance will be presented for public hearing by the City of Fruitland Park City Commission first reading at its regular meeting to be held on Thursday, January 14, 2021 and second reading to be held on January, 28, 2021 at 6:00 p.m. in the commission chambers of city hall, 506 West Berckman Street, Fruitland Park, Florida 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 certain This ordinance may be reviewed or copies of same obtained from the city clerk's office at city hall between the hours of 8:00 a.m. to 5:00 p.m. Monday to Friday at the city clerk's office at city hall.

Anyone requiring special accommodations and need assistance to participate at these meetings 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 hearing. (Florida Statutes 286.26)

If a person decides to appeal any decision made by the City of Fruitland Park Commission 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. (Florida Statutes 286.0105)

#977820 December 2, 2020

Advertising Receipt

The Villages Daily Sun

1100 Main St.
The Villages, FL 32159

Phone: (352)753-1119

Fax: (352)751-7999

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

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

Acct #: 90105387
Phone: (352)360-6727
Date: 12/23/2020
Ad #: 00981469
Salesperson: 055 Ad Taker: 055

Class: 0100

| Description | Start | Stop | Ins. | Cost/Day | Extras | Amount |
|-----------------------|------------|------------|------|----------|--------|--------|
| ORDINANCE 2021-001 AN | 12/24/2020 | 12/24/2020 | 1 | 73.14 | 0.00 | 73.14 |

Ad Text:

ORDINANCE 2021-001

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK REDEVELOPMENT PLAN TO INCLUDE ADDITIONAL PROJECTS AND EXTEND THE SUNSET DATE TO 2055; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND SETTING FOR AN EFFECTIVE DATE.

This ordinance will be presented for public hearing by the City of Fruitland Park Community Redevelopment Agency at its special

Payment Reference:

| | |
|----------|-------|
| Total: | 73.14 |
| Tax: | 0.00 |
| Net: | 73.14 |
| Prepaid: | 0.00 |

| | |
|------------------|--------------|
| Total Due | 73.14 |
|------------------|--------------|

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

ITEM TITLE: City Manager's Report
For the Meeting of: January 28, 2021
Submitted by: City Manager
Date Submitted: January 17, 2020
Funds Required: No
Account Number: N/A
Amount Required: N/A
Balance Remaining: N/A
Attachments: None

Item Description: City Manager's Report

- i. Economic Development Status Update**
- ii. COVID-19 Status Update**
- iii. Lake County School Site Status Update**
- iv. City Events Status Update**

Action to be Taken:

Staff's Recommendation:

Additional Comments: N/A

City Manager Review: Yes

Mayor Authorization: Yes

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

| | |
|----------------------------|-----------------------------|
| ITEM TITLE: | CITY ATTORNEY REPORT |
| For the Meeting of: | January 28, 2021 |
| Submitted by: | City Attorney |
| Date Submitted: | January 22, 2021 |
| Funds Required: | None |
| Attachments: | None |
| Item Description: | City Attorney Report |

City of Fruitland Park v. State of Florida – Department of Management Services: The hearing has been rescheduled February 10-12, 2021 by the State of Florida, Division of Administrative Hearings.

Michael and Laurie Fewless v. City of Fruitland Park, Lake County Case No. 2020-CA-000104 (Judge Welke): Plaintiffs filed a two-count complaint against the City alleging negligence and breach of fiduciary duty. Plaintiffs seek in excess of \$600,000.00. The lawsuit arises from the FRS retirement program. Attorney Thomas on behalf of the City filed a Motion to Dismiss to complaint. On March 12, 2020 Circuit Court Welke entered an Order referring the Motion to Dismiss to the General Magistrate to hold a hearing on the Motion. On March 20, 2020 Plaintiffs' attorney filed an objection to the Order referring to the General Magistrate; therefore, Judge Welke will hold a hearing on the City's Motion to Dismiss. A hearing on the Motion has not yet been scheduled. No updates since last meeting.

Norman C. Cummins v. Stephen P. Angelillo and City of Fruitland Park, Lake County Case No. 2020-CA-1026 (Judge Davis):

Plaintiff purports to be the mortgage holder on Lake County Parcel Id. 10-19-24-0002-000-07500 for a loan issued to Stephen P. Angelillo. The City is named as a party defendant because the City has an existing code enforcement lien recorded against the same property. The City's lien also encumbers additional parcels. The Plaintiff has filed an action to foreclose the property and seeks to extinguish the City's lien as against the above-described parcel. As of June 29, 2020, the accumulated fines are approximately \$82,000.00. On July 15, 2020 Attorney Andrew Dayes filed an Answer and Affirmative Defenses on behalf of the City. On October 8, 2020 Plaintiff filed a Motion for Clerk's Default. The default was entered the same day. No updates since last meeting.

| | |
|--------------------------------|-----|
| Action to be Taken: | N/A |
| Staff's Recommendation: | N/A |
| Additional Comments: | No |
| City Manager Review: | Yes |
| Mayor Authorization: | Yes |

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

| | |
|----------------------------|--|
| ITEM TITLE: | Public Comments |
| For the Meeting of: | January 28, 2021 |
| Submitted by: | City Clerk |
| Date Submitted: | January 18, 2021 |
| Funds Required: | None |
| Account Number: | N/A |
| Amount Required: | N/A |
| Balance Remaining: | N/A |
| Attachments: | Yes, Resolution 2013-023, Public Participation Policy and Chapter 286 Florida Statutes |

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: | N/A |
| City Manager Review: | Yes |
| Mayor Authorization: | Yes |

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

Select Year:

The 2020 Florida Statutes

[Title XIX](#)[Chapter 286](#)[View Entire Chapter](#)

PUBLIC BUSINESS

PUBLIC BUSINESS: MISCELLANEOUS PROVISIONS

286.0114 Public meetings; reasonable opportunity to be heard; attorney fees.—

(1) For purposes of this section, “board or commission” means a board or commission of any state agency or authority or of any agency or authority of a county, municipal corporation, or political subdivision.

(2) Members of the public shall be given a reasonable opportunity to be heard on a proposition before a board or commission. The opportunity to be heard need not occur at the same meeting at which the board or commission takes official action on the proposition if the opportunity occurs at a meeting that is during the decisionmaking process and is within reasonable proximity in time before the meeting at which the board or commission takes the official action. This section does not prohibit a board or commission from maintaining orderly conduct or proper decorum in a public meeting. The opportunity to be heard is subject to rules or policies adopted by the board or commission, as provided in subsection (4).

(3) The requirements in subsection (2) do not apply to:

(a) 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;

(b) An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;

(c) A meeting that is exempt from s. [286.011](#); or

(d) A meeting during which the board or 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.

(4) Rules or policies of a board or commission which govern the opportunity to be heard are limited to those that:

(a) Provide guidelines regarding the amount of time an individual has to address the board or commission;

(b) Prescribe procedures for allowing representatives of groups or factions on a proposition to address the board or commission, rather than all members of such groups or factions, at meetings in which a large number of individuals wish to be heard;

(c) Prescribe procedures or forms for an individual to use in order to inform the board or commission of a desire to be heard; to indicate his or her support, opposition, or neutrality on a proposition; and to indicate his or her designation of a representative to speak for him or her or his or her group on a proposition if he or she so chooses; or

(d) Designate a specified period of time for public comment.

(5) If a board or commission adopts rules or policies in compliance with this section and follows such rules or policies when providing an opportunity for members of the public to be heard, the board or commission is deemed to be acting in compliance with this section.

(6) A circuit court has jurisdiction to issue an injunction for the purpose of enforcing this section upon the filing of an application for such injunction by a citizen of this state.

(7)(a) Whenever an action is filed against a board or commission to enforce this section, the court shall assess reasonable attorney fees against such board or commission if the court determines that the defendant to such action acted in violation of this section. The court may assess reasonable attorney fees against the individual filing such an

action if the court finds that the action was filed in bad faith or was frivolous. This paragraph does not apply to a state attorney or his or her duly authorized assistants or an officer charged with enforcing this section.

(b) Whenever a board or commission appeals a court order that has found the board or commission to have violated this section, and such order is affirmed, the court shall assess reasonable attorney fees for the appeal against such board or commission.

(8) An action taken by a board or commission which is found to be in violation of this section is not void as a result of that violation.

History.—s. 1, ch. 2013-227.

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