

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA**

March 24, 2022

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, Florida 34731

6:00 p.m.

- 1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE**
Invocation – Pastor Debbie Allen, Community United Methodist Church

Pledge of Allegiance – Police Chief Erik Luce
- 2. ROLL CALL**
- 3. RECESS TO THE LOCAL PLANNING AGENCY** (city clerk)
As soon as practical at 6:15 p.m., recess to the Local Planning Agency meeting.
- 4. RECESS TO THE COMMUNITY REDEVELOPMENT AGENCY** (city clerk)
As soon as practical at 6:30 p.m., recess to the Community Redevelopment Agency meeting.
- 5. SPECIAL PRESENTATIONS**
 - (a) Water Conservation Month Proclamation – April 2022** (city clerk)
 - (b) NALC “Stamp Out Hunger” National Food Drive Day – Saturday May 14, 2022** (city clerk)
 - (c) 5K Love Run Profit Donation** (city manager/parks and recreation director)
- 6. CONSENT AGENDA**
Approval of Minutes (city clerk)
March 10, 2022 regular
- 7. REGULAR AGENDA**
 - (a) ITB 2021-04 Urick Street Force Main Extension Discussion**
Discussion Invitation to Bid 2021-04 Urick Street Force Main Extension. (Postponed from the February 10, 24, and March 10, 2022 meetings.)
 - (b) Kubota Quote** (city manager/public works director)
Motion to consider the approval of the Kubota Quote for \$34,276.08.

- (c) **Ventrac Tractor Quotes** (city manager/public works director)
Motion to consider the approval of the Ventrac Tractor quotes.

PUBLIC HEARING

- (d) **Public Hearing Resolution 2022-013 Preliminary Plan – Arbor Park – Petitioner: Michael S. Bailey** (city attorney/city manager/community development director)

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF ARBOR PARK - 4PHASE 1 GENERALLY LOCATED WEST OF U.S. HWY 27/441, EAST OF COUNTY ROAD 468, NORTH OF GRIFFIN ROAD AND SOUTH OF URICK STREET, FRUITLAND PARK, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

QUASI-JUDICIAL PUBLIC HEARING

- (e) **First Reading and Quasi-Judicial Public Hearing – Ordinance 2022-008 Boundary Amendment – 0.973+ Acres – 2811 Register Road – Petitioner: Countryside Baptist Church Ministries Inc.**
(city attorney/city manager/community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 0.973± ACRES OF LAND GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS, SEVERABILITY AND CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on April 14, 2022.)

- (f) **First Reading and Quasi-Judicial Public Hearing – Ordinance 2022-004 SCCPA- 0.287± Acres - LC Urban Medium–SFMD – N Register Road-E US Hwy 27/441 – Petitioner: Countryside Baptist Church Ministries Inc.** (city attorney/city manager/community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO SINGLE FAMILY MEDIUM DENSITY ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.287± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY CLERK 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 AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on April 14, 2022.)

- (g) **First Reading and Quasi-Judicial Public Hearing – Ordinance 2022-005 SCCPA - 0.686± Acres - LC Urban Medium–I– 2811 Register Road – Petitioner: Countryside Baptist Church Ministries Inc.** (city attorney/city manager/community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO INSTITUTIONAL ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.686± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY CLERK 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 AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on April 14, 2022.)

- (h) **First Reading and Quasi-Judicial Public Hearing – Ordinance 2022-006 Rezoning 0.686± Acres - R7-PFD – 2811 Register Road – Petitioner: Countryside Baptist Church Ministries Inc.** (city attorney/city manager/community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 0.686± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD, FRUITLAND PARK, FLORIDA FROM LAKE COUNTY R-7 ZONING TO THE CITY OF FRUITLAND PARK DESIGNATION OF PUBLIC FACILITIES DISTRICT WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on April 14, 2022.)

- (i) **First Reading and Quasi-Judicial Public Hearing – Ordinance 2022-007– Rezoning - 0.287± Acres – 2811 Register Road – R-1-R-2 - Petitioner: Countryside Baptist Church Ministries Inc.** (city attorney/city manager/community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 0.287± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD, FRUITLAND PARK, FLORIDA FROM LAKE COUNTY R-1 ZONING TO THE CITY OF FRUITLAND PARK DESIGNATION OF R-2 WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING

FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on April 14, 2022.)

END OF QUASI-JUDICIAL PUBLIC HEARING

END OF PUBLIC HEARING

- 8. (a) City Manager**
- i. Economic Development Status Update**
 - ii. Independent Special Fire Control and Rescue District Status Update**
 - iii. Charter Review Workshop Status Update**
 - iv. Mirror Lake Drive Traffic Control**
- (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**

9. UNFINISHED BUSINESS

10. 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.

11. COMMISSIONERS' COMMENTS

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

12. MAYOR'S COMMENTS

13. ADJOURNMENT

DATES TO REMEMBER

- March 26, 2022, *Fruitland Park Day* at 10:00 a.m.
- April 8, 2022, Lake County League of Cities (LCLC) *Legislative Update*, Mount Dora Golf Course, 1100 South Highland Street, Mount Dora, Florida 32757 at 12:00 p.m.;
- April 8, 2022 *Movie on the Lawn TBD*, 205 W. Berckman Street, Fruitland Park, Florida 34731 at 6:00 p.m.;
- April 14, 2022, City Commission Regular at 6:00 p.m.;
- April 15, 2022, *Comedy Night* 205 W. Berckman Street, Fruitland Park, Florida 34731 at 8:00 p.m.;
- April 22, 2022, *Daddy Daughter Dance*, 205 W. Berckman Street, Fruitland Park, Florida 34731 at 6:00 p.m.;
- April 27, 2022, Lake Sumter~Metropolitan Planning Organization (MPO) *Governing Board Meeting*, 1300 Citizens Boulevard, Suite 175, Leesburg, Florida 34748 at 2:00 p.m.;
- April 28, 2022, City Commission Regular at 6:00 p.m.;
- May 12, 2022, City Commission Regular at 6:00 p.m.;
- May 13, 2022, LCLC *Legislative Update*, Mount Dora Golf Course, 1100 South Highland Street, Mount Dora, Florida 32757 at 12:00 p.m.;
- May 26, 2022, City Commission Regular at 6:00 p.m.;

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
AGENDA ITEM SUMMARY SHEET
Item Number: 4**

ITEM TITLE:	Local Planning Agency (LPA) Meeting
For the Meeting of:	March 24, 2022
Submitted by:	City Clerk
Date Submitted:	March 16, 2022
Funds Required:	No
Account Number:	N/A
Amount Required:	N/A
Balance Remaining:	N/A
Attachments:	Yes, LPA Establishment
Item Description:	LPA Establishment Ordinance 226 and Florida Statutes 163.3174
Action to be Taken:	As soon as practical, recess to the Local Planning Agency meeting.
Staff's Recommendation:	N/A
Additional Comments:	None
City Manager Review:	Yes
Mayor Authorization:	Yes

AN ORDINANCE OF THE (CITY ~~OR COUNTY~~) OF Fruitland Park,
FLORIDA, DESIGNATING AND ESTABLISHING THE City Commission
AS ITS LOCAL PLANNING AGENCY PURSUANT TO THE LOCAL GOVERNMENT
COMPREHENSIVE PLANNING ACT OF 1975 (Chapters 163.3161 - 163.3211,
Florida Statutes); SETTING FORTH SAID AGENCY'S DUTIES AND RESPON-
SIBILITIES; ESTABLISHING SAID AGENCY'S ORGANIZATION, RULES AND
PROCEDURES; REQUIRING THAT ALL MEETINGS BE PUBLIC AND PROVIDING
FOR THE KEEPING OF PUBLIC RECORDS; PROVIDING FOR FINANCIAL
SUPPORT; PROVIDING FOR SEVERABILITY OF ANY PORTION DECLARED
INVALID; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND
PROVIDING FOR THE EFFECTIVE DATE HEREOF. *THIS IS AN EMERGENCY
ORDINANCE EFFECTING THE WELFARE OF THE CITIZENS.*
BE IT ORDAINED BY THE City Commission OF
THE (CITY ~~OR COUNTY~~) OF Fruitland Park, FLORIDA:

Section 1. AUTHORITY. This ordinance is enacted pursuant to
and in accordance with, provisions of Chapter 163, Florida
Statutes (Local Government Comprehensive Planning Act of 1975).

Section 2. DESIGNATION AND ESTABLISHMENT OF LOCAL LAND
PLANNING AGENCY. Pursuant to, and in accordance with, Section
163.3174, of Florida Statutes (the Local Government Comprehen-
sive Planning Act of 1975) the City Commission
is hereby designated and established as the local planning
agency for the ~~(City)~~ incorporated territory of Fruitland Park,
Florida.

Section 3. DUTIES AND RESPONSIBILITIES OF THE LOCAL PLANNING
AGENCY. The local planning agency, in accordance with the
Local Government Comprehensive Planning Act of 1975, Section
163.3161-3211, Florida Statutes, shall:

- (a) Conduct the comprehensive planning program and prepare
the comprehensive plan or elements or portions thereof
for the (City ~~OR COUNTY~~) of Fruitland Park;
- (b) Coordinate said comprehensive plan or elements or portions
thereof with the comprehensive plans of other appropriate
local governments and the State of Florida;

- (c) Recommend said comprehensive plan or elements or portions thereof to the City Commission for adoption; and
- (d) Monitor and oversee the effectiveness and status of the comprehensive plan and recommend to the City Commission such changes in the comprehensive plan as may be required from time to time.

Section 4. ORGANIZATION, RULES AND PROCEDURES OF THE AGENCY.

Members of the local planning agency shall continue to be appointed and follow such rules of procedure, methods of choosing officers, setting of public meetings, providing of financial support, and accomplishing its duties as provided in The City Charter.

Section 5. PUBLIC MEETINGS AND RECORDS. All meetings of the local planning agency shall be public meetings and all agency records shall be public records. The local planning agency shall encourage public participation.

Section 6. The City Commission shall appropriate funds at its discretion to the local planning agency for expenses necessary in the conduct of its work. The local planning agency may, in order to accomplish the purposes and activities required by the Local Government Comprehensive Planning Act of 1975, expend all sums so appropriated and other sums made available for use from fees, gifts, state or federal grants, state or federal loans, and other sources; provided acceptance of loans or grants must be approved by the City Commission.

Section 6. SEVERABILITY. If any word, sentence, phrase, clause, section or portion of this ordinance shall be held invalid or unconstitutional by an court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not effect the validity of the remaining portions thereof.

Section 7. REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS.

All ordinances and resolutions of the governing body in conflict herewith are hereby repealed.

Section 8. EFFECTIVE DATE. This ordinance shall become effective immediately upon its final passage and adoption, as an emergency ordinance.

PASSED AND ADOPTED BY THE City Commission OF THE (CITY ~~OF~~) OF Fruitland Park, FLORIDA, THIS 24 DAY OF June, A.D., 1976

Jack Deulh
Mayor or Chairman

ATTEST:

Lois A. Lowery, City Clerk

FIRST READING: June 24, 1976

SECOND READING: Waived

THIRD READING: Waived

Select Year:

The 2020 Florida Statutes

[Title XI](#)
COUNTY ORGANIZATION AND INTERGOVERNMENTAL
RELATIONS

[Chapter 163](#)
INTERGOVERNMENTAL
PROGRAMS

[View Entire
Chapter](#)

163.3174 Local planning agency.—

(1) The governing body of each local government, individually or in combination as provided in s. [163.3171](#), shall designate and by ordinance establish a “local planning agency,” unless the agency is otherwise established by law. Notwithstanding any special act to the contrary, all local planning agencies or equivalent agencies that first review rezoning and comprehensive plan amendments in each municipality and county shall include a representative of the school district appointed by the school board as a nonvoting member of the local planning agency or equivalent agency to attend those meetings at which the agency considers comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. However, this subsection does not prevent the governing body of the local government from granting voting status to the school board member. The governing body may designate itself as the local planning agency pursuant to this subsection with the addition of a nonvoting school board representative. All local planning agencies shall provide opportunities for involvement by applicable community college boards, which may be accomplished by formal representation, membership on technical advisory committees, or other appropriate means. The local planning agency shall prepare the comprehensive plan or plan amendment after hearings to be held after public notice and shall make recommendations to the governing body regarding the adoption or amendment of the plan. The agency may be a local planning commission, the planning department of the local government, or other instrumentality, including a countywide planning entity established by special act or a council of local government officials created pursuant to s. [163.02](#), provided the composition of the council is fairly representative of all the governing bodies in the county or planning area; however:

(a) If a joint planning entity is in existence on the effective date of this act which authorizes the governing bodies to adopt and enforce a land use plan effective throughout the joint planning area, that entity shall be the agency for those local governments until such time as the authority of the joint planning entity is modified by law.

(b) In the case of chartered counties, the planning responsibility between the county and the several municipalities therein shall be as stipulated in the charter.

(2) Nothing in this act shall prevent the governing body of a local government that participates in creating a local planning agency serving two or more jurisdictions from continuing or creating its own local planning agency. Any such governing body which continues or creates its own local planning agency may designate which local planning agency functions, powers, and duties will be performed by each such local planning agency.

(3) The governing body or bodies shall appropriate funds for salaries, fees, and expenses necessary in the conduct of the work of the local planning agency and shall also establish a schedule of fees to be charged by the agency. To accomplish the purposes and activities authorized by this act, the local planning agency, with the approval of the governing body or bodies and in accord with the fiscal practices thereof, may expend all sums so appropriated and other sums made available for use from fees, gifts, state or federal grants, state or federal loans, and other sources; however, acceptance of loans must be approved by the governing bodies involved.

(4) The local planning agency shall have the general responsibility for the conduct of the comprehensive planning program. Specifically, the local planning agency shall:

(a) Be the agency responsible for the preparation of the comprehensive plan or plan amendment and shall make recommendations to the governing body regarding the adoption or amendment of such plan. During the preparation of

the plan or plan amendment and prior to any recommendation to the governing body, the local planning agency shall hold at least one public hearing, with public notice, on the proposed plan or plan amendment. The governing body in cooperation with the local planning agency may designate any agency, committee, department, or person to prepare the comprehensive plan or plan amendment, but final recommendation of the adoption of such plan or plan amendment to the governing body shall be the responsibility of the local planning agency.

(b) Monitor and oversee the effectiveness and status of the comprehensive plan and recommend to the governing body such changes in the comprehensive plan as may from time to time be required, including the periodic evaluation and appraisal of the comprehensive plan required by s. [163.3191](#).

(c) Review proposed land development regulations, land development codes, or amendments thereto, and make recommendations to the governing body as to the consistency of the proposal with the adopted comprehensive plan, or element or portion thereof, when the local planning agency is serving as the land development regulation commission or the local government requires review by both the local planning agency and the land development regulation commission.

(d) Perform any other functions, duties, and responsibilities assigned to it by the governing body or by general or special law.

(5) All meetings of the local planning agency shall be public meetings, and agency records shall be public records.

History.—s. 6, ch. 75-257; s. 1, ch. 77-223; s. 5, ch. 85-55; s. 2, ch. 92-129; s. 9, ch. 95-310; s. 9, ch. 95-341; s. 1, ch. 2002-296; s. 10, ch. 2011-139; s. 2, ch. 2012-99.

ORDINANCE 2003-004

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA; AMENDING CHAPTER 152, SECTION 152.110 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF FRUITLAND PARK TO PROVIDE FOR A REPRESENTATIVE FROM THE LAKE COUNTY SCHOOL DISTRICT AS A NON-VOTING MEMBER ON THE CITY OF FRUITLAND PARK'S LOCAL PLANNING AGENCY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, recent amendments to the Local Government Comprehensive Planning and Land Development Regulation Act (F.S. 163.3161, et seq.) require that a representative from the Lake County School District serve as a non-voting member on the City of Fruitland Park's Local Planning Agency; and

WHEREAS, the City Commission of the City of Fruitland Park desires to make the necessary amendments to the Land Development Regulations to authorize a representative from the Lake County School Board to serve as a non-voting member on the City's Local Planning Agency; and

WHEREAS, the City Commission desires that the School Board approve the School Board member from District #2 (Fruitland Park's district) as the School Board's representative on the Local Planning Agency.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FRUITLAND PARK, FLORIDA.

SECTION 1. Chapter 152, Section 152.110 of the Land Development Regulations of the City of Fruitland Park is hereby amended to read as follows:

Section 152.110: LOCAL LAND PLANNING AGENCY

Designation and establishment of Local Land Planning Agency. Pursuant to, and in accordance with Section 163.3174, Florida Statutes (the Local Government Comprehensive Planning Act of 1975) the City Commission is hereby designated and established as the Local Planning Agency for the incorporated territory of the city. Additionally, the Local Planning Agency shall include one (1) non-voting representative of the Lake County School District appointed by the Lake County School Board.

a) Public Meetings and Records.

All meetings of the Local Planning Agency shall be public meeting and all agency records shall be public records. The Local Planning Agency shall encourage public participation.

b) Appropriation of Funds.

The City Commission shall appropriate funds at its discretion to the Local Planning Agency for expenses necessary in the conduct of its work. The Local Planning Agency may, in order to accomplish the purposes and activities required by the Local Government Comprehensive Planning Act of 1975, expend all sums appropriated and other sums made available for use from fees, gifts, state or federal grants, state or federal loans, and other sources; provided acceptance of loans or grants must be approved by the City Commission.

c) Powers and Duties.

The Local Planning Agency, in accordance with the Local Government Comprehensive Planning Act of 1975, Section 163.3161 through 163.3111, Florida Statutes shall:

- 1) Conduct the comprehensive planning program and prepare the comprehensive plan or elements or portions thereof for the city.
- 2) Coordinate the comprehensive plan or elements or portions thereof with the comprehensive plans of other appropriate local governments and the state.
- 3) Recommend the comprehensive plan or elements or portions thereof to the City Commission for adoption.
- 4) Monitor and oversee the effectiveness and status of the comprehensive plan and recommend to the City Commission such changes in the comprehensive plan as may be required from time to time.

SECTION 2. All ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. The provisions of this ordinance are intended to be incorporated into the Land Development Regulations of the City of Fruitland Park, Florida and the sections of this ordinance may be renumbered, relettered, and the word "ordinance" may be changed to "section," "article," or such other word or phrase in order to accomplish such intention.

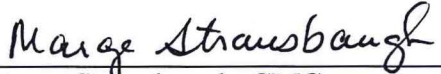
SECTION 4. If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this ordinance.

SECTION 5. This ordinance shall be effective upon passage.

PASSED AND ORDAINED this ^{24th (m)} ~~30th~~ day of ^{April (m)} ~~May~~, 2003 by the City Commission of the City of Fruitland Park, Florida.


WILLIAM R. WHITE, MAYOR

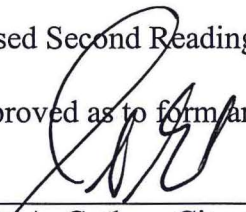
ATTEST:


Marge Strausbaugh, CMC,
City Clerk

Passed First Reading 3-27-03

Passed Second Reading 4-24-03 (m)

Approved as to form and legality:


Scott A. Gerken, City Attorney



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

ITEM TITLE: Community Redevelopment Agency (CRA)
Meeting
For the Meeting of: March 24, 2022
Submitted by: City Clerk
Date Submitted: March 17, 2022
Funds Required: No
Attachments: Yes, CRA Establishment

Item Description: CRA Establishment Ordinance 95-001,
Resolution 2019-050, §163.362, §163.386, §163.387 and Chapter 189,
Florida Statutes

Action to be Taken: As soon as practical, recess to the
Community Redevelopment Agency special
meeting.

Staff's Recommendation: N/A

Additional Comments: None

City Manager Review: Yes

Mayor Authorization: Yes

ORDINANCE NO. 95-001

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, PERTAINING TO THE ESTABLISHMENT OF A COMMUNITY REDEVELOPMENT TRUST FUND; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE ESTABLISHMENT AND ADMINISTRATION OF A COMMUNITY REDEVELOPMENT TRUST FUND; PROVIDING FOR THE DESIGNATION OF THE COMMUNITY REDEVELOPMENT TRUST FUND AS THE RECIPIENT OF FUNDS PURSUANT TO SECTION 163.387, FLORIDA STATUTES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fruitland Park has, by resolution, established a finding of blight; and,

WHEREAS, the City Commission desires to provide for the removal of such blighted areas and redevelop such areas, pursuant to the Community Redevelopment Act of 1969, hereafter referred to as the "CRA", as contained in Florida Statutes, Chapter 163, Part III; and,

WHEREAS, the City Commission has, by resolution, approved a Community Redevelopment Plan for the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, as follows:

SECTION 1. There is hereby established and created, in accordance with the provisions of Section 163.387, Florida Statutes, a Community Redevelopment Trust Fund, hereafter referred to as "the Fund".

SECTION 2. The monies allocated to and deposited into the Fund are hereby appropriated to the City of Fruitland Park Community Redevelopment Agency, hereafter referred to as "the Agency", to finance projects within the Community Redevelopment Project Area, hereafter referred to as "the Project". The Agency shall utilize the monies and the revenue paid into and earned by the Fund for all and every community development purpose delegated to it by the established Community Redevelopment Plan, hereafter referred to as "the Plan", and as further provided by law. The Fund is to exist for the duration of the Project programs or until legally terminated by ordinance. The monies shall be held by the City for and on behalf of the Agency and distributed to the Agency in accordance with a subsequent agreement to be established between the City and the Agency.

SECTION 3. There shall be paid into the Fund each year by all taxing authorities within the Project Area, except those authorities excluded by state law, the incremental increase in ad valorem taxes levied each year by the above-referenced taxing authorities over the amount of ad valorem taxes levied each year by the above-referenced taxing authorities over the amount of ad valorem taxes levied by the referenced taxing authorities in the base year, as established in Section 5 below.

SECTION 4. The tax roll used in connection with the taxation of such property for the base year shall be the Tax Roll of 1994 in Lake County. All deposits into the Fund shall begin with the incremental increases in ad valorem tax revenues received subsequent to November 1, 1995.

SECTION 5. The tax increment shall be determined and appropriated annually in an amount equal to the difference between:

a. the amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Community Redevelopment Area; and

b. the amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any amount from any debt service millage, upon the total of the assessed value of the taxable real property in the Community Redevelopment Area, as shown upon the 1994 assessment roll used in connection with the taxation of such property by each taxing authority. If any conflict occurs between the provisions of this Ordinance and the provisions of Chapter 163, Part III, Florida Statutes, concerning tax increment financing, the statutory provisions shall control and apply to this Ordinance.

SECTION 6. Each taxing authority will annually appropriate to the Fund the aforestated sum at the beginning of their fiscal year. Payment of the sum shall be in accordance with state law.

SECTION 7. The Agency, with the approval of the City Commission, is directed to establish the Fund and to develop and promulgate rules, regulations and criteria whereby the Fund may be promptly and effectively administered, including the establishment and the maintenance of books and records and adoption of procedures whereby the Agency may, expeditiously and without undue delay, utilize the monies received for their allocated statutory purpose.

SECTION 8. The Agency shall accept full responsibility for the receipt, custody, disbursement, accountability, management and proper application of all monies paid into the fund subject to the provisions of Section 2 of this Ordinance.

SECTION 9. Any and all ordinances or parts of ordinances that are in conflict herewith are hereby repealed.

SECTION 10. If any part of this Ordinance is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of the remainder, which shall remain in full force and effect.

SECTION 11. This ordinance shall take effect immediately upon its final adoption.

PASSED AND ORDAINED this 16th day of March, 1995, by the City Commission of the City of Fruitland Park, Florida.

William R. White
William R. White, Mayor
City of Fruitland Park

Attest:

Linda S. Rodrick
Linda S. Rodrick, City Clerk
City of Fruitland Park

First Reading: March 2, 1995

Second Reading: March 16, 1995

Approved as to form:

Gary J. Cooney
Gary J. Cooney
City Attorney

a:\ords\ord.058

Select Year:

The 2020 Florida Statutes

[Title XI](#)

COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

[Chapter 163](#)

INTERGOVERNMENTAL PROGRAMS

[View Entire Chapter](#)

163.340 **Definitions.**—The following terms, wherever used or referred to in this part, have the following meanings:

- (1) “Agency” or “community redevelopment agency” means a public agency created by, or designated pursuant to, s. [163.356](#) or s. [163.357](#).
- (2) “Public body” means the state or any county, municipality, authority, special district as defined in s. [165.031\(7\)](#), or other public body of the state, except a school district.
- (3) “Governing body” means the council, commission, or other legislative body charged with governing the county or municipality.
- (4) “Mayor” means the mayor of a municipality or, for a county, the chair of the board of county commissioners or such other officer as may be constituted by law to act as the executive head of such municipality or county.
- (5) “Clerk” means the clerk or other official of the county or municipality who is the custodian of the official records of such county or municipality.
- (6) “Federal Government” includes the United States or any agency or instrumentality, corporate or otherwise, of the United States.
- (7) “Slum area” means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:
 - (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
 - (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
 - (c) The existence of conditions that endanger life or property by fire or other causes.
- (8) “Blighted area” means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:
 - (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
 - (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
 - (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
 - (d) Unsanitary or unsafe conditions.
 - (e) Deterioration of site or other improvements.
 - (f) Inadequate and outdated building density patterns.
 - (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
 - (h) Tax or special assessment delinquency exceeding the fair value of the land.

- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

However, the term “blighted area” also means any area in which at least one of the factors identified in paragraphs (a) through (o) is present and all taxing authorities subject to s. [163.387\(2\)\(a\)](#) agree, either by interlocal agreement with the agency or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, “blighted area” means an area as defined in this subsection.

(9) “Community redevelopment” or “redevelopment” means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

(10) “Community redevelopment area” means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment. For community redevelopment agencies created after July 1, 2006, a community redevelopment area may not consist of more than 80 percent of a municipality.

(11) “Community redevelopment plan” means a plan, as it exists from time to time, for a community redevelopment area.

(12) “Related activities” means:

- (a) Planning work for the preparation of a general neighborhood redevelopment plan or for the preparation or completion of a communitywide plan or program pursuant to s. [163.365](#).
- (b) The functions related to the acquisition and disposal of real property pursuant to s. [163.370\(4\)](#).
- (c) The development of affordable housing for residents of the area.
- (d) The development of community policing innovations.

(13) “Real property” means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto or used in connection therewith and every estate, interest, right, and use, legal or equitable, therein, including but not limited to terms for years and liens by way of judgment, mortgage, or otherwise.

(14) “Bonds” means any bonds (including refunding bonds), notes, interim certificates, certificates of indebtedness, debentures, or other obligations.

(15) “Obligee” means and includes any bondholder, agents or trustees for any bondholders, or lessor demising to the county or municipality property used in connection with community redevelopment, or any assignee or assignees

of such lessor's interest or any part thereof, and the Federal Government when it is a party to any contract with the county or municipality.

(16) "Person" means any individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes any trustee, receiver, assignee, or other person acting in a similar representative capacity.

(17) "Area of operation" means, for a county, the area within the boundaries of the county, and for a municipality, the area within the corporate limits of the municipality.

(18) "Housing authority" means a housing authority created by and established pursuant to chapter 421.

(19) "Board" or "commission" means a board, commission, department, division, office, body or other unit of the county or municipality.

(20) "Public officer" means any officer who is in charge of any department or branch of the government of the county or municipality relating to health, fire, building regulations, or other activities concerning dwellings in the county or municipality.

(21) "Debt service millage" means any millage levied pursuant to s. 12, Art. VII of the State Constitution.

(22) "Increment revenue" means the amount calculated pursuant to s. ~~163.387~~(1).

(23) "Community policing innovation" means a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.

(24) "Taxing authority" means a public body that levies or is authorized to levy an ad valorem tax on real property located in a community redevelopment area.

History.—s. 3, ch. 69-305; s. 1, ch. 77-391; s. 1, ch. 81-44; s. 3, ch. 83-231; ss. 2, 22, ch. 84-356; s. 83, ch. 85-180; s. 72, ch. 87-243; s. 33, ch. 91-45; s. 1, ch. 93-286; s. 1, ch. 94-236; s. 1447, ch. 95-147; s. 2, ch. 98-201; s. 1, ch. 98-314; s. 2, ch. 2002-294; s. 7, ch. 2006-11; s. 1, ch. 2006-307; s. 20, ch. 2013-15; s. 7, ch. 2015-30.

Select Year:

The 2017 Florida Statutes

[Title XI](#)
COUNTY ORGANIZATION AND INTERGOVERNMENTAL
RELATIONS

[Chapter 163](#)
INTERGOVERNMENTAL
PROGRAMS

[View Entire
Chapter](#)

163.356 **Creation of community redevelopment agency.—**

(1) Upon a finding of necessity as set forth in s. [163.355](#), and upon a further finding that there is a need for a community redevelopment agency to function in the county or municipality to carry out the community redevelopment purposes of this part, any county or municipality may create a public body corporate and politic to be known as a “community redevelopment agency.” A charter county having a population less than or equal to 1.6 million may create, by a vote of at least a majority plus one of the entire governing body of the charter county, more than one community redevelopment agency. Each such agency shall be constituted as a public instrumentality, and the exercise by a community redevelopment agency of the powers conferred by this part shall be deemed and held to be the performance of an essential public function. Community redevelopment agencies of a county have the power to function within the corporate limits of a municipality only as, if, and when the governing body of the municipality has by resolution concurred in the community redevelopment plan or plans proposed by the governing body of the county.

(2) When the governing body adopts a resolution declaring the need for a community redevelopment agency, that body shall, by ordinance, appoint a board of commissioners of the community redevelopment agency, which shall consist of not fewer than five or more than nine commissioners. The terms of office of the commissioners shall be for 4 years, except that three of the members first appointed shall be designated to serve terms of 1, 2, and 3 years, respectively, from the date of their appointments, and all other members shall be designated to serve for terms of 4 years from the date of their appointments. A vacancy occurring during a term shall be filled for the unexpired term. As provided in an interlocal agreement between the governing body that created the agency and one or more taxing authorities, one or more members of the board of commissioners of the agency may be representatives of a taxing authority, including members of that taxing authority’s governing body, whose membership on the board of commissioners of the agency would be considered an additional duty of office as a member of the taxing authority governing body.

(3)(a) A commissioner shall receive no compensation for services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of duties. Each commissioner shall hold office until his or her successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk of the county or municipality, and such certificate is conclusive evidence of the due and proper appointment of such commissioner.

(b) The powers of a community redevelopment agency shall be exercised by the commissioners thereof. A majority of the commissioners constitutes a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners present, unless in any case the bylaws require a larger number. Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part.

(c) The governing body of the county or municipality shall designate a chair and vice chair from among the commissioners. An agency may employ an executive director, technical experts, and such other agents and

employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it requires, an agency may employ or retain its own counsel and legal staff. An agency authorized to transact business and exercise powers under this part shall file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the county or municipality and that the report is available for inspection during business hours in the office of the clerk of the city or county commission and in the office of the agency.

(d) At any time after the creation of a community redevelopment agency, the governing body of the county or municipality may appropriate to the agency such amounts as the governing body deems necessary for the administrative expenses and overhead of the agency, including the development and implementation of community policing innovations.

(4) The governing body may remove a commissioner for inefficiency, neglect of duty, or misconduct in office only after a hearing and only if he or she has been given a copy of the charges at least 10 days prior to such hearing and has had an opportunity to be heard in person or by counsel.

History.—s. 2, ch. 77-391; s. 1, ch. 83-231; s. 6, ch. 84-356; s. 903, ch. 95-147; s. 4, ch. 98-314; s. 41, ch. 2001-266; s. 4, ch. 2002-294; s. 2, ch. 2006-307.

RESOLUTION 2019-050

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE CONTINUED EXISTENCE OF THE COMMUNITY REDEVELOPMENT AGENCY AND TRUST FUND; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency was established and the initial CRA plan was adopted by the City Commission of the City of Fruitland Park on March 16, 1995; and

WHEREAS, consistent with s. 163.362, Florida Statutes, the initial CRA plan provides a 30 year term to complete all redevelopment financed by increment revenues; therefore, completion of all redevelopment must occur by the end of the fiscal year 2025, unless the continued existence is approved by a majority vote of the members of the governing body; and

WHEREAS, because the CRA was created before July 1, 2002, the City Commission may extend the CRA for an additional 30 years, for a total of 60 years; and

WHEREAS, the City Commission, at a duly noticed public hearing, in accordance with Sec. 163.361, Florida Statutes, has considered the purpose of the Community Redevelopment Agency, its accomplishments and finds that it is in the best interests of the City of Fruitland Park and its residents and businesses to provide for its continued existence for an additional 30 year period.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The Community Redevelopment Agency and Trust Fund established March 16, 1995, shall continue in existence for a total of 60 years, thereby having a termination date of September 30, 2055.

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

PASSED AND RESOLVED this 19th day of September 2019, by the City Commission of the City of Fruitland Park, Florida.

SEAL

**CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA**



CHRIS CHESHIRE, MAYOR

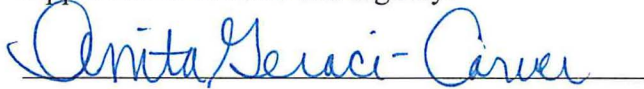
ATTEST:



ESTHER COULSON, CITY CLERK

Mayor Cheshire	<input checked="" type="checkbox"/>	(Yes),	<input type="checkbox"/>	(No),	<input type="checkbox"/>	(Abstained),	<input type="checkbox"/>	(Absent)
Vice Mayor Gunter	<input checked="" type="checkbox"/>	(Yes),	<input type="checkbox"/>	(No),	<input type="checkbox"/>	(Abstained),	<input type="checkbox"/>	(Absent)
Commissioner Bell	<input checked="" type="checkbox"/>	(Yes),	<input type="checkbox"/>	(No),	<input type="checkbox"/>	(Abstained),	<input type="checkbox"/>	(Absent)
Commissioner DeGrave	<input checked="" type="checkbox"/>	(Yes),	<input type="checkbox"/>	(No),	<input type="checkbox"/>	(Abstained),	<input type="checkbox"/>	(Absent)
Commissioner Mobilian	<input type="checkbox"/>	(Yes),	<input type="checkbox"/>	(No),	<input type="checkbox"/>	(Abstained),	<input checked="" type="checkbox"/>	(Absent)

Approved as to form and legality:



Anita Geraci-Carver, City Attorney

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

ITEM TITLE: Special Presentations

For the Meeting of: March 24, 2022
Submitted by: City Clerk/City Manager/Parks and Recreation Director
Date Submitted: March 16, 2022
Amount Required: \$11,733.67 (62579-303080) Love Run
Attachments: Yes, proclamations, BlueLight Health Background Information and Profit and Expenses.

Item Descriptions:

- (a) ***Water Conservation Month*** Proclamation. April 2022 (city clerk)

- (b) ***Stamp Out Hunter*** Proclamation - proclaiming Saturday, May 14, 2022 as ***The National Association of Letter Carriers' "Stamp Out Hunger Food Drive" National Food Drive Day.*** (city clerk)

- (c) **Love Run 5k Profit Donation** (city manager/parks and recreation director)
The City of Fruitland Park Recreation will be presenting a check in the amount of \$11,733.67 to Jacob with Blue Light Health.

Action to be Taken:

Staff's Recommendation:

Additional Comments: Power-point presentation was given at the March 10, 2022 regular meeting.

City Manager Review: Yes

Mayor Authorization: Yes



Proclamation

WHEREAS, water is a basic and essential need of every living creature; and

WHEREAS, The State of Florida, Water Management Districts and the City of Fruitland Park are working together to increase awareness about the importance of water conservation; and

WHEREAS, the City of Fruitland Park and the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and

WHEREAS, the City of Fruitland Park has always encouraged and supported water conservation, through various educational programs and special events; and

WHEREAS, every business, industry, school and citizen can make a difference when it comes to conserving water; and

WHEREAS, every business, industry, school and citizen can help by saving water and thus promote a healthy economy and community; and

NOW, THEREFORE, BE IT RESOLVED that by the virtue of authority vested in me as Mayor of the City of Fruitland Park, I, Mayor Chris Cheshire, on behalf of the city commission, do hereby proclaim the month of April 2022 as *WATER CONSERVATION MONTH* in the City of Fruitland Park, Florida and call upon each citizen and businesses to help protect our precious resource by practicing water-saving measures and becoming more aware of the need to save water.

Chris Cheshire, Mayor

Attest:

Esther Coulson, City Clerk

Dated this 24th day of March 2022



Proclamation

WHEREAS, National Association of Letter Carriers' (NALC's) branches across the country, as well as its local Central Florida Branch 1091, are preparing for the 30th Anniversary of their "*Stamp Out Hunger*" Food Drive to be held on Saturday, May 14, 2022; and

WHEREAS, the Stamp Out Hunger Food Drive is the nation's largest one-day event effort to combat hunger; and

WHEREAS, an estimated 50 million people face hunger daily in America, including millions of children, senior citizens and military veterans: and

WHEREAS, since the pilot drive was held in 1991 and every year on the second Saturday in May, letter carriers represented by the NALC --with the help of rural letter carriers, other postal employees and numerous other volunteers – has resulted in the delivery of more than 1.6 billion pounds of donations to community food banks and pantries over the past 29 years; and

WHEREAS, locally Florida has collected 12 million pounds and the Central Florida Branch 1091 gathered over 1,000,000 pounds of food in 2019; however, food drives schedules for 2020 and 2021 had to be cancelled due to the pandemic; and

WHEREAS, all of the food collected in our community stays in our community and we support carriers' efforts to help those in need in our community.

NOW, THEREFORE, BE IT PROCLAIMED that I, Chris Cheshire, Mayor of the City of Fruitland Park, Florida, on behalf of the city commissioners, and by the authority vested in us, do hereby proclaim Saturday, May 14, 2022 as *NALC "Stamp Out Hunger" National Food Drive Day* for the City of Fruitland Park and encourage all citizens of our community to support the food drive by placing a bag or can of non-perishable food next to their mailbox prior to their letter carrier's arrival on food drive day who will pick it up while delivering the mail—and together, we can all help to feed our hungry.

DATED this 24th day of March 2022

Chris Cheshire, Mayor

Attest:

Esther Coulson, City Clerk

5K Love Run Summary 2022

Sponsorships

Platinum Sponsorship donating \$2,500

- Covenant Roofing

Gold Sponsorship donating \$1,000

- Kiwanis of Lady Lake
- Tri-County Foot and Ankle
- Trinity Construction
- Beyond the Walls Food Pantry

Silver Sponsorship donating \$500

- Morris Realty & Investments, Inc.
- Disability Consultants
- Chris Semans State Farm
- Ozone Inflatables
- New Life Church

Bronze Sponsorship donating \$250.00

- Affordable Accounting
- 7 Stars
- Infinity Fitness
- Renew Hair Salon

Thank you to

- Citizens First Bank for sponsoring the kid's fun run once again and giving cash savings certificate prizes to 1st, 2nd, & 3rd place runners totaling \$400
- 19 Registered Volunteers. We could not have done this without you
- Miss Daisy's for giving all our runners a rose at the finish line
- Girls Scouts for handing out all of the roses donated at the finish line
- Mike Scott Plumbing for donating all the water bottles

PROFITS

Sponsorships \$10,000

175 Registered Runner Fees \$4193

T-Shirt Sales

Direct Donations to Blue Light Health \$520

EXPENSES

Walmart \$79.61

T-Shirts \$491.22

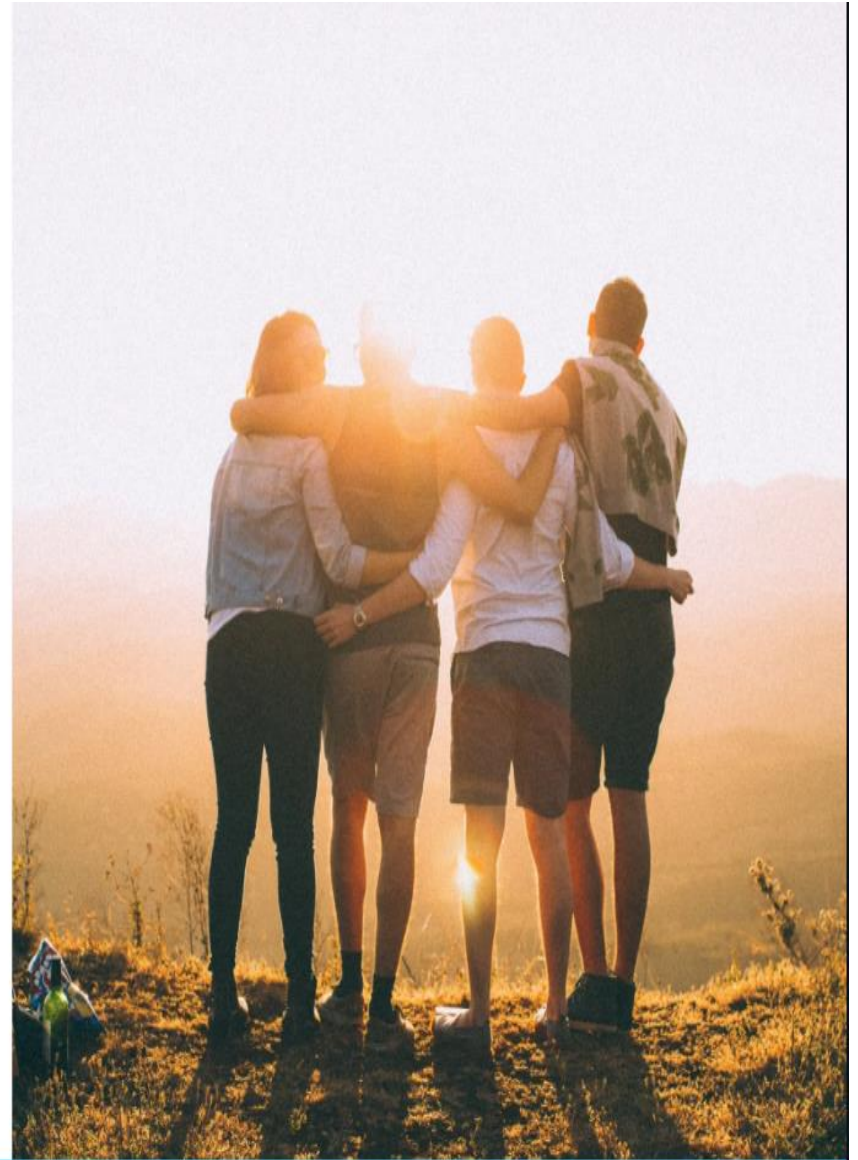
DRC Sports Timing Company \$1,000

***Check presentation for the total profit amount of 11,733.67 is being donated to
Blue Light Health***



Community Impact

Local Partnerships



Presented by: Michelle Yoder
Created by: BlueLight Health

Agenda

Overview of today's
presentation

- **Discuss who BlueLight Health is and what they do**
- **Our partnership**
- **How the partnership will further benefit the local community**

➤ Who is BlueLight Health?



BlueLight Health is an up and coming nonprofit organization with a **goal** to give our youth the tools they need to lead healthier lives.



It's BlueLight Health's **mission** to help youth build healthy habits that will carry into adulthood so that they may lead long, healthy, and happy lives!



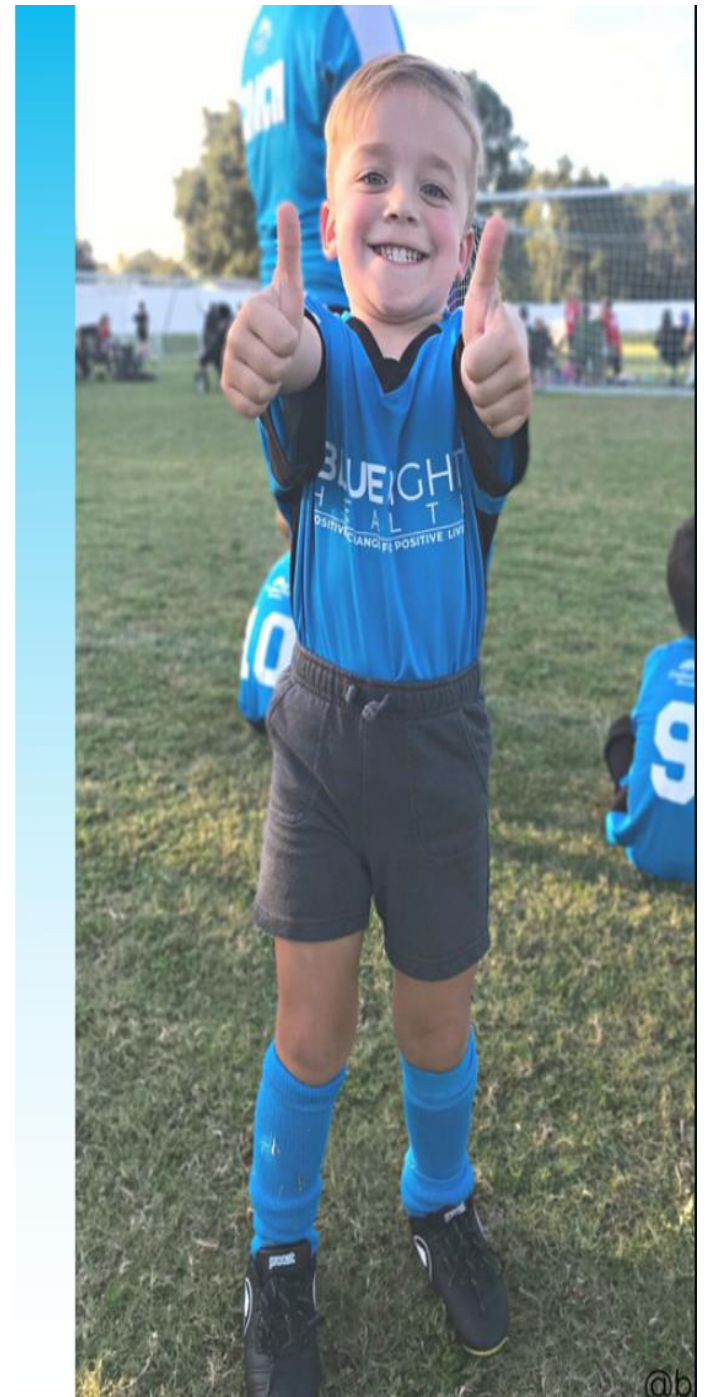
The organization **envisions** a world where living a healthy lifestyle comes naturally and is integrated into everyday life.



We successfully partnered with BlueLight Health for the annual Love Run 5k

- Brought in 175 participants (most since 2015)
- Secured vendors with activities made available to participants free of charge
- Gathered support from 17 sponsors (8 sponsors added since 2021)
- Raised \$14,613.05

BlueLight Health has committed to giving it right back to the community by hosting The Youth Initiative at Fruitland Park Elementary at no cost to the district



The Youth Initiative



1

Geared toward K-5 students, The Youth Initiative is an all-encompassing, school-based program designed to educate students around the topics of health and wellness

TYI is able to impact more than 1,000 students per school

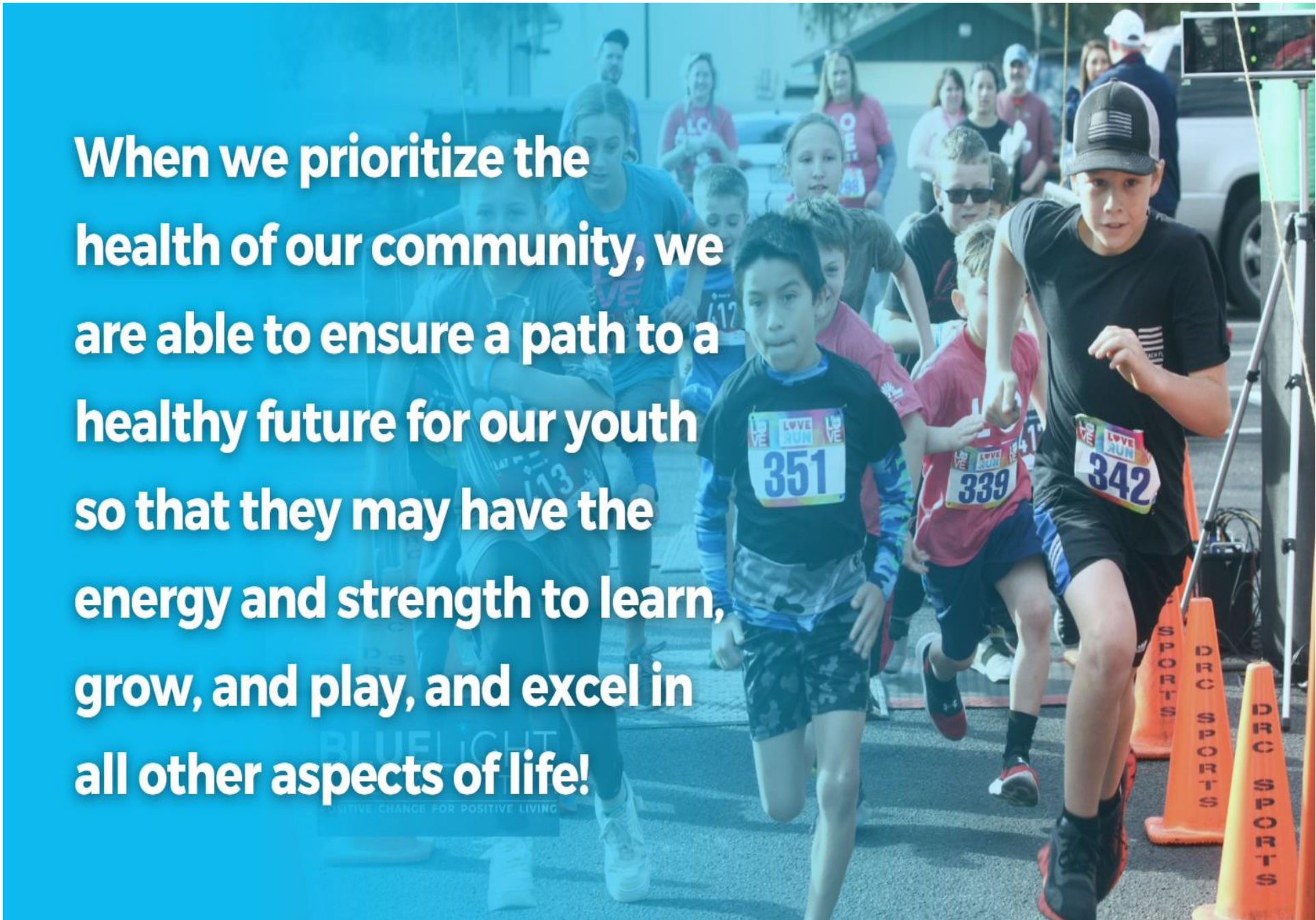
2

Students are able to learn about...

- Physical fitness and how to have fun staying active
- Nutrition and the importance of the foods we put into our bodies
- BlueLight Health helps to construct a school garden and educates students how to grow their own produce

When we prioritize the health of our community, we are able to ensure a path to a healthy future for our youth so that they may have the energy and strength to learn, grow, and play, and excel in all other aspects of life!

PS
BLUELIGHT
GIVING OPPORTUNITY FOR POSITIVE LIVING



BLUELiGHT
H E A L T H
POSITIVE CHANGE FOR POSITIVE LIVING

Thank you!

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

ITEM TITLE:	Draft Regular Meeting Minutes
For the Meeting of:	March 24, 2022
Submitted by:	City Clerk
Date Submitted:	March 14, 2022
Funds Required:	No
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.

March 10, 2022 regular meeting minutes

Action to be Taken:	Approve the consent agenda.
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Staff's Recommendation:	Approve the meeting minutes as submitted, if there are no corrections.
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Additional Comments:	None
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City Manager Review:	Yes
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Mayor Authorization:	Yes
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**FRUITLAND PARK CITY COMMISSION REGULAR
DRAFT MEETING MINUTES
March 10, 2022**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, March 10, 2022, at 6:00 p.m.

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

Also Present: City Manager Gary La Venia; City Attorney Anita Geraci-Carver, City Treasurer Jeannine Racine; Lieutenant Timothy “Tim” Ross, Police Department, Community Development Director Dwyane Williams; Public Works Director Robb Dicus; Parks and Recreation Director Michelle Yoder; Administrative Assistant Candice Dennis; Lake County Firefighter/Paramedic Lieutenant Chris Albert; Lake County Firefighter Jade Lindlau, and City Clerk Esther B. Coulson.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

After Mayor Cheshire called the meeting to order, Pastor Greg Brown, Leesburg Church of the Nazarene, gave the invocation and Lieutenant Ross led in the pledge of allegiance to the flag.

ACTION: 6:00:42 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 recognized Supplemental Agenda Item 5.(c), - Gazebo Quote to be considered before 5.(a) and approve staff’s request to postpone same as a change to this evening’s agenda:

ACTION: 6:01:45 p.m. **By unanimous consent, the city commission accepted the aforementioned change to this evening’s agenda.**

3. SPECIAL PRESENTATION - 5K LOVE RUN PROFIT DONATION

Ms. Yoder gave a power-point presentation on BlueLight Health partnership efforts, a non-profit-organization to benefit the city’s youth at Fruitland Park Elementary School and recognized the organization’s involvement with the February 15, 2022 5k Love Run. (A copy of the presentation is filed with the supplemental papers to the minutes of this meeting.)

ACTION 6:02:17 p.m. After further discussions, the city commission **by unanimous consent agreed to be initially directly involved in establishing guidelines for and setting a criterion on the involved organizations’ roles before determining the initial selection for a donation and to earmark funds raised to be within the Fruitland Park community.**

4. CONSENT AGENDA

(a) **Approval of Minutes - February 24, 2022 regular meeting**

(b) **Resolution 2022-014 - City Logo Adoption**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ADOPTING A NEW LOGO OF THE CITY OF FRUITLAND PARK; RATIFYING USE OF PREVIOUSLY ADOPTED LOGO; CONTINUING DESIGNATION OF FRUITLAND PARK AS THE FRIENDLY CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION 6:15:17 p.m. On motion of Commissioner Bell seconded by Vice Mayor Gunter and unanimously carried, the city commission approved the consent agenda as previously cited.

5. REGULAR AGENDA

(a) **Gazebo/Installation Quote – Community Center**

The city commission considered its action to approve the gazebo installation quote from JMB Global for \$12,895.

ACTION 6:15:32 p.m. After discussion, and on motion of Commissioner Bell, seconded by Commissioner DeGrave and unanimously carried, the city commission approved the city manager’s request to postpone the gazebo installation as previously cited and the gazebo quote from Fifthroom.com for \$33,918 (under Supplemental Agenda Item 5.(c)) to a future meeting for more information.

(b) **ITB 2021-04 Urick Street Force Main Extension Discussion**

Discussion on Invitation to Bid 2021-04 Urick Street Force Main Extension. (Postponed from the February 10 and 24, 2022 meetings.)

ACTION 6:16:23 p.m. Following further discussion, and on motion of Vice Mayor Gunter, seconded by Commissioner Mobilian and unanimously carried, the city commission approved the request of the city manager and the city attorney to postpone Invitation to Bid 2021-04 to the March 24 ,2022 regular meeting for more information. (The city manager will provide for the next meeting, a map depicting the location of connection lines.)

SUPPLEMENTAL AGENDA

(c) **Gazebo Quote – Community Center**

Motion to consider the gazebo quote from Fifthroom.com for \$33,918.

ACTION 6:15:32 p.m. and 6:21:13 p.m. On motion of Commissioner Mobilian, seconded by Vice Mayor Gunter and unanimously carried, the city

commission approved staff's request to postpone the gazebo quote as previously cited to a future meeting.

6. (a) City Manager

i. Economic Development Status Update

Mr. La Venia did not give a status update on economic development at this time.

ACTION : 6:21:34 p.m. No action was taken.

ii. Public Works and Public Safety Complex Status Update Report

After Mr. La Venia relayed his review of the design plans for the proposed public safety complex to be situated on two lots and Ms. Geraci-Carver recommended utilizing the process for same to be considered as a (private-owner) unified lot, he agreed for the egress to be on Fountain Street and ingress to be on Berkman Street with the street number assigned to the proposed building to be between 506 and 604 West Berckman Street.

After much discussion, Mr. Dicus addressed the possibility of using staff's resources (particularly if there are any associated costs) to demolish, remove and/or relocate structures at the existing public works site and agreed that same ought to be part of the public works building design plan.

ACTION : 6:21:34 p.m. No action was taken.

iii. Community Cleanup Event

The city commission discussed reinstating the annual cleanup event in the city.

After much discussion and at Mayor Cheshire's request, Mr. La Venia recalled the August 26, 2021 Community Redevelopment Agency's position to not establish a historical district as required by the Florida Department of State Division of Historical Resources Small Matching Grant but to pursue funding and seek a company to help restore approximately 24 historical (concrete) street sign pillar markers for the FY 2022-23 budget.

ACTION: 6:27:06 p.m. Following further discussion and **by unanimous consent, the city commission agreed for the parks and recreation director to plan, promote and incorporate the cleanup event (including painting fire hydrants and adopt-a-street program) into the annual *Love Week* community activities planned for 2023.**

iv. Codification - Municode Status Update Report

At Mr. La Venia's request, Ms. Coulson addressed her memorandum dated March 10, 2022 giving a report on the status of Municode's codification to

which Ms. Geraci-Carver responded that she will be communicating with her to make a comparison on same. (A copy of the March 10, 2022 memorandum is filed with the supplemental papers to the minutes of this meeting.)

ACTION 6:39:03 p.m. No action was taken.

v. **Shiloh Cemetery – Columbarium**

Earlier in the meeting, Mr. La Venia addressed the plan to fund the installation of up lighting for trees and additional parking at Shiloh Cemetery and addressed staff's intent to obtain a new columbarium due to the decrease in niches.

ACTION: 6:36:38 p.m. No action was taken.

vi. **Weather Radar Station – Climavision**

Mr. La Venia referred to the January 13 Weather Radar Station presentation that was given at the regular meeting by Ms. Tara Goode, Climavision, and pointed out her March 8, 2022 email to Mr. Williams on same; a copy of which is filed with the supplemental papers to the minutes of this meeting.

Mr. La Venia gave reasons why he is not recommending the radar station in the city with an annual fee of \$2,400 together with a generator and cabinet for the water tower site which the city cannot make available.

ACTION 6:42:09 p.m. After discussion and **by unanimous consent, the city commission directed the city manager to communicate with Climavision declining their proposal for a partnership to install compact radars on the city's water tower.**

vii. **Water and Wastewater Impact Fee Study**

After Mr. La Venia addressed the January 27, 2022 presentation that was given at the city commission's regular meeting by Mr. Bryan Mantz, GovRates Inc., on the water and wastewater impact fee study, Mayor Cheshire recalled the city commission's action to proceed with same.

ACTION 6:44:02 p.m. **By unanimous consent, the city commission agreed for a draft ordinance on the water and wastewater impact fee to be considered at the April 2022 regular meeting.**

viii. **Workshops**

Mr. La Venia addressed the need to schedule for future meetings, the CRA Redevelopment Plan and the Charter Review Commission Workshop.

Mr. La Venia explained that staff is currently working with Ms. Maryann Krisovitch, Florida Lake Management Society (consultant retained by the

city), on the proposed water conservation ordinance; reported that the city's consumptive use permit (CUP) renewal application was approved by the St. John's River Water Management District's Governing Board at its March 8, 2022 meeting, and indicated that he will find out more information on the capacity of new dwelling units under the existing CUP. (A copy of the SJRWMD's Permit 2482-7 is filed with the supplemental papers to the minutes of this meeting.)

ACTION 6:44:55 p.m. After extensive deliberations, and by **unanimous consent, the city commission agreed to invite LPG Urban and Regional Planners Inc., to appear before the city commission to outline the audience before conducting a CRA Redevelopment Plan Workshop. Additionally, the city commission agreed for Mses. Mari Rains and Marilyn Crotty, the Florida Institute of Government at the University of Central Florida, to reappear at a future city commission meeting to provide a directive and a workplan on the city's charter (in conjunction with the city commission's availability) during its regularly scheduled meetings.**

(b) City Attorney

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

With respect to the State of Florida Department of Management Services, Ms. Geraci-Carver referred to Ms. Racine's recent provision of Mr. Michael Fewless' Florida Retirement Systems' wages to the state and Mr. Glenn E. Thomas, Lewis Longman Walker PA., a copy of which is filed with the supplemental papers to the minutes of this meeting.

ACTION: 6:51:00 p.m. No action was taken.

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

Ms. Geraci-Carver addressed the Michael and Laurie Fewless case where the circuit court has assigned a new judge and that the trial is yet to be established.

ACTION: 7:51:20 p.m. No action was taken.

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

With regards to the Norman C. Cummins v. Stephen P. Angelillo and City of Fruitland Park, Lake County case, Ms. Geraci-Carver explained that she heard the proceedings whereby the presiding judge granted the foreclosure and indicated that she is waiting for the court to enter the order for the sale date on the property which has been established.

ACTION: 6:51:32 p.m. No action taken.

7. UNFINISHED BUSINESS

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

ACTION: 6:51:55 p.m. and 7:42:15 p.m.

8. PUBLIC COMMENTS

No one from the public came before the city commission at this time.

ACTION: 6:51:57 p.m. No action was taken.

9. COMMISSIONERS' COMMENTS

(a) Commissioner Mobilian

i. CR 466A Roadway improvements

Commissioner Mobilian anticipated that for the April 27, 2022, Lake~Sumter Metropolitan Planning Organization Governing Board Meeting, he will be gathering specifics as to the commencement of the CR 466 A roadway improvements.

ii. Kauska Way (VOFP)

In response to Commissioner Mobilian's inquiry on the worsening conditions of Kauska Way (The Villages of Fruitland Park - Pine Hills), Mr. La Venia referred to the February 28, 2022 email from Mr. Kenneth "Kenny" Blocker, The Villages District Community Development Districts Manager, who explained that the problem will be resolved by The Villages. (A copy of the email is filed with the supplemental papers to the minutes of this meeting.)

ACTION: 6:52:13 p.m. No action was taken.

(b) Commissioner DeGrave

Commissioner DeGrave stated he had nothing to report at this time.

ACTION: 6:53:307 p.m. No action was taken.

(c) Commissioner Bell – Computers

Commissioner Bell commended staff for a job well done on the installation of the computers on the dais.

ACTION: 6:53:35 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: 6:54:06 p.m. No action was taken.

10. MAYOR'S COMMENTS - Dates To Remember

- March 10, 2022, City Commission Regular at 6:00 p.m.;
- March 11, 2022, Lake County League of Cities (LCLC) *St John's River Water Management District* Update, Mount Dora Golf Course, 1100 South Highland Street, Mount Dora, Florida 32757 at 12:00 p.m.;
- March 24, 2022, City Commission Regular at 6:00 p.m.;
- March 25, 2022 Movie on the Lawn *Pan*, 205 W. Berckman Street, Fruitland Park, Florida 34731 at 6:00 p.m.;
- March 26, 2022, *Fruitland Park Day* at 10:00 a.m.;

- April 8, 2022, LCLC *Legislative* Update, Mount Dora Golf Course, 1100 South Highland Street, Mount Dora, Florida 32757 at 12:00 p.m.;
- April 8, 2022 Movie on the Lawn *TBD*, 205 W. Berckman Street, Fruitland Park, Florida 34731 at 6:00 p.m.;
- April 14, 2022, City Commission Regular at 6:00 p.m.;
- April 15, 2022, Comedy Night 205 W. Berckman Street, Fruitland Park, Florida 34731 at 8:00 p.m.;
- April 22, 2022, Daddy Daughter Dance, 205 W. Berckman Street, Fruitland Park, Florida 34731 at 6:00 p.m.;
- April 27, 2022, LS~MPO Governing Board Meeting, 1300 Citizens Boulevard, Suite 175, Leesburg, Florida 34748 at 2:00 p.m.;
- April 28, 2022, City Commission Regular at 6:00 p.m.;

ACTION: 6:54:09 p.m. No action was taken.

11. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

The minutes were approved at the March 24, 2022, regular meeting.

Signed _____
Esther B. Coulson, City Clerk, MMC

Signed _____
Chris Cheshire, Mayor

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

ITEM TITLE: ITB 2021-04 Urick Street Force Main Discussion
For the Meeting of: March 24, 2022
Submitted by: City Manager
Date Submitted: February 3, 2022
Funds Required:
Attachments: Proposal and Bid Opening

Item Description: **Invitation to Bid 2021-04 Urick Street Force Main Extension Project** located in the rights-of-way of Urick Street, CR 468, Berckman Street, Rose Avenue, Hall Street and Poinsettia Avenue received from Cathcart Construction Company – Florida LLC with:

- Intersection of Poinsettia Avenue and Hall Street - \$2,608,685
- Intersection of Miller Street and Rose Avenue \$1,735,650

This item was postponed from the February 10, 24, and March 10, 2022 regular meetings for more information.

Action to be Taken:

Staff's Recommendation:

Additional Comments: None

City Manager Review: Yes

Mayor Authorization: Yes

**SECTION 00300
BID FORM**

DATE SUBMITTED: February 2, 2022

PROJECT IDENTIFICATION: **CITY OF FRUITLAND PARK
URICK STREET FORCE MAIN EXTENSION
CITY OF FRUITLAND PARK BID NO. 2021-04**

NAME OF BIDDER: Cathcart Construction Company--Florida, LLC

BUSINESS ADDRESS: 2564 Connection Point, Oviedo, FL 32765

Telephone Number: 407-629-2900

CONTRACTOR'S FLORIDA LICENSE NO.: CGC 051005

THIS BID IS SUBMITTED TO: **Gary La Venia
City Manager
CITY OF FRUITLAND PARK
506 West Berckman Street
Fruitland Park, FL 34731**

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an agreement with Owner in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Bid Price and within the Bid Times indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for ninety (90) days after the day of Bid opening. Bidder will sign and deliver the required number of counterparts of the Agreement with the Bonds and other documents required by the Bidding Requirements within ten (10) days after the date of Owner's Notice of Award.
3. In submitting this Bid, Bidder makes all representations required by the Instructions to Bidders and further warrants and represents that:
 - (a) Bidder has examined and carefully studied the Bidding Documents and the following Addenda receipt of which is hereby acknowledged:

No. <u>1</u>	Dated <u>1/10/22</u>	No. _____	Dated _____
No. <u>2</u>	Dated <u>1/28/22</u>	No. _____	Dated _____
No. _____	Dated _____	No. _____	Dated _____
No. _____	Dated _____	No. _____	Dated _____
No. _____	Dated _____	No. _____	Dated _____
No. _____	Dated _____	No. _____	Dated _____

NAME OF BIDDER: Cathcart Construction Company--Florida, LLC

- (b) Bidder has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing of the Work;
- (c) Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.
- (d) Bidder has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except Underground Facilities) which have been identified in the Supplementary Conditions as provided in the General Conditions. Bidder accepts the determinations set forth in the Supplementary Conditions of the extent of the "technical data" contained in such reports and drawings upon which Bidder is entitled to rely as provided in the General Conditions. Bidder acknowledges that such reports and drawings are not Contract Documents and may not be complete for Bidder's purposes. Bidder acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Bidding Documents with respect to Underground Facilities at or contiguous to the site. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all such additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the site or otherwise which may affect cost progress, performance of furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by Bidder and safety precautions and programs incident thereto. Bidder does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the determination of this Bid for performance and furnishing of the Work in accordance with the times, price and other terms and conditions of the Contract Documents.
- (e) Bidder is aware of the general nature of Work to be performed by Owner and others at the site that relates to Work for which this Bid is submitted as indicated in the Contract Documents.
- (f) Bidder has correlated the information known to Bidder, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.
- (g) Bidder has given City Clerk written notice of all conflicts, errors, ambiguities or discrepancies that Bidder has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Bidder, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.
- (h) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

NAME OF BIDDER: Cathcart Construction Company--Florida, LLC

All Bid items shall include all materials, equipment, labor, permit fees, taxes, tests, miscellaneous costs of all types, overhead, and profit for the item to be complete, in place, and ready for operation in the manner contemplated by the Contract Documents.

Unit Prices have been computed in accordance with Article 11 of the General Conditions. Bidder acknowledges that quantities are not guaranteed and final payment will be based on actual quantities determined as provided in the Contract Documents.

5. The following documents are attached to and made a condition of this Bid:

- ✓(a) Bid Security (surety bond or cashier's check).
- ✗(b) Power of Attorney (for surety bond only).
- ✓(c) Questionnaire (Bidding Documents, Section 00301).
- ✓(d) Subcontractor Listing (Bidding Documents, Section 00301-A).
- ✓(e) Corporate authority to execute Bid (any corporate employee other than president or vice president, Section 00420).
- ✓(f) Noncollusion Affidavit (Bidding Documents, Section 00480).
- ✓(g) Trench Safety Affidavit (Bidding Documents, Section 00490).
- (h) A separate sheet or sheets, clearly identified and numbered, of exceptions or deviations from the Specifications.
- ✓(i) Bidder Certification (Bidding Documents, Section 00020)
- ✓(j) Drug Free Work Place Certificate (Bidding Documents, Section 00020)
- ✓(k) Certificate of Insurability

6. The terms used in this Bid, which are defined in Article 1 of the General Conditions shall have the meanings assigned to them in the General Conditions as amended by the Supplementary Conditions.

7. Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified in the Agreement.

The Work shall be performed under a Florida Contractor's License. Contract shall not be awarded unless proof of valid license(s) is provided.

NAME OF BIDDER: Cathcart Construction Company--Florida, LLC

A CORPORATION

Cathcart Construction Company--Florida, LLC (SEAL)
(Corporation Name)

Florida
(State of Incorporation)

BY Matt Blanton
(Name of Person Authorized to Sign)

President
(Title)

(Authorized Signature)

(CORPORATE SEAL)

ATTEST (Signature)
(Secretary)

Doing Business as: Cathcart Construction Company--Florida, LLC

Business Address: 2564 Connection Point, Oviedo, FL 32765

Telephone No.: 407-629-2900

Corporation President Matt Blanton

Florida License No.: CGC051005

City of Fruitland Park
Urick Street Force Main Extension
Bid Form

ALTERNATE BASE BID

FROM: Point of Connection at the intersection of Poinsette Avenue and Hall Street

TO: Point of Termination on Urick Street

	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1	LS	185,000	185,000
2	MAINTENANCE OF TRAFFIC	1	LS	100,000	100,000
3	CLEARING & GRUBBING R/W	1	LS	150,000	150,000
4	8" C-900, DR18 PVC FORCE MAIN	3240	LF	76	259,200
5	10" C-900, DR18 PVC FORCE MAIN	4880	LF	100	488,000
6	10" DIP FORCE MAIN	70	LF	125	8,750
7	DIRECTIONAL DRILL 10" PE-3408 SDR11 FORCE MAIN	680	LF	125	85,000
8	DIRECTIONAL DRILL 12" PE-3408 SDR11 FORCE MAIN	2,120	LF	150	318,000
9	8" PLUG VALVE & BOX	5	EA	8,000	40,000
10	10" PLUG VALVE & BOX	8	EA	9,000	72,000
11	AIR RELEASE VALVE AND VAULT	19	EA	23,000	437,000
12	CONNECT TO EXISTING FORCE MAIN	1	EA	7,500	7,500
13	PIPE FITTINGS	1	LS	60,000	60,000
14	OPEN CUT AND REPAIR ASPHALT ROADWAY	60	SY	100	6,000
15	OPEN CUT AND REPAIR ASPHALT DRIVEWAY	30	SY	100	3,000
16	OPEN CUT AND REPAIR CONCRETE DRIVEWAY	210	SY	95	19,950
17	OPEN CUT AND REPAIR CONCRETE SIDEWALK	245	SY	85	20,825
18	OPEN CUT AND REPAIR GRAVEL DRIVEWAY	15	SY	75	1,125
19	REMOVING AND REINSTALLING 18" CMP	100	LF	100	10,000
20	REMOVING AND REINSTALLING MITERED END SECTION	10	EA	2,000	20,000
21	CONSTRUCTION STAKING/AS-BUILT	1	LS	50,000	50,000
22	PRESSURE TESTING	1	LS	50,000	50,000
23	DENSITY TESTING	1	LS	25,000	25,000
24	RESTORATION/BAHIA SOD & WATERING	18,767	SY	5	93,835
25	EROSION CONTROL/SILT FENCE	11,500	LF	4	46,000
26	NPDES PERMIT	1	LS	2,500	2,500
27	110% PAYMENT/PERFORMANCE BOND	1	LS	50,000	50,000
BASE BID TOTAL					2,608,685

- It shall be the responsibility of the BIDDER to perform whatever tests and/or calculations as are necessary to determine quantities required for the performance of the work described herein.
- Should certain additional work be required, or should the quantities submitted by the Contractor of certain classes of work be increased or decreased from those required by the Contract Documents, by authorization of the Owner, the unit prices contained in the following Schedule of Unit Prices shall, at the option of the Owner, be the basis of payment to the Contractor credit to the Owner, for such increase or decrease in the work.
- The Unit Prices shall represent the exact net amount per unit to be paid by the Contractor (in the case of additions or increases) or to be refunded by the Owner (in the case of decrease). No additional adjustments will be allowed for overhead, profit, insurance, or to other direct or indirect expenses of the Contractor or Subcontractors, and no additional adjustments will be allowed.

City of Fruitland Park
Urick Street Force Main Extension
Bid Form

BASE BID

FROM: Point of Connection at the intersection of W. Miller Street (CR466A) and Rose Avenue

TO: Point of Termination on Urick Street

	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1	LS	150,000	150,000
2	MAINTENANCE OF TRAFFIC	1	LS	75,000	75,000
3	CLEARING & GRUBBING R/W	1	LS	125,000	125,000
4	4" C-900, DR18 PVC FORCE MAIN	7033	LF	45	317,475-
5	4" DIP FORCE MAIN	-	LF	-	4,550
6	DIRECTIONAL DRILL 6" PE-3408 SDR11 FORCE MAIN	2600	LF	100	260,000
7	4" PLUG VALVE & BOX	9	EA	3,500	31,500
8	AIR RELEASE VALVE AND VAULT	16	EA	23,000	368,000
9	CONNECT TO EXISTING FORCE MAIN	1	EA	7,500	7,500
10	PIPE FITTINGS	1	LS	30,000	30,000
11	OPEN CUT AND REPAIR ASPHALT ROADWAY	60	SY	100	6,000
12	OPEN CUT AND REPAIR ASPHALT DRIVEWAY	30	SY	100	3,000
13	OPEN CUT AND REPAIR CONCRETE DRIVEWAY	210	SY	95	19,950
14	OPEN CUT AND REPAIR CONCRETE SIDEWALK	245	SY	85	20,825
15	OPEN CUT AND REPAIR GRAVEL DRIVEWAY	15	SY	75	1,125
16	REMOVING AND REINSTALLING 18" CMP	100	LF	100	10,000
17	REMOVING AND REINSTALLING MITERED END SECTION	10	EA	2,000	20,000
18	CONSTRUCTION STAKING/AS-BUILT	1	LS	50,000	50,000
19	PRESSURE TESTING	1	LS	50,000	50,000
20	DENSITY TESTING	1	LS	25,000	25,000
21	RESTORATION/BAHIA SOD & WATERING	15,553	SY	5	77,775
22	EROSION CONTROL/SILT FENCE	10,000	LS	4	40,000
23	NPDES PERMIT	1	LS	2,500	2,500
23	110% PAYMENT/PERFORMANCE BOND	1	LS	45,000	45,000
BASE BID TOTAL					1,733,650-

1. It shall be the responsibility of the BIDDER to perform whatever tests and/or calculations as are necessary to determine quantities required for the performance of the work described herein.
2. Should certain additional work be required, or should the quantities submitted by the Contractor of certain classes of work be increased or decreased from those required by the Contract Documents, by authorization of the Owner, the unit prices contained in the following Schedule of Unit Prices shall, at the option of the Owner, be the basis of payment to the Contractor credit to the Owner, for such increase or decrease in the work.
3. The Unit Prices shall represent the exact net amount per unit to be paid by the Contractor (in the case of additions or increases) or to be refunded by the Owner (in the case of decrease). No additional adjustments will be allowed for overhead, profit, insurance, or to other direct or indirect expenses of the Contractor or Subcontractors, and no additional adjustments will be allowed.

**SECTION 00301
QUESTIONNAIRE**

DATE 2/1/22

PROJECT IDENTIFICATION:

City of Fruitland Park – Urick Street Force Main Extension

NAME OF BIDDER: Cathcart Construction Company--Florida, LLC

BUSINESS ADDRESS: 2564 Connection Point, Oviedo, FL 32765

TELEPHONE NO.: 407-629-2900

CONTRACTOR'S FLORIDA LICENSE NO.: CGC 051005

The undersigned warrants the truth and accuracy of all statements and answers herein contained. Include additional sheets if necessary.

1. How many years has your organization been in business as a General Contractor?

30 YEARS

2. Describe and give the date and owner of the last project that you have completed similar in type, size, and nature as the one proposed?

HOLY AVE IMPROV - CITY OF ORANGE CITY, 6/85/00W
6/2020, FORCE MAIN, RECLAIMED WATER, GRAVITY
SEWER

3. Have you ever failed to complete work awarded to you? If so, where and why?

NO

4. Name three (3) municipalities for which you have performed work and to which you refer:

CITY OF ORLANDO - (407) 246-3182
ORANGE COUNTY - (407) 506-2120
CITY OF ST. CLOUD - (407) 957-7344

5. Have you personally inspected the site of the proposed Work? Describe any anticipated problems with the site and your proposed solutions?

YES, NO ISSUES

6. Will you Subcontract any part of this Work? If so, describe which portions:

ASPHALT
DIRECTIONAL DRILL

7. What equipment do you own that is available for the Work?

BACKHOES, LOADER, COMPACTION, TRUCKS

8. What equipment will you purchase for the Work?

NONE

9. What equipment will you rent for the Work?

NONE

10. The following is given as a summary of the Financial Statement of the undersigned: (List Assets and Liabilities and use insert sheet if necessary).

SEE ATTACHED

11. State the true and exact, correct, and complete name under which you do business. Bidder is:

CATHCART CONSTRUCTION COMPANY, FL, LLC

END OF SECTION

**SECTION 00301-A
SUBCONTRACTOR LISTING**

List all proposed Subcontractors to be used for this Project.

Firm Name: K3 DIRECTIONAL DRILLING, INC.
Address: 8526 SW KANSAS AVE., STUART FL. 34997
Telephone No: (772) 640-7118
Trade: DIRECTIONAL DRILL Estimated Dollar Amount 180,000

Firm Name: EM PAVING
Address: 1221 28TH ST, ORLANDO, FL. 32805
Telephone No: (407) 425-2490
Trade: ASPHALT Estimated Dollar Amount 10,000

Firm Name: _____
Address: _____
Telephone No: () - _____
Trade: _____ Estimated Dollar Amount _____

Firm Name: _____
Address: _____
Telephone No: () - _____
Trade: _____ Estimated Dollar Amount _____

Firm Name: _____
Address: _____
Telephone No: () - _____
Trade: _____ Estimated Dollar Amount _____

Firm Name: _____
Address: _____
Telephone No: () - _____
Trade: _____ Estimated Dollar Amount _____

Firm Name: _____
Address: _____
Telephone No: () - _____
Trade: _____ Estimated Dollar Amount _____

END OF SECTION

SECTION 00410
BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, Cathcart Construction Company - * as Principal, and United Fire & Casualty Company as Surety, are hereby held and firmly bound unto the CITY OF FRUITLAND PARK, as Owner in the penal sum of, (five percent (5%) of the Contract Bid) for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns to pay Owner upon default of Bidder the penal sum set forth on the face of this Bond.

Signed, this 2nd day of February, 2022.

The condition of the above obligation is such that whereas the Principal has submitted to CITY OF FRUITLAND PARK, a certain Bid, attached hereto and hereby made a part hereof, to enter into a contract in writing, for the **City of Fruitland Park – Urick Street Force Main Extension**

NOW THEREFORE,

1. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents.
2. This obligation shall be null and void if:
 - 2.1 Owner accepts Bidder's bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents, or
 - 2.2 All bids are rejected by Owner, or
 - 2.3 Owner fails to issue a notice of award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by paragraph 5 hereof).
3. Payment under this Bond will be due and payable upon default of Bidder and within thirty (30) calendar days after receipt of Bidder and Surety of written notice of default from Owner which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
4. Surety waives notice of any and all defenses based on or arising out of any time extension to issue notice of award agreed to in writing by Owner and Bidder, provided that the time for issuing notice of award including extensions shall not in the aggregate exceed one hundred twenty (120) days from Bid Due without Surety's written consent.
5. No suit or action shall be commenced under this Bond prior to thirty (30) calendar days after the notice of default required in paragraph 3 above is received by Bidder and Surety, and in no case later than one year after Bid Due Date.
6. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

7. Notice required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the part concerned.
8. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent or representative who executed this Bond on behalf of Surety to execute, seal and deliver such Bond and bind the Surety thereby.
9. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of the Bond conflicts with any applicable provision of any applicable statute, then the provision of said statute shall govern and the remainder of the Bond that is not in conflict therewith shall continue in full force and effect.
10. The term "bid" as used herein includes a bid, offer or proposal as applicable.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Principal (Print Full Name):

Cathcart Construction Company - Florida, LLC

By:  (L.S.)
Matt T. Blanton, President

Title: _____

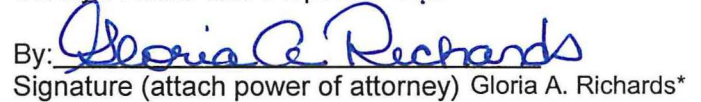
Attest: _____

Signature and Title

Surety (Print Full Name):

United Fire & Casualty Company (Seal)

Surety's Name and Corporate Seal

By: 
 Signature (attach power of attorney) Gloria A. Richards*

Title: Attorney-In-Fact & FL Lic. Resident Agent

Attest: 

Signature and Title Jenna Delgado, Witness

IMPORTANT - Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of Florida. See Article 5 of the General Conditions as amended by Supplementary Conditions.

* Inquiries: 407-786-7770

END OF SECTION



(original on file at Home Office of Company – See Certification)

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

KIM E. NIV, JEFFREY W. REICH, SUSAN L. REICH, TERESA L. DURHAM, GLORIA A. RICHARDS, LISA A. ROSELAND, SONJA AMANDA FLOREE HARRIS, CHERYL A. FOLEY, ROBERT P. O’LINN, SARAH K. O’LINN, EMILY J. GOLECKI, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted shall expire the 13th day of July, 2023 unless sooner revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

“Article VI – Surety Bonds and Undertakings”

Section 2, Appointment of Attorney-in-Fact. “The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 13th day of July, 2021



UNITED FIRE & CASUALTY COMPANY
UNITED FIRE & INDEMNITY COMPANY
FINANCIAL PACIFIC INSURANCE COMPANY

By: *Dennis J. Richmann*
Vice President

State of Iowa, County of Linn, ss:

On 13th day of July, 2021, before me personally came Dennis J. Richmann to me known, who being by me duly sworn, did depose and say; that he resides in Cedar Rapids, State of Iowa; that he is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that he knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



Patti Waddell
Notary Public
My commission expires: 10/26/2022

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 2nd day of February, 2022.



By: *Mary A Bertsch*
Assistant Secretary,
UF&C & UF&I & FPIC

**SECTION 00480
NONCOLLUSION AFFIDAVIT**

STATE OF Florida

COUNTY OF Seminole

Matt Blanton, being first duly sworn deposes and says that:

1. He is the President, of Cathcart Construction Company-Florida, LLC, the Bidder that has submitted the attached Bid;
2. He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
3. Such Bid is genuine and is not a collusive or sham Bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, have in any way, colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit, or cost elements of the Bid price or the Bid price in any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the Owner, or any person interested in the proposed Contract;
5. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including his affiant.

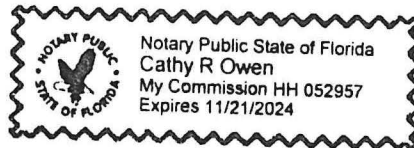
By _____

Sworn and subscribed to before me this 1st day of February, 2022, in the State of

Florida, County of Seminole.

Cathy R. Owen Notary Public

My Commission Expires: 11/21/2024



END OF SECTION

**SECTION 00490
TRENCH SAFETY AFFIDAVIT**

Trench excavations on this Project are expected to be in excess of 5 feet deep. The Occupational Safety and Health Administration excavation safety standards, 29 CFR 1926.650 Subpart P trench safety standards will be in effect during the period of construction of the Project.

Bidder acknowledges that included in the Bid Price are costs for complying with the Florida Trench Safety Act (90-096, Laws of FL) effective October 1, 1990, and hereby gives assurance that, if awarded the Contract, the Contractor or Subcontractor performing trench excavation work on the Project will comply with the applicable trench safety standards. The Bidder further identifies the costs as follows:

Trench Safety Item (Description) Cost

City of Fruitland Park - Urick Street Force Main Extension

A. Trench Box
Twenty five Thousand Dollars
(Cost in Words)

TOTAL \$ 25,000

FAILURE TO COMPLETE THE ABOVE MAY RESULT IN THE BID BEING DECLARED NON-RESPONSIVE

COMPANY NAME: Cathcart Construction Company - Florida, LLC DATE: 2/1/2022

BY: Matt Blanton



END OF SECTION

BIDDER CERTIFICATION

"I, the undersigned, certify that I have received all addenda. I understand that timely commencement/delivery may be considered in award of bid, and that cancellation of bid/award will be considered if commencement/delivery time is not met, and that untimely delivery may be cause for assessment of liquidated damages claims. I certify that the equipment or products meet or exceed the Specifications, and that the undersigned declares that I have carefully examined any and all plans, blueprints, specifications, terms and conditions as applicable for this bid, and that I am thoroughly familiar with all provisions, and the quality and type of coverage specified and bid herein. I certify that neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members or agents who are active in the management of the entity, nor an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. I further declare that I have not divulged, discussed or compared this bid with any other bidders and have not colluded with any other bidders or parties to a bid proposal whatsoever for any fraudulent purpose."

Signature  Date Signed 2/2/22
Printed Name Matt Blanton Title President
Title Matt T. Blanton, President Telephone Number (407) 629-2900
Company Cathcart Construction Company--Florida, LLC Fax Number (321) 203-4900
Address 2564 Connection Point City/State Oviedo, FL Zip 32765
Email mblanton@cathcartconstructioncompany.com

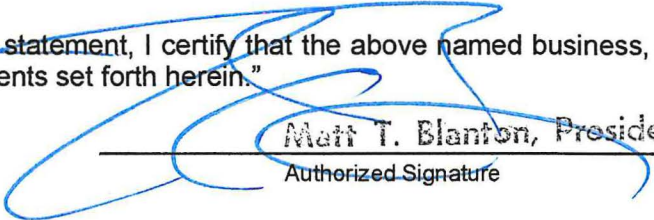
DRUG FREE WORKPLACE CERTIFICATE

I, the undersigned, in accordance with Florida Statute 287.087, hereby certify that,
Cathcart Construction Company--Florida, LLC

(Print or Type Name of Firm)

- ◆ Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
- ◆ Informs employees about the dangers of drug abuse in the work place, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
- ◆ Gives each employee engaged in providing commodities or contractual services that are under bid or proposal, a copy of the statement specified above.
- ◆ Notifies the employees that as a condition of working on the commodities or contractual services that are under bid or proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, plea of guilty or nolo contendere to, any violation of Chapter 1893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the work place, no later than five (5) days after such conviction, and requires employees to sign copies of such written (*) statement to acknowledge their receipt.
- ◆ Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
- ◆ Makes a good faith effort to continue to maintain a drug free work place through the implementation of the drug free workplace program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein."


Matt T. Blanton, President
 Authorized Signature

2/1/22
Date Signed

State of: Florida

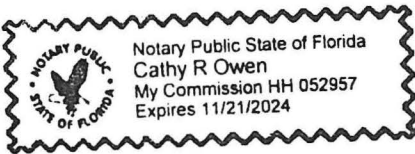
County of: Seminole

Sworn to (or affirmed) and subscribed before me by means of _____ physical presence or _ online
notarization this 1st day of February, 2022

Personally known or Produced Identification _____
(Specify Type of Identification)

Cathy R Owen
Signature of Notary

My Commission Expires 11/21/2024



END OF DOCUMENT



ADDENDUM NO. 1

DATE: January 10, 2021
PROJECT NO: 043866.050
PROJECT: City of Fruitland Park – Urick Street Force Main Extension

ALL PROSPECTIVE BIDDERS ARE HEREBY NOTIFIED OF THE CHANGES OR ALTERATIONS IN THE ABOVE-REFERENCED PROJECT

Changes to Plans/Specifications:

1. Contractor shall be required to utilize the most current Davis-Bacon wages and reporting.
2. Permax-CTF may be used as an alternative to Protecto 401.
3. Fusible PVC will not be accepted as an alternative to HDPE due to County right-of-way requirements.

ALL BIDDERS ARE REQUESTED TO ACKNOWLEDGE RECEIPT OF THIS ADDENDUM BY SIGNING BELOW AND SUBMITTING THE BID.

ACKNOWLEDGE RECEIPT- ADDENDUM NO. 1

NAME OF BIDDER Cathcart Construction Company--Florida, LLC

SIGNATURE  _____



TITLE Matt T. Blanton, President
President
President

DATE 2/2/22



ADDENDUM NO. 2

DATE: January 28, 2022
PROJECT NO: 043866.050
PROJECT: City of Fruitland Park – Urick Street Force Main Extension

ALL PROSPECTIVE BIDDERS ARE HEREBY NOTIFIED OF THE CHANGES OR ALTERATIONS IN THE ABOVE-REFERENCED PROJECT

Changes to Plans/Specifications:

The bid tally sheet of attendees from the mandatory pre-bid meeting, dated January 19, 2022 is attached.

Ferguson

1. Please clarify the contraction in Spec Section 15117 – Plug Valves.

Section 1.01 Scope of Work – Item B states all Valves shall be 100% full port eccentric plug valves.

Section 2.10 Materials and Equipment Item F states Port areas for valves 6 inches and smaller shall be 100% of full pipe area. Valves 8 inches through 30 inches shall have a minimum port area of 80 percent of full pipe area.

Which port area is correct for the valves on this project?

Response: Eccentric plug valves shall be 100% full port

2. In reference to the base bid item.

The Base Bid Bid Form indicates the starting location as the intersection of West Miller & Rose St. Does the Base Bid include the starting point as the Directional Drill across Miller St?

Response: No. There is an existing 6" stub-out connection at the southeast corner of the Miller Street and Rose Avenue intersection.

The Base Bid Bid Form Pay Item 5, 4" DIP Force Main. Is this a contingency item? We don't find any locations that would require Ductile based on the starting intersection noted on the bid form. All of the road crossings are directionally drilled with HDPE.

Response: There is no DIP piping proposed south of Miller Street; therefore, disregard 4" DIP line item in the Base Bid.



The Base Bid Bid Form Pay Item 12, Connect to existing FM. Is there an existing FM at that intersection to connect to? What size is it?

Response: There is an existing 6" stub-out connection at the southeast corner of the Miller Street and Rose Avenue intersection at STA 110+08.

Metro Equipment Service, Inc.

- 1. Please advise whether or not the materials for this project are subject to the American Iron and Steel (AIS) requirements or Buy America requirements.

Materials are required to be in compliance with American Iron and Steel Act.

- 2. Please provide the Engineer's estimate for this project.

Response: The market cost of materials has increased since the Engineer's Estimate was created and is out-of-date with today's market values. The Contractor shall provide their own estimate.

- 3. The water & sewer infrastructure industry is under a "Force Majeure" situation due to the continuous and significant price increases along with extremely long lead times for all the piping materials, fittings, valves, etc. All these products are experiencing rapid price increases and material shortages with extended lead times mainly caused by the worldwide disruption of the supply chains caused by the COVID 19 pandemic. The material suppliers are not committing to holding prices/quotations and have implemented a policy of "pricing to be determined at time of shipment and subject to availability". These are unprecedented times that appear to be here well into 2022. How this Force Majeure situation will be addressed by the City? The Contractor should be compensated for both time and cost since we cannot secure pricing and lead time for the piping materials, fittings, valves, etc. needed to construct this project. Please advise.

Response: Section 00300 BID FORM states that, "This Bid will remain subject to acceptance for ninety (90) days after the day of the Bid opening." Contractor shall honor their price for ninety (90) days. Please note that this contract is scheduled to be awarded at the February 10, 2022 city council meeting.

- 4. Please, provide Soil Borings for this project.

Response: A Geotechnical Evaluation was not performed for this project.

- 5. Please provide Engineer's quantities for each Bid item shown in the Bid Form.

Response: The Contractor shall provide their own quantities estimate for the bid form.

ALL BIDDERS ARE REQUESTED TO ACKNOWLEDGE RECEIPT OF THIS ADDENDUM BY SIGNING BELOW AND SUBMITTING THE BID.ACKNOWLEDGE RECEIPT- ADDENDUM NO. 2

NAME OF BIDDER Gathcart Construction Company--Florida, LLC

SIGNATURE 

TITLE Matt T. Blanton, President DATE 2/2/22



SEMINOLE COUNTY BUSINESS TAX RECEIPT

PO BOX 630, SANFORD, FL 32772 • 407-665-1000

WWW.SEMINOLECOUNTY.TAX

VALID THROUGH 09/30/22

CATHCART CONSTRUCTION COMPANY-FLORIDA LLC
2564 CONNECTON PT
OVIEDO, FL 32765

Account #: 157615

REGULATED
License # - GCG051005
Qualifier- JOHN THOMAS CATHCART

MATTHEW T BLANTON (OFFICER)

Receipt #: 1S572021090801185

Amount Paid: \$ 45.00

Date Paid: 09/08/2021



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

CATHCART, JOHN THOMAS

CATHCART CONSTRUCTION COMPANY - FLORIDA, LLC
2564 CONNECTION POINT
OVIEDO FL 32765

LICENSE NUMBER: CGC051005

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE UNDERGROUND UTILITY & EXCAVATION CO HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

CATHCART, JOHN THOMAS

CATHCART CONSTRUCTION COMPANY - FLORIDA, LLC
2564 CONNECTION POINT
OVIEDO FL 32765

LICENSE NUMBER: CUC057230

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Cathcart Construction Company--Florida, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ P

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
2564 Connection Point

6 City, state, and ZIP code
Oviedo, Florida 32765

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

				-					
--	--	--	--	---	--	--	--	--	--

or

Employer identification number

4	6	-	4	7	4	0	1	5	2
---	---	---	---	---	---	---	---	---	---

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

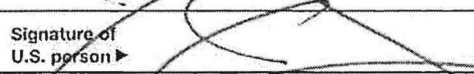
Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶ 

Date ▶ 1/5/22

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

KEVIN J. THIBAUT, P.E.
SECRETARY

March 8, 2021

CATHCART CONSTRUCTION COMPANY - FLORIDA, LLC
2564 CONNECTION POINT
OVIEDO, FLORIDA 32765

RE: CERTIFICATE OF QUALIFICATION

Dear Sir/Madam:

The Department of Transportation has qualified your company for the type of work indicated below. Unless your company is notified otherwise, this Certificate of Qualification will expire 6/30/2022. However, the new application is due 4/30/2022.

In accordance with S.337.14 (1) F.S. your next application must be filed within (4) months of the ending date of the applicant's audited annual financial statements.

If your company's maximum capacity has been revised, you can access it by logging into the Contractor Prequalification Application System via the following link:
<HTTPS://fdotwpl.dot.state.fl.us/ContractorPreQualification/>

Once logged in, select "View" for the most recently approved application, and then click the "Manage" and "Application Summary" tabs.

FDOT APPROVED WORK CLASSES:

DRAINAGE, FENCING, FLEXIBLE PAVING, GRADING, GRASSING, SEEDING AND SODDING, HOT PLANT-MIXED BITUM. COURSES, MINOR BRIDGES, SIDEWALK, CURB & GUTTER, DITCH PAVEMENT, UNDERGROUND UTILITIES (WATER & SEWER)

You may apply for a Revised Certificate of Qualification at any time prior to the expiration date of this certificate according to Section 14-22.0041(3), Florida Administrative Code (F.A.C.), by accessing your most recently approved application as shown above and choosing "Update" instead of "View." If certification in additional classes of work is desired, documentation is needed to show that your company has done such work with your own forces and equipment or that experience was gained with another contractor and that you have the necessary equipment for each additional class of work requested.

All prequalified contractors are required by Section 14-22.006(3), F.A.C., to certify their work underway monthly in order to adjust maximum bidding capacity to available bidding capacity. You can find the link to this report at the website shown above.

Sincerely,

Darlens Anderson, for

Alan Autry, Manager
Contracts Administration Office

AA:cg



Cathcart Construction Company
- Florida, LLC -

Project Name	Owner	Contact	Project Value	Project Description
Wetherbee Road Phase II	Orange County Highway Construction Division 4200 S. John Young Parkway Orlando, FL 32839	Mike Wehrfritz 386-960-5703	\$ 9,980,126.00	This project involves construction of a 1.7 mile four-lane urban divided highway with 8,883 LF of storm water drainage system including drainage structures and three retention ponds. Also included is 9,275 LF of force main construction and removal, abandonment and grouting of existing force mains.
South Longwood Septic Abatement Phase 1	City of Longwood 155 W. Warren Avenue Longwood, FL 32750	Richard Kornbluh 407-263-2388 rkornbluh@longwoodfl.org	\$ 6,072,622.00	Installation of over 17,000 LF of gravity sewer, 1500 LF of Force Main. Abatement of over 230 Septic Tanks, waterline adjustments, storm water pipe installation, complete roadway replacement.
Eastern Regional Reclaimed Water Distribution System, Phase II Contract 1B	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Robert Rutter, PE 407-246-2573 robert.rutter@cityoforlando.net	\$ 5,206,568.00	Installation of 16000 LF of 42' reclaimed water main, including jack and bore crossings.
CR 54 Utility System Improvements	Chastain-Skillman, Inc 6250 Hazeltine National Dr. Suite C116 Orlando, FL 32822	Mark Addison PE 863-298-4100	\$ 5,074,864.00	This project included 24" water lines, sewer lines, and re-use lines approximately 6 miles long. 4500 LF Horizontal Directional Drilling 24" HDPE
Thacker Avenue Widening Phase II	City of Kissimmee 101 North Church Street Kissimmee, FL 34741	John Tulak 407-518-2175 jtulak@kissimmee.org	\$ 4,664,000.00	1.4 Mile Multi-lane Urban Road widening with large diameter ERCP and RCP 58x91 and 72"
Downtown Revitalization Project Phase 1	City of St. Cloud 1300 9th Street St. Cloud, FL 34769	Kevin Felblinger 407.957.7344 kfelblinger@stcloud.org	\$ 4,404,187.00	Complete Street Scape of New York Avenue: Water, Storm, Electrical, landscape, hardscapes, pavers, bricks and lighting
SR 520 Reclaimed and Force Main	Quentin L. Hampton Associates, Inc. PO Drawer 290247, 4401 Eastport Parkway Port Orange, FL	David King, PE (386)761-6810 david.king@meadhunt.com	\$ 4,388,705.00	28,000 lf 20" DIP with 4200 lf 20" FPVC Horizontal Direction Drilling
Fairview Shores North Area, #2895	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Robert Rutter, PE 407-246-2573 robert.rutter@cityoforlando.net	\$ 4,316,035.00	This project included water lines, sewer lines, deep excavations, roadway reconstruction and extensive maintenance of traffic.
Eastern Regional Reclaimed Water Distribution System, Contract 3	Baldwin Park Development Company 420. S. Orange Avenue Orlando, FL 32801	Robert Rutter, PE 407-246-2573 robert.rutter@cityoforlando.net	\$ 4,388,706.00	Installation of 17680 lf of 24" reclaimed water main, including directional drilling and jack and bore crossings. 2370 lf of 24" FPVC Directonal Drilling
Martin Luther King Boulevard Jr, Phase 2	City of Kissimmee 101 North Church Street Kissimmee, FL 34741	John Tulak 407-518-2175 jtulak@kissimmee.org	\$ 4,241,428.00	Project consists of approximately .5 miles of local roadways including storm and utility improvements.
Reclaimed Water Distribution System Expansion, Service to Baldwin Park	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Robert Rutter, PE 407-246-2573 robert.rutter@cityoforlando.net	\$ 3,914,041.00	Installed reclaimed water main to Baldwin Park approximately 4 miles long. Jack and Bore under Curry Ford Road. 1250 LF 24" FPVC under pond on OUC ROW
Maitland Boulevard Off-Ramp	City of Maitland 1827 Fennel Street Maitland, FL 32751	Joe Oriolo 407-467-1911	\$ 3,777,598.00	Reconstruction of SR 414 off-ramp including roadway construction, 344 LF guardrail, storm drainage, signalization, lighting, landscaping and multiuse trail.
Lake Clinch/Lake Reedy Drainage Connection	Chastain-Skillman, Inc 8402 Laurel Fair Circle, Suite 105 Tampa, FL 33610-7313	Steven A. Dutch, PE 813-621-9229	\$ 3,382,900.00	This project involves construction of storm drains along easements and right-of-ways. Constructions also includes: approximately 2, 500 linear feet of 72-inch of storm sewer, 22 drainage structures with catch basins and inlets, box culverts, retaining walls, 7,300 SY sod and 50 LF of guardrails.
Northwest Water Reclamation Facility Rapid Infiltration Basin Recharge System Expansion	Orange County Utilities 9150 Curry Ford Road Orlando, FL 32825	Bill Hank 407-254-9786	\$ 3,382,862.00	Expansion of a rapid infiltration basin to include site work, grading, excavation of the infiltration basin area, construction of piping of reuse water from the facility to the basins, electrical and flow control system, concrete weirs, pavement sections and flow attenuation devices such as diffusers.
South Longwood Septic Abatement Phase 2	City of Longwood 155 W. Warren Avenue Longwood, FL 32750	Richard Kornbluh 407-263-2388 rkornbluh@longwoodfl.org	\$ 3,050,877.00	Installation of over 10,500 LF of gravity sewer, 3500 LF of 16" Force Main. Abatement of over 129 Septic Tanks, waterline adjustments, storm water pipe installation, complete roadway replacement. 2780 LF of CIPP 8" Gravity Sewer. CIPP lining of 39 Sanitary Services. 2 Lift Stations.
Reclaimed Retrofit Phase II - Alauqa Lakes	Seminole County Environmental Services Dept. 500 W. Lake Mary Blvd, Sanford, FL 32773	Dennis Westrock, PE 407-665-2040	\$ 2,999,000.00	37,000 LF of horizontal directional drilling of HDPE 4" - 20". 515 retrofit water meters, 520 reclaimed water meters, 340 LF of jack and bore, 920 LF of 20" DIP
Phase II-B West Road Reconstruction	City of St. Cloud 1300 9th Street St. Cloud, FL 34769	Mark Luthie 407-957-7279	\$ 2,891,630.00	This project included water pipes, sewer pipes, roads, storm drainage, earthwork and structures. This was in downtown St. Cloud and involved extensive traffic maintenance and coordination with existing utility companies.
Upper Legacy Trail	FDOT District 1 PO Box 1249 Bartow, FL 33831-1249	Doug McClintock (863) 662-9119	\$ 2,636,753.90	Installation of 270 LF Bridge (concrete deck), 4 Double barrel box culverts (8'x6') and 2.5 miles of pedestrian and equestrian trails.

Tusawilla Beautification and Lighting District	City of Winter Springs 890 Northern Way, E-1 Winter Springs, FL 32708	Bill Starmer, Architect 407-977-1080	\$ 2,300,000.00	This project was a landscape and beautification project that involved road work, extensive landscaping and irrigation, extensive brick walls and fountain construction.
Utility Infrastructure & Site Restoration - Spring Oaks East Phase 1	City of Altamonte Springs 225 Newburyport Avenue Altamonte Springs, FL 32701	Trey Sisk 407-571-8082 TSisk@Altamonte.org	\$ 2,182,815.00	Removal and replacement of over 5,000 LF of water mains. Removal and replacement of over 15,000 SY of concrete driveways and sidewalks. Removal and replacement of sanitary sewerTraffic calming, brick road entry enhancements and decorative signage throughout neighborhood. CIPP Lining of 1500 LF of 8" Gravity Sewer
Festival Drive Corridor Improvements	City of Altamonte Springs 225 Newburyport Avenue Altamonte Springs, FL 32701	Trey Sisk 407-571-8082 TSisk@Altamonte.org	\$ 2,065,946.55	Decorative improvements to the Festival Drive Corridor including street lighting, drainage improvements, decorative signage, decorative sidewalk, brick intersection enhancements, brick and deco sideaawalks, milling and resurfacing.
Spring Oaks West Phase 2	City of Altamonte Springs 225 Newburyport Avenue Altamonte Springs, FL 32701	Trey Sisk 407-571-8082 TSisk@Altamonte.org	\$ 2,062,053.00	Removal and replacement of over 5,400 LF of water mains. Removal and replacement of over 12,000 SY of concrete driveways and sidewalks. Traffic calming, brick road entry enhancements and decorative signage throughout neighborhood. CIPP Lining of 1800 LF of Gravity Sewer
Kissimmee Trail-City Ditch Segments 1A & 1B	City of Kissimmee 101 North Church Street Kissimmee, FL 34741	John Tulak 407-518-2175 jtulak@kissimmee.org	\$ 1,911,911.00	Construction of asphalt multi use trail with a 160' steel pedestrian bridge, 11.808 sy sod, 2,470lf type b fencing
Club II-Regional Stormwater Facility	Seminole County Environmental Services Dept. 500 W. Lake Mary Blvd, Sanford, FL 32773	Karle Maye 352-494-0589	\$ 1,880,471.00	Construction consists of stormwater facility improvements including permanent erosion control (60,654 sy of sod, check dams, rip rap rubble), 10,627lf of type b fence and drainage improvements
Cargo Road Roadway Improvements-OOCEA 907A	Orange County Expressway Authority	Jose Luyando @ A2 Group, Inc.	\$ 1,878,243.00	Project consists of drainage, grubbing, extensive road work, construction of inlets, installation of 837lf guardrail, 641 type b and 4,227 type a fencing and landscaping.
Contract IIA-Raw Water Transmission Main	City of Titusville 555 S. Washington Avenue Titusville, Florida 32796	Jesus Vieiro 321-383-5815 Jesus.vieiro@Titusville.com	\$ 1,698,572.91	22,000 LF of Raw Water main, 5640 LF of FPVC Direct Bury and 340 LF of FPVC Directional Drilling
Reuse Retrofit Phase 3	City of Winter Garden 300 W. Plant Street Winter Garden, FL 34787	Jon Williams Asst. City Manager jwilliams@cwgd.com	\$ 1,649,916.00	Installing a retrofit reclaimed water system in Stoneybrook West
Central Winds Park Roadway Enhancements	City of Winter Springs 890 Northern Way, E-1 Winter Springs, FL 32708	Brian Fields, P.E. 407-327-7597 bfields@winter springsfl.org	\$ 1,576,019.00	This project included construction of new and improvement to existing roadway. To include utilities, drainage, lighting, landscape, irrigation, decorative pavers, decorative fencing, decorative wall and a round-a-bout
Cady Way Trail Phase II Construction of Trail and Bridges	Orange County 4200 South John Young Parkway Orlando, FL 32839	Julie Naditz, PE 407- 836-7949 julie.naditz@ocfl.net	\$ 1,576,019.00	This project included construction of bike trail in Orange County between the Seminole County Line and Cady Way, 13,466 sy sod/landscaping.
Baldwin Park-Unit 5 Subdivision Improvements	Baldwin Park Development Company 420. S. Orange Avenue Orlando, FL 32801	John Classe 407-206-7232	\$ 1,500,000.00	This project included raw land subdivision improvements requiring clearing, grubbing, road work, water lines, sewer lines, earthwork and drainage.
Burch's Quarters Community Development Project	Orange County 4200 South John Young Parkway Orlando, FL 32839	Julie Naditz, PE 407- 836-7949 julie.naditz@ocfl.net	\$ 1,420,379.00	Construction includes roadway construction, paving, drainage and utility improvements.
Internation Drive 6-Landing	PBS&J 482 South Keller Road, Orlando, FL 32801	Dave Bowden 407-832-9177	\$ 1,400,000.00	This project included extensive utility relocation, clearing road work, heavy maintenance of traffic, water lines, sewer lines, drainage and earthwork. This work was in front of the convention center.
West Crown Point Road	John Cathcart 1056 Willa Springs Road Winter Springs, FL 32708	John Cathcart 407-341-6465	\$ 1,400,000.00	This project was a roadway extension job requiring clearing, grubbing, road work, water lines, sewer lines, drainage and earthwork.
M-1 Canca Utility Improvement	City of West Melbourne 2285 Minton Road West Melbourne, FL 32904	Keith Mills 321- 837-7777 kmills@westmelbourn e.org	\$ 1,350,000.00	11,000 lf of water main form 8"-16", 30" jack and bore. 1481 lf of 18" FPVS Direction Drilling
E Votaw Road at Thompson Road Intersection Improvements	Orange County 4200 South John Young Parkway Orlando, FL 32839	Julie Naditz, PE 407- 836-7949 julie.naditz@ocfl.net	\$ 1,300,000.00	Intersection Improvement Project with large diameter RCP drainage (54"-72")
Main Library Basement Underdrain Project	Orange County Library Dist. 101 East Central Blvd. Orlando, FL 32801	Steve Powell 407-835-7635 powell.steve@ocls.info	\$ 1,244,408.00	Installation of over 1100 LF of underdrain in the basement of the Orange County Main Library in Downtown Orlando. Work was completed after library hours will all electric excavators and compaction equipment. Including restoration of the basement, flooring, plumbing and electrical.
Orlando Utilities Commission Access Pads, Roads & Storage Construction	Orlando Utilities Commission 3800 Gardenia Avenue Orlando, FL 32802	Dan Slack 407 434 4125 DSLack@ouc.com	\$ 1,201,407.18	Installation of Steel Bridge, access roads and tower pads for OUC Electrical Transmission upgrades. Included 84" and 66" Reinforced Concrete Pipe culvert crossings.

Delegated Grace Avenue and Haines City Trail	Florida DOT Bartow Operations Project Oversite 1	Tim Dewitz 519-4111 863-272-4915	863- C	\$ 1,113,000.00	MSE Wall, Trail Construction, Paving and Drainage
Humphries Avenue Improvement	Baldwin Park Development Company 420. S. Orange Avenue Orlando, FL 32801	John Classe 407-206-7232		\$ 1,003,949.00	This project included storm water pipe and structures, road work and maintenance of traffic
Sand Lake Hills and Orange Tree Country Club Pump Station & Gravity Main Improvements	Orange County Utilities 9150 Curry Ford Road Orlando, FL 32825	Herb Collado 254-9900	407-	\$ 1,000,237.00	The work consists of rehabilitation of two existing duplex pump stations, gravity and force mains and manholes. Also included are odor control system, by pass piping, fencing, landscaping, driveways and water services and wet wells, valve vaults and corrosion proof lining.
FDOT Highway 192 Reconstruction in Kissimmee (CCC is sub to Middlesex)	The Middlesex Corp 10801 Cosmonaut Blvd Orlando, FL 32824	Middlesex Telephone: 407-206- 0077		\$ 1,096,086.00	This project included drainage and utilities reconstruction.
FDOT Haines City Trail	Florida DOT Bartow Operations Project Oversite 1	Tim Dewitz 519-4111 863-272-4915	863- C	\$ 1,048,000.00	MSE Walls, Sheet piling, gravity walls, pedestrian trail and drainage
Shadow Bay Storm Drainage Pipe	City of Kissimmee 101 North Church Street Kissimmee, FL 34741	Ken Barrett 407-518-2170		\$ 1,000,000.00	This project converted a flood control canal into a large diameter storm pipe. It involved clearing, grubbing, earthwork, drainage, and 23,450 sy sod/grassing.
Eustis- City Wide Traffic Calming	Florida DOT 1495 Thomas Avenue Leesburg, FL 34748	Karen Madrid 352-326-7736		\$ 980,000.00	This project was done in the downtown areas of Eustis. It involved rebuilding the roads and drainage in the area. Traffic maintenance was critical for this project.
Sanitary Sewer Collection System Improvements LS 2 Service Area	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Kristina Fries		\$ 901,723.00	Installation of 24" Sanitary Sewer Main, Jack n Bore. CIPP lining of 2000 LF of 10 cast sanitary sewer main and brim lateral linings.
Executive Airport Water Main	Orlando Utilities Commission 3800 Gardenia Avenue Orlando, FL 32802	Brad Jewell 407-649-4418		\$ 900,000.00	This project constructed a water main that goes under highway 50 in downtown Orlando to the Herndon Airport.
Wetherbee Road Duct Bank	Orlando Utilities Commission 3800 Gardenia Avenue Orlando, FL 32802	Eva Reyes 737-4276	407-	\$ 854,495.00	This project included the installation of (11) manholes and 6,570 lf of a duct line system and directional bore.
Spring to Spring Trail Phase II Rebid Lake Monroe Trail	Volusia County Leisure Services 123 West Indiana Avenue Deland, FL 32720-4262	James Yates 386-736-2700		\$ 846,987.00	This project constructed a trail between two parks.
Westmoreland	City of Orlando 1010 Woods Avenue Orlando, FL 32805	Howard Elkin, PE 407-246-2289 howard.elkin@cityoforlando.net		\$ 838,115.00	Fast Track project to upgrade 17 intersections on Westmoreland to include Removal and Replacement of brick pavers and new storm drainage
Bermuda Estates Capital Drainage Project	City of Kissimmee 101 North Church Street Kissimmee, FL 34741	John Tulak 407-518-2175 jtulak@kissimmee.org		\$ 799,575.00	This project included replacing an existing storm water control ditch with a large diameter RCP, erosion control (7,354 sy sod)
Lake of the Woods Drainage Wells	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Charles Conklin 246-3184 Charlie.Conklin@cityoforlando.net	407-	\$ 730,000.00	This project reconstructed existing frain well systems in Downtown Orlando for flood control. De-mucking Lake of the Woods was a change order to this job.
Hemple Avenue Water Transmission Main	Orange County Utilities 9150 Curry Ford Road Orlando, FL 32825	Charlyn Watts 321-436-0822		\$ 719,000.00	This project involved installation of a water transmission main.
Rehab Lift Stations #3104, 3106, 3121 and 3139	Orange County Utilities 9150 Curry Ford Road Orlando, FL 32825	Charlyn Watts 321-436-0822		\$ 700,000.00	This project involved reconstruction of four sewer lift stations in areas surrounded by existing structures.
Hillsborough County Water Resource Services Large Diameter Force Main Valve Installation	Hillsborough County 925 E. Twiggs Street Tampa, FL 33602	Lloyd Horton 813-977-6005		\$ 681,000.00	Valve Installation/insertion on active large diameter wastewater force main.
Lift Station 85 & 248 Emergency Repair	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Charles Conklin 246-3184	407-	\$ 641,982.08	Pump Station Valve Retrofit and 30" Forcemain replacement.
Sea World Master Pump Station Manhole Rehabilitation	Orange County Utilities 9150 Curry Ford Road Orlando, FL 32825	James Montalvo 506-2120	407-	\$ 628,000.00	Bypass over 3.5 million gallons of raw sewage. Completely rehabilitate 3-8-12' Diameter Manholes.
Jamestown Sanitary Sewer Project	Seminole County BOCC 534 West Lake Mary Blvd. Sanford, FL 32773	Michelle Cahill 407-665-2387		\$ 604,000.00	Installation of a gravity sewer system and a lift station to transmit the collected wastewater to Seminole Countys existing wastewater force main.

Lake Lily Improvements	City of Maitland 1827 Fennel Street Maitland, FL 32751	Anthony Leffin 407-467-1911	\$ 600,000.00	This project installed a CDS unit underneath Maitland Avenue at the intersection of highway 17-92. It also included a beautification project and street reconstruction.
Lakemont Emergency Storm Sewer	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Paul Nethercutt 321-229-0294	\$ 579,347.00	This project is a rapid response contract with the City of Orlando and involves improvements to the Lakemont Storm Sewer System
436 Wekiva	Florida DOT 133 South Semoran Blvd Orlando, FL 32807	Stephen Bass, FDOT407 832-1354	\$ 586,158.00	This project reconstruction of the Wekiva River at SR 436
Cheney Highlands Paving and Drainage	Orange County 4200 South John Young Parkway Orlando, FL 32839	Julie Naditz, PE 407-836-7949 julie.naditz@ocfl.net	\$ 570,000.00	This project was a CDBG project where the neighborhood Cheney Highlands was rebuilt. This involved extensive utility conflicts and relocations, storm drainage, roadway construction and heavy traffic control issues.
Sanitary Sewer Lift Stations 1 and 2	Hartman and Associates 201 East Pine Steet, Suite 1000 Orlando, FL 32801	John Toomey 407-839-3955	\$ 550,000.00	This project involved construction of two sanitary sewer lift stations and backup power. This project was done in low areas near a lake.
Elm Drive Lift Station Replacement	City of Casselberry 95 Triplet Lake Drive Casselberry, FL 32707	Edward Alan Ambler, PE, LEED AP 407-262-7725 x 1236	\$ 550,000.00	This project involved construction of a sanitary sewer lift station.
Midway Paving and Drainage Improvements	WBQ Design and Engineering, Inc 201 North Magnolia Ave suite 200, Orlando, FL 32801	George Hack 407-839-4300	\$ 530,000.00	This project was a CDBG project where Midway was rebuilt. This involved a lot of utility conflicts and relocations, storm drainage, roadway construction and heavy traffic control issues.
Lake Conway Park Water Distribution	Orange County Utilities 9150 Curry Ford Road Orlando, FL 32825	Tony Campbell, Inspector 407-947-9602	\$ 528,447.00	This project included installation of 6,700 lf of 8 and 6 inch-PVC water mains, (6) fire hydrants and appurtenances in Lake Conway Park.
Long Pond Road Water Main	Seminole County 520 West Lake Mary Blvd Sanford, FL 32773	407-665-6510	\$ 524,348.00	Water main installation
Stoneybrook Subdivision Wall Improvements	Orange County 400 East South Street Orlando, FL 32801	Julie Naditz, PE 407-836-7949 julie.naditz@ocfl.net	\$ 519,950.00	Removal of 990 LF of concrete block wall and replace with 14' high scenic sound wall.
Intersection Improvements at SR 50 and John Young Parkway	Orange County 4200 South John Young Parkway Orlando, FL 32839	Mike Wehrfritz 407-836-7884	\$ 490,000.00	This project widened the intersection at SR 50 and John Young Parkway. All of the work had to be done at night. It included reconstructing the roads, building turn lanes, signalization and heavy maintenance of traffic.
Hazel Street Drainage Improvements	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Charles Conklin 407-246-3184	\$ 420,000.00	This project installed a CDS drainage filter in downtown Orlando near Florida Hospital. It was 40' deep and involved utility relocation and protection of existing buildings that surrounded the site.
Dunwoody Emergency Storm Water Project	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Chad Clevenger, PE 407-246-3315	\$ 413,000.00	Install +/- 100lf of 84" RCP and 80lf of 58x91" ERCP to replace a failing storm water line that was close to encroaching and engulfing buildings.
Plantation Estates Lift Station Improvements #3223	Orange County 4200 South John Young Parkway Orlando, FL 32839	Charilyn Watts 321-436-0822	\$ 380,000.00	This project reconstructed sewer lift station #3223 in Plantation Estates.
Nashville Avenue Pond Restoration	Orange County 4200 South John Young Parkway Orlando, FL 32839	Julie Naditz, PE 407-836-7949 julie.naditz@ocfl.net	\$ 375,485.00	This project involved reconstructing a drainage pond that connected to the drain well.
Wildwood Area Road Network Pond C Underdrain & Slurry Trench	Orange County 4200 South John Young Parkway Orlando, FL 32839	Julie Naditz, PE 407-836-7949 julie.naditz@ocfl.net	\$ 359,241.00	Installation of 900 LF of bentonite slurry wall for retention pond containment, stormwater catch basins and piping, underdrains, grading and restoration
Emergency Avondale Drainage Well Replacement	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Sophia Smith	\$ 349,944.00	Replacement of a 12" Drainwell and installation of 48" RCP and Storm water filtration system.
Lake Island/Lake Killarney Interconnect	City of Winter Park 401 Oak Avenue South Winter Park, FL 32789-4386	Don Marcotte 407-599-3233	\$ 330,000.00	This project involved construction of storm water piping connecting Lake Killarney with the Winter Park sinkhole under highway 17-92 in Winter Park.
Goddard Aevnue Drainage Well Replacement and Abandonment	Orange County 4200 South John Young Parkway Orlando, FL 32839	Mariceka Torres 407-836-7875	\$ 325,726.00	Abandon one existing drain well, drilling and construction of replacement drainage well, geophysical logging and flow testing of replacement well, construction of various storm drainage pipes, structures, installation of pre-cast storm water treatment unit and connection of existing storm drainage systems.
SR 528 Force Main Replacement	Orange County 4200 South John Young Parkway Orlando, FL 32839	Brad Bell 407-836-7276	\$ 320,000.00	This project involved replacement of the wastewater force main

Condor Road, Central Blvd and Church Street Paving and Drainage	Orange County 4200 South John Young Parkway Orlando, FL 32839	Julie Naditz, PE 407-836-7949 julie.naditz@ocfl.net	\$ 320,000.00	This project was a CDBG project where Condor Road, Central Blvd, and Church Street were rebuilt. This involved extensive utility conflicts and relocations, storm drainage, roadway construction and heavy traffic control issues.
North Orange Avenue Emergency Sanitary Sewer	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Peter Holzer, PE 407-246-3312	\$ 308,000.00	Emergency removal and replacement of failed sanitary sewer on Orange Avenue. Including: Sewer by-pass, new sanitary lines, CIPP lined sanitary sewer & roadway replacement.
Altamonte Springs Parking lot at City Hall	City of Altamonte Springs 225 Newburyport Avenue Altamonte Springs, FL 32701	George Graves 407-571-8335	\$ 280,000.00	This project involved removing and replacing the existing parking lot at the city hall of Altamonte Springs.
Golfway Blvd 42-inch RWM Emergency Repair	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Robert Rutter, PE 407-246-2573 robert.rutter@cityoforlando.net	\$ 293,216.00	Repair of 42" Reclaim water main at a depth of 18' in major intersection
Pershing Avenue Harbour Canal Pollutant Removal Structure	Orange County 4200 South John Young Parkway Orlando, FL 32839	Julie Naditz, PE 407-836-7949 julie.naditz@ocfl.net	\$ 274,110.00	This project included constructing a drain well for flood control.
Yucatan Drive Drainwell Replacement	Orange County 4200 South John Young Parkway Orlando, FL 32839	Dave Kincaid 321-229-8211	\$ 266,000.00	This project involved the replacement of an existing drainwell.
Iron Bridge Manhole Replacement Project	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Steven Frey 321-229-0280	\$ 260,000.00	Replace deteriorated sanitary manhole 22' in depth at the City of Orlando's Iron Bridge Treatment Plant.
Spring Hill Park Phase II	Volusia County Leisure Services 123 West Indiana Avenue Deland, FL 32720-4262	James Yates 386-736-2700	\$ 260,000.00	This project involved park construction in Deland.
South Apopka 13th Street Extension	Orange County 4200 South John Young Parkway Orlando, FL 32839	John Workman 407-836-7998	\$ 260,000.00	This project was a CDBG project where 13th street was rebuilt. This involved extensive utility conflicts and relocations, storm drainage, roadway crossing and reconstruction and heavy traffic control issues.
Deltona Woods Raw Water Main	Volusia County Leisure Services 123 West Indiana Avenue Deland, FL 32720-4262	Wayne Williamson 386-943-7027	\$ 257,300.00	This project constructed a raw water main and pump.
Bonnie Lou/Little Lake Barton Drainwell Replacement	Orange County 4200 South John Young Parkway Orlando, FL 32839	Oscar Bermudez 407-836-7839	\$ 249,000.00	This project involved the replacement of drainwells and the abandonment of existing drainwells.
Van Ness Street Drainage Well Replacement and Abandonment	Orange County 4200 South John Young Parkway Orlando, FL 32839	Mariceka Torres 407-836-7875	\$ 242,045.13	Abandon one existing drain well, drilling and construction of replacement drainage well, geophysical logging and flow testing of replacement well, construction of various storm drainage pipes, structures, installation of pre-cast storm water treatment unit and connection of existing storm drainage systems.
Lake Standish Heights Water Main Improvements	Orange County Utilities 9150 Curry Ford Road Orlando, FL 32825	Tony Campbell, Inspector 407-947-9602	\$ 240,000.00	This project constructed a water main in Apopka.
SR 50 Improvements at US 27	Florida DOT 1405 Thomas Avenue Leesburg, FL 34748		\$ 240,000.00	This project involved drainage, retaining walls, manholes and sidewalks. This was FDOT's first ever QC2000 project.
Lake Anne Drainage Improvements	Seminole County 520 West Lake Mary Blvd Sanford, FL 32773	Al Tehrani 407-644-1898	\$ 220,000.00	This project involved drainage improvements near Lake Howell. It included clearing, grubbing, drainage, asphalt, maintenance of traffic, 488 lf guardrails and wall reconstruction.
Colonialtown Neighborhood Center Playground	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Mike Meltzer 407-246-3183	\$ 215,440.00	This project consists of the demolition of the existing facility, site grading, procurement and placement of sidewalks, playground equipment, playground surface areas, picnic tables, benches, ornamental fencing, sail shade structure, horseshoe court, drinkin fountain, trash receptacles etc.
Fiske Blvd Drainage Improvements	Florida DOT 555 Camp Road Cocoa, FL 32927	Jim Connelly 321-634-6592	\$ 210,000.00	This project involved de-silting, rebuilding drainage culverts, headwalls and rip rap construction in Brevard County.
Lake Mann Drainwell Replacement	Orange County 4200 South John Young Parkway Orlando, FL 32839	Oscar Bermudez 407-836-7839	\$ 200,000.00	This project involved the replacement and abandonment of existing drainwells.
Orange County Parkign Restorations-Term Contract	Orange County 2010 East Michigan Street Orlando, FL 32806	Don Mullen 407-836-7481	\$ 200,000.00	This project was a continuing maintenance contract.
Tilden Road Drainage Improvements	Orange County 4200 South John Young Parkway Orlando, FL 32839	Julie Naditz, PE 407-836-7949 julie.naditz@ocfl.net	\$ 190,000.00	This project involved storm water piping, under drains and fences.

Gravity Sewer Along CR 19a	City of Eustis	Terry Zodke CPH Engineers 407-425-0452	\$ 180,000.00	This project involved construction of a gravity sewer along CR 19a in Eustis. A portion of the work involved jack and bore.
Keystone Drive Drain Wells Replacement (CCC was sub for Henderson Wilder)	Orange County 4200 South John Young Parkway Orlando, FL 32839	Maricello Torez	\$ 177,133.00	This project included drainage
Little Lake Conway Baffle Box Improvements Project	Orange County 400 East South Street Orlando, FL 32801	John Schmidt 407-836-5647	\$ 173,513.00	Installation of Stormwater filtration system.
Heather Glen and University Blvd Intersection Improvements	Orange County 4200 South John Young Parkway Orlando, FL 32839	Mike Wehrfritz 407-836-7884	\$ 160,000.00	This project reconstructed hazardous turn lane situations at University Blvd & Rouse Road. This work had to be constructed within a narrow window of time when a school was closed for Christmas.
Kewannee Trail Watermain	Seminole County 520 West Lake Mary Blvd Sanford, FL 32773	Environmental Sevices, Seminole County	\$ 154,000.00	Water main installation
Hermits Trail Roadway Improvements	City of Altamonte Springs 225 Newburyport Avenue Altamonte Springs, FL 32701	George Graves 407-571-8335	\$ 150,000.00	This project involved clearing, grubbing, sheet piling, concrete road pavement, curb, asphalt and drainage.
Fort Smith Boulevard	Volusia County Leisure Services 123 West Indiana Avenue Deland, FL 32720-4262	Henry Thomas 386-736-9567	\$ 150,000.00	This project included adding turn lanes to Fort Smith Road.
Princeton Street Traffic Calming	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	James Salter 321-229-0282	\$ 150,000.00	This project in College Park involved reconstructing two intersections of Princeton Street, the addition of brick pavers and constructing crosswalks.
Installation of Two CDS Drainage Filters	City of Crystal River 123 Northwest Highway 19 Crystal River, FL 32629	David Locke 352-795-6149	\$ 150,000.00	This project involved the installation of two CDS filters. Water control in spring fed work locations was a problem on the job site.
Hickorynut Lake Drainage Improvements	Orange County 4200 South John Young Parkway Orlando, FL 32839	Julie Naditz, PE 407-836-7949 julie.naditz@ocfl.net	\$ 150,000.00	This project was demolition of existing drainage piping and installation of a box culvert under SR 545. This involved extensive maintenance of traffic.
Tilden Road-Replacement Re-use Lines	Louis Dreyfus Citrus 355 9th Street Winter Garden, FL 34787	John Bohmann 407-656-1309	\$ 140,000.00	This project involved removing and replacing two 12" re-use lines from the Louis Dreyfus Citrus Plant.
Walker Road Storm Water Outfall	Orange County 4200 South John Young Parkway Orlando, FL 32839	Julie Naditz, PE 407-836-7949 julie.naditz@ocfl.net	\$ 140,000.00	This project involved asphalt road construction, storm drainage improvements, curb, fences and a retention pond on the shore of Lake Apopka in order to filter water that was running from Walker Road subdivision into Lake Apopka.
Errol Estates Re-Use Booster Pump Station	City of Apopka	Bob elmquist	\$ 130,000.00	This project constructed a re-use booster pump station. The City of Apopka is the hot button.
Dubsread (CCC was sub to CE James, Inc.)	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Jim Cunningham 407-331-9398	\$ 126,944.00	This project involved rebuilding roads.
16" RWM Replacement- Shingle Creek	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Mike Meltzer PE 407-246-3183	\$ 124,535.00	Emergency repair and directional drill under neath shingle creek.
Lyndale Boulevard Paving and Drainage	City of Maitland 1776 Independence Lane Maitland, FL 32751	Charles Wallace 407-539-6217	\$ 110,000.00	This project is a rapid response contract with the City of Orlando and involves improvements to Lyndale Boulevard including paving, concrete gutters, sidewalk, exfiltrations units, stormsewer pipe, manholes, stormwater inlets, driveway aprons, landscaping and incidental construction.
Greenwood Lakes Cemetery Improvements	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Al Campbell 407-246-3182	\$ 100,695.00	This project involved installation of (2) curb inlets, pipe installation and construction of an asphalt roadway.
Merrill Park Additional Parking and Boarwalk	City of Altamonte Springs 225 Newburyport Avenue Altamonte Springs, FL 32701	George Graves 407-571-8335	\$ 100,000.00	This project involved clearing, grubbing, new boardwalk construction and construction of a previous parking lot.
Lake Sherwood Drain Well replacement (CCC was sub for Henderson Wilder)	Orange County	Henderson Wilder 407-277-6079	\$ 100,000.00	This project included drain well construction for flood control.
Conserv II 20-inch Butterfly Valve Replacement Project	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Bob Rutter	\$ 98,500.00	Emergency repair to non-function valve at treatment plant.

East Altamonte Sidewalks	Seminole County 520 West Lake Mary Blvd Sanford, FL 32773	Rob Hennan 665-7380	407-	\$ 90,000.00	This project involved clearing, grubbing, new sidewalks in an existing Altamonte Springs neighborhood.
Rio Vista Drain Well Replacement (CCC was sub for Henderson Wilder)	City of Orlando 400 S. Orange Avenue Orlando, FL 32801	Henderson Wilder 407-277-6079		\$ 83,000.00	This project included drain well construction for flood control.
Grey Street Water Line Improvements	Orlando Utilities Commission 3800 Gardenia Avenue Orlando, FL 32802	Mike Muller 407-649-4472		\$ 80,000.00	This project constructed water lines at Glenwood Middle School near Baldwin Park.
Isle of Pines/Lake Mary Jane Road Outfall Pipe	Orange County 4200 South John Young Parkway Orlando, FL 32839	Julie Naditz, PE 836-7949 julie.naditz@ocfl.net	407-	\$ 80,000.00	This project was a storm drainage job in which water was collected from the road and flowing the water into Lake Mary Jane.
Big Sand Lake Drain Well (CCC was sub for Henderson Wilder)	Orange County 4200 South John Young Parkway Orlando, FL 32839	Henderson Wilder 407-277-6079		\$ 74,935.00	This project included emergency drain well construction for flood control.
Bear Creek Estates Wall Reconstruction	Seminole County 520 West Lake Mary Blvd Sanford, FL 32773	Jerry Matthews Engineer 407-665-5646		\$ 80,000.00	This project involved the design, demolition and reconstruction of the existing subdivision walls.
Box Culvert De-Silting Under Highway 192	Florida DOT 133 South Semoran Blvd Orlando, FL 32807	Laddie Kemp 532-3999	407-	\$ 70,000.00	This project involved de-silting and restoring a concrete box culvert.
Indian Wells Stormwater Repairs	Osceola County Courthouse Square Kissimmee, FL 34741	1 Howard Simmons 407-343-6577		\$ 57,000.00	This project involved the removal of an approximately 60' section of 48" corrugated metal pipe and replaced with 60' of 48" reinforced concrete pipe. Grading and final dressing

Cathcart Construction Company - Florida, LLC
Balance Sheet
December 31, 2020

Current Assets		Current Liabilities	
Cash	\$ 4,382,349	Accounts Payable & Accrued Liabilities	\$ 1,962,229
Trade Accounts Receivable	2,856,349	Billings in Excess of Costs and Profits	1,297,960
Costs and Profit in Excess of Billings	1,438,439	Current portion of long-term debt	1,450,238
Prepayments	81,420		
Current Assets	<u>\$ 8,758,557</u>	Current Liabilities	<u>\$ 4,710,426</u>
Property & Equipment, net	6,054,302	Long-Term Debt	\$ 1,350,351
		Members' Equity	
		Class A Units	\$ 615,000
		Class B Units	50,000
		Retained Earnings	8,087,082
		Total Members' Equity	<u>\$ 8,752,082</u>
Total Assets	<u><u>\$ 14,812,859</u></u>	Total Liabilities & Members' Equity	<u><u>\$ 14,812,859</u></u>

Cathcart Construction Company-Florida LLC
2564 Connection Point
Oviedo, FL 32765

2/2/22
12:59 PM
[Signature]

Office of the CITY manager
GARY La VENA
506 W. BERCKMAN ST.
FRUITLAND PARK, FL. 34731

SEALED
BID

CITY OF FRUITLAND PARK BID OPENING

February 2, 2022

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, FL 34731

2:00 p.m.

The advertised Invitation to Bid (ITB) Number 2021-04 for the Urick Street Force Main Extension Project located in the rights-of-way of Urick Street, CR 468, Berckman Street, Rose Avenue, Hall Street and Poinsettia Avenue was held on Wednesday, February 2, 2022 at 2:00 p.m. with Professional Services Review Committee Members City Manager Gary La Venia (moderator); City Treasurer Jeannine Racine, and City Clerk Esther Coulson present.

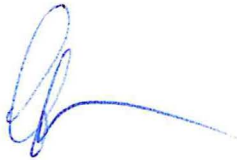
At 2:00 p.m., the name of the firm, Cathcart Construction Company Florida LLC, -- whose timely qualification bid package was received, formally opened and conditionally accepted for consideration – was announced and recorded on the sheet; a copy of which is filed with the supplemental papers to the minutes of this bid opening.

Mr. La Venia determined that the Review Committee will be meeting on February 7, 2022 at 2:00 p.m. to review the vendor's submitted written response which will be considered at the February 10, 2022 City of Fruitland Park's regular commission meeting at 6:00 p.m.

The proceedings concluded at 2:04 p.m.

This synopsis represents the city clerk's record of the proceedings. Any misunderstandings or incorrect statements, please notify this office within five (5) days of receipt. If no corrections are received within this period, this document will be considered to be an accurate account of the events.

Attest:



Esther Coulson, City Clerk

CITY OF FRUITLAND PARK

BID OPENING

PROJECT: ITB 2021-04 Urick Street Force Main

BID DATE: February 2, 2022 at 2:00 p.m. – City Hall, 506 West Berckman Street,
Fruitland Park, Florida 34731

Name of Company

Cathcart Construction Company Florida LLC, Oviedo



Esther B. Coulson, City Clerk



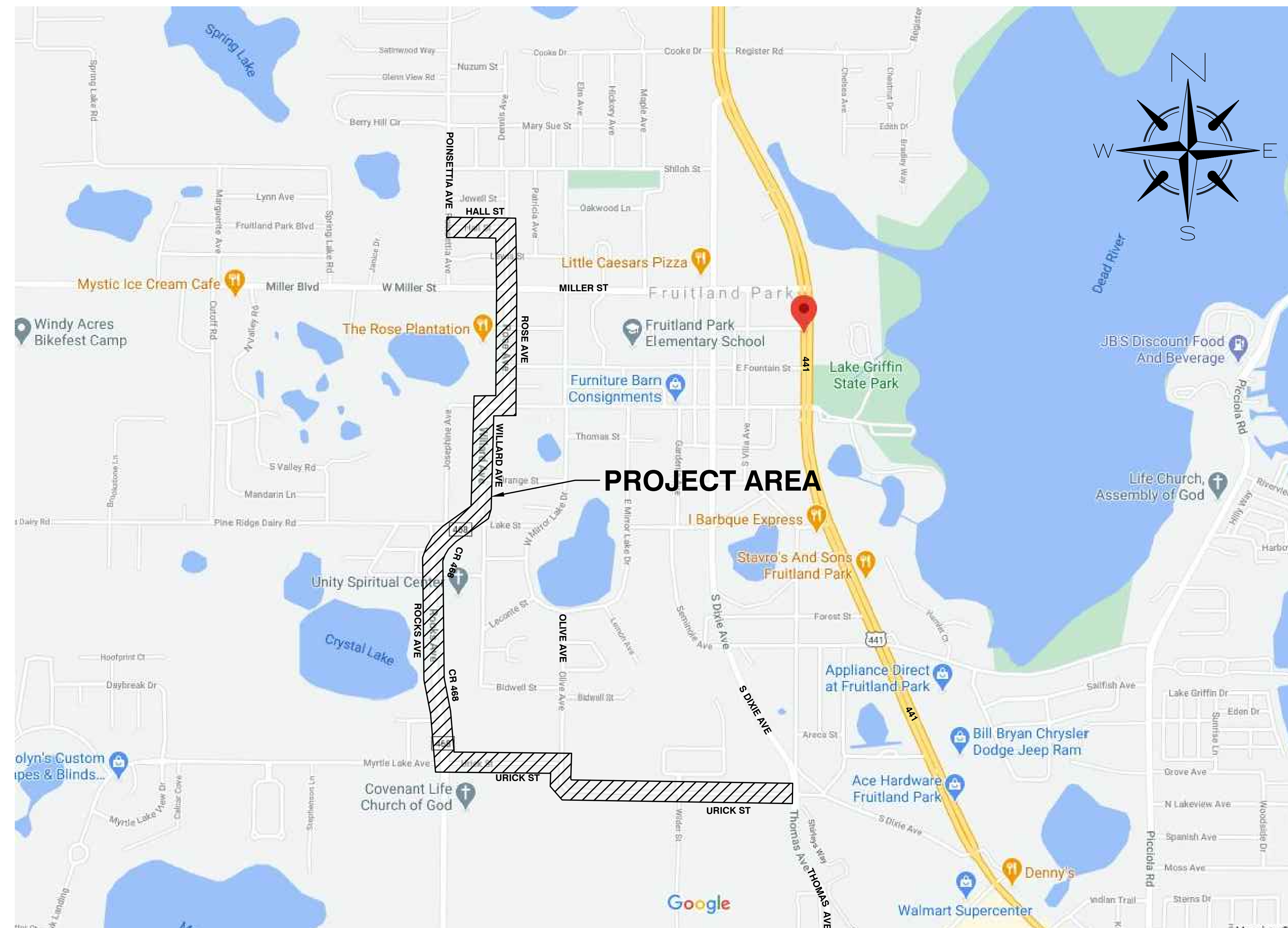
Gary La Venia, City Manager

CONSTRUCTION PLANS FOR CITY OF FRUITLAND PARK URICK STREET FORCE MAIN EXTENSION

DATE	ISSUE	BY
01-01-2021	60% REVIEW SET	
02-25-2021	FDEP PERMITTING SET	



LAKE COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE



CONTRACTOR SHALL CALL
SUNSHINE 811
AT LEAST 48 HOURS PRIOR TO EXCAVATION
1 (800) 432-4770

Index Of Sheets

- 1 Cover Sheet
- 2 Key Map
- 3 General Notes
- 4-12 Plan Sheets
- 13-15 Crossing Details
- 16-17 Details



902 North Sinclair Ave. Office: 352.343.8481
Tavares, Florida 32778 Fax: 352.343.8495
Certificate of Authorization Number: 33380

Original Document Size 24"x36"



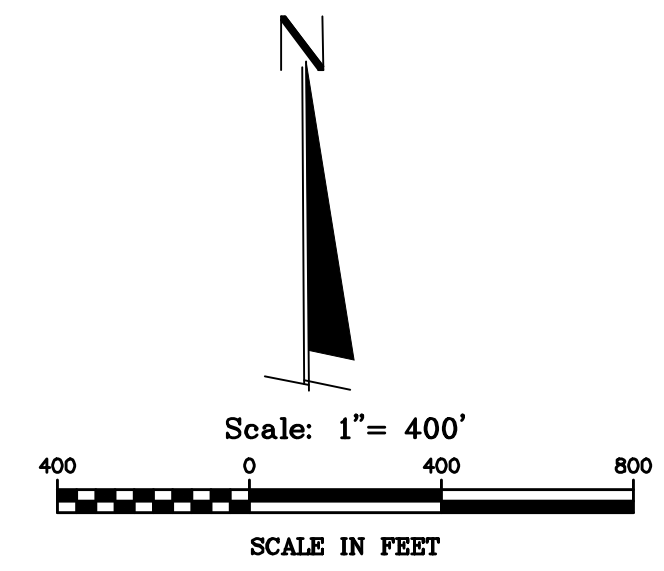
- CHRIS CHESHIRE**
MAYOR
DISTRICT 3
- PATRICK DEGRAVE**
COMMISSIONER
DISTRICT 1
- JOHN MOBILIAN**
COMMISSIONER
DISTRICT 2
- GARY LA VENIA**
CITY MANAGER
- ESTHER B COULSON**
CITY CLERK
- JOHN L. GUNTER JR**
VICE MAYOR
DISTRICT 4
- CHRIS BELL**
COMMISSIONER
DISTRICT 5
- ROBB DICUS**
DIRECTOR OF PUBLIC WORKS
- ANITA GERACI-CARVER**
CITY ATTORNEY

CLIENT:
CITY OF FRUITLAND PARK, FLORIDA
202 WEST BERCKMAN STREET
FRUITLAND PARK, FLORIDA 34731
ROBB DICUS, DIRECTOR OF PUBLIC WORKS
(352) 360-6795

ENGINEER:
BESH HALFF
902 SINCLAIR AVENUE
TAVARES, FL. 32778
TROY MITCHELL, P.E., PROJECT ENGINEER
(352) 343-8481

SURVEYOR:
BESH HALFF
902 SINCLAIR AVENUE
TAVARES, FL. 32778
JOHN T. MCGLOHORN, PSM
(352) 343-8481

FEBRUARY 25, 2021, FDEP PERMITTING SET



REVISION	DATE

CITY OF FRUITLAND PARK
**URICK STREET FORCEMAIN
EXTENSION**
KEY MAP



**BESH
HALFF**
902 North Sinclair Ave.
Tavares, Florida 32778
Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 33380

DATE:	NOVEMBER 2020
DESIGNED BY:	BJ
DRAWN BY:	BJ
CHECKED BY:	TEM
JOB NO.:	081040.0077
FILE NAME:	Sheet 2

Troy Mitchell, P.E.
Registered Eng 60190

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

ITEM TITLE: Kubota Quote

For the Meeting of: March 24, 2022

Submitted by: City Manager/Public Works Director

Date Submitted: March 15, 2022

Amount Required: \$34,276.08 from line item 01541-60640 under equipment purchases budgeted for \$32,000.00

Attachments: Quote from Wesco Turf and pamphlet describing the equipment and additional tools that can be purchased to be used with this equipment at a later date.

Item Description: **Ventrac 4520 with Kubota 32 HP gas engine** along with Edger attachment and optional blower.

Staff was able to secure one quote because this equipment is only sold by territory and each territory only has one dealer. The nearest dealer found and contacted was Coblenz Equipment in Montgomery, Alabama. Staff was informed that they could not sell to the city because of not being in their sales territory. Which only leaves Wesco Turf which covers all of Florida. Wesco's quote reflects a total price of \$36,382.64 because they included sales tax in the quote which will be removed before purchasing.

Action to be Taken: **Approval**

Staff's Recommendation: Recommend approval of equipment purchase from Wesco Turf in the amount of \$34,276.08.

Additional Comments:

City Manager Review: Yes

Mayor Authorization: Yes



Preslee Harmon

Fruitland Park
506 W. Berckman St
Fruitland Park, FL 34731

Dear Preslee Harmon,

Thank you for your interest in Wesco Turf. Per your request, I am pleased to submit the enclosed quotation for your review.

Should you have any further questions regarding this proposal, please do not hesitate to contact me or our office. My direct phone number and email address are listed below for your convenience. Once again, thank you for your consideration of Wesco Turf.

Best Regards,

Tanner Fleming

Commercial Sports Fields & Grounds Territory Manager
(941) 993-7947, tanner.fleming@wescoturf.com



2101 Cantu Court, Sarasota FL 34232
 300 Technology Park, Lake Mary FL 32746
 7037-37 Commonwealth Avenue, Jacksonville FL 32220

Q-07785

Date: March 4, 2022
 Expires: April 1, 2022

Prepared For:
 Preslee Harmon
 Fruitland Park
 506 W. Berckman St
 Fruitland Park, FL 34731

Bill To: **TBD**
 Fruitland Park
 506 W. Berckman St
 Fruitland Park, FL 34731

Ship To: **TBD**

Special Considerations:

Account setup required upon acceptance of this quote.

Sourcewell formerly NJPA Cooperative Contract Number: 062117-TTC/062117-VPI (expires 5/13/22). New: Toro 031121-TTC. Ventrac 031121TTC-2. Effective 4/30/2021 - 4/30/2025

Total Units	Qty	Model No.	Description	MSRP Each	Price Each	Extended Price
1	1	39.51215	Ventrac 4520Z Kubota 32HP Gas 3LC	\$28,765.00	\$25,313.20	\$25,313.20
	3	47.0115	42 lb Suitcase Weight, Each	\$110.00	\$96.80	\$290.40
	1	70.4160	Kit, 3 Point Hitch 4520	\$2,250.00	\$1,980.00	\$1,980.00
	1	70.4160	Kit, 3 Point Hitch 4520	\$2,250.00	\$1,980.00	\$1,980.00
	1	70.4067	Ventrac 4500 Series Dual Wheel Kit - All Terrain Tires	\$1,475.00	\$1,298.00	\$1,298.00
	1	70.4161	Kit, 12V Switch & Plug Front 4500/4520	\$360.00	\$316.80	\$316.80
	1	70.8025	Kit, 12V Actuator, HB/KX/LX	\$300.00	\$264.00	\$264.00
	1	39.55332	Ventrac ED202 Edger	\$2,560.00	\$2,252.80	\$2,252.80
	1	70.8020	Kit, Opt Blower ED	\$1,395.00	\$1,227.60	\$1,227.60
	2	VSETUP	Ventrac Setup Fee	\$125.00	\$125.00	\$250.00
	1	VDELIVERY	Ventrac Delivery Fee	\$95.00	\$95.00	\$95.00
	1	VFREIGHT	Ventrac Freight Charge	\$988.28	\$988.28	\$988.28
			Total			\$34,276.08

Terms:	Net 30
Equipment Total	\$34,276.08
Sales Tax	\$2,106.56
Totals:	\$36,382.64

Warranty

The above quote meets or exceeds ANSI Safety Specification. All new Ventrac tractors and attachments are covered by Ventrac's V-Plus Warranty. Two year commercial limited warranty with unlimited hours.



Q-07785

The preceding pricing is good for 30 days, not including Sales Tax, after which time new pricing would have to be submitted. Time of delivery may vary; please check when placing order. All payments are subject to state and local taxes.

Please indicate your acceptance of this quote as an order by signing below and returning via email to tanner.fleming@wescoturf.com or fax 941.487.6889. Time of delivery may vary; please check when placing order.

Signed: _____

Name: _____

Date: _____

Thank you for considering Wesco Turf, Inc. for your equipment needs. If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

Tanner Fleming

Commercial Sports Fields & Grounds Territory Manager
(941) 993-7947, tanner.fleming@wescoturf.com



Home > Products > Attachments > Turf Maintenance

VENTRAC ATTACHMENTS LINEUP

Turf MAINT.

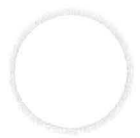
Specialty

Soil/site prep.

debris removal -

Broom

HBS80















Turf Maintenance



4000 Series

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	Aerator EB480	<input type="radio"/>
	Mowers - Boom MA900	<input type="radio"/>
	Mowers - Contour Deck MJ840	<input type="radio"/>
	Mowers - Finish MSMTMU	<input type="radio"/>
	Mowers - Flail MWMY	<input type="radio"/>
	Mowers - Reel MR740	<input type="radio"/>
	Mowers - Tough Cut HQ680	<input type="radio"/>
	Mowers - Wide Area MK960	<input type="radio"/>
	Vacuum Collection System RV602	<input type="radio"/>

[View All Attachments](#)

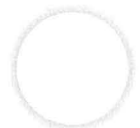
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Home > Products > Attachments > Soil & Site Preparation

VENTRAC ATTACHMENTS LINEUP

- Show:  SSV Attachments
  4000 Series Attachments

Soil/Site Preparation



4000 Series

- | | | |
|---|-----------------------------|-----------------------|
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|  | Power Buckets HE | <input type="radio"/> |
|  | Power Rake KG540 | <input type="radio"/> |
|  | Power Rake KP540 | <input type="radio"/> |
|  | Tiller KL480 | <input type="radio"/> |
|  | Trencher KY400 | <input type="radio"/> |
|  | VERSA-Loader KH500 | <input type="radio"/> |

[View All Attachments](#)





Home > Products > Attachments > Specialty

VENTRAC ATTACHMENTS LINEUP

Show:  SSV Attachments

 4000 Series Attachments

Specialty Attachments



4000 Series



Ballpark Groomer
DR540



Ballpark Renovator
DG550



Edger ED202



Sod Cutter
EC240



Stump Grinder
KC180



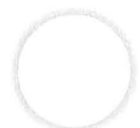
[View All Attachments](#)

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[CAREER OPPORTUNITIES](#)



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

ITEM TITLE: Ventrac Tractor Quotes

For the Meeting of: March 24, 2022

Submitted by: City Manager/Public Works Director

Date Submitted: March 15, 2022

Amount Required: \$10,034.38 from Line Item 01541-30631 under capital outlay budgeted for \$11,000 for Kubota PTO and sweeper attachment
\$64,971.35 from line Item 40533-60640 under capital outlay budgeted for \$65,000.00 for 4WD Kubota tractor with detachable backhoe, material bucket, and 72" claw grapple

Attachments: Two sets of quotes from Crystal Tractor (Leesburg, Florida) and Florida Coast Equipment (Palm Beach, Florida)

Item Description:

- 1) Kubota 66" rotary broom and PTO to attach to Kubota RTV-worksite utility vehicle;
- 2) Kubota RTV-X 1120 worksite utility vehicle, and
- 3) Kubota M7060HD Tractor with detachable backhoe, material bucket and 72" claw grapple.

Staff reached out to a third dealer (Gatorland Kubota) in Gainesville, Florida who failed to provide a third quote on the subject items.

Action to be Taken: Approval

Staff's Recommendation: Staff recommends purchasing all three items from Crystal Tractor who has low quote on all items and is a local business from Leesburg whom the city has conducted business with before.

Additional Comments: None

City Manager Review: Yes

Mayor Authorization: Yes



Quote Page 1 of 1
 Quote Number: 346804
 Effective Date: 02/28/2022
 Valid Through: 02/28/2022

Ship To

Kubota Dealer

Bill To

CITY OF FRUITLAND PARK
 ROB DISCUS
 506 W BERCKMAN ST
 FRUITLAND, FL 34731
 Mobile: (352) 308-6651
 RDICUS@FRUITLANDPARK.ORG

CRYSTAL KUBOTA
 3701 W. MAIN STREET
 LEESBURG, FL 34748
 Kevin Mason
 Phone: (352) 787-1234
 ext.2521
 Email:
 kevin.mason@crystaltractor.com

CITY OF FRUITLAND PARK
 ROB DISCUS
 506 W BERCKMAN ST
 FRUITLAND, FL 34731
 Mobile: (352) 308-6651
 RDICUS@FRUITLANDPARK.ORG

Equipment Detail

Description	Manufacturer	Model #	Qty	Price Each	Total
66" ROTARY BROOM (PTO K-CONNECT)	Kubota	V5266	1	\$3,684.38	\$3,684.38
4 POINT K CONNECT	KUBOTA PARTS	V5293B	1	\$2,600.00	\$2,600.00
PTO DRIVE	KUBOTA PARTS	V5299	1	\$3,300.00	\$3,300.00
FRONT HEAVY DUTY STRUT KIT	KUBOTA PARTS	K7591-99180	1	\$325.00	\$325.00
FRONT HEAVY DUTY SPRING KIT	KUBOTA PARTS	K7591-99190	1	\$125.00	\$125.00

Cash Details

Equipment Total	\$10,034.38
Cash Sale Price	\$10,034.38

Kubota Disclaimer

Sales quote can only be provided by a participating Kubota dealer. Only Kubota and Kubota performance-matched Allied equipment are eligible. Inclusion of ineligible equipment may result in a higher blended APR. Stand Alone Kubota or Allied implements and attachments/accessories are subject to stand alone programs. Financing is available through Kubota Credit Corporation, U.S.A.; subject to credit approval. Program eligibility requirements are subject to change without notice and may be withdrawn without notice. Some exceptions apply. See dealer or go to KubotaUSA.com for more information.



CRYSTAL

TRACTOR & EQUIPMENT

crystaltractor.com

Quote Page 1 of 2
Quote Number: 346794
Effective Date: 03/04/2022
Valid Through: 03/31/2022

Ship To

Kubota Dealer

Bill To

CITY OF FRUITLAND PARK
ROB DISCUS
506 W BERCKMAN ST
FRUITLAND, FL 34731
Mobile: (352) 308-6651
RDICUS@FRUITLANDPARK.ORG

CRYSTAL KUBOTA
3701 W. MAIN STREET
LEESBURG, FL 34748
Kevin Mason
Phone: (352) 787-1234
ext.2521
Email:
kevin.mason@crystaltractor.com

CITY OF FRUITLAND PARK
ROB DISCUS
506 W BERCKMAN ST
FRUITLAND, FL 34731
Mobile: (352) 308-6651
RDICUS@FRUITLANDPARK.ORG

Equipment Detail

Description	Manufacturer	Model #	Qty	Price Each	Total
RTV-X1120W-H - WORKSITE UTILITY VEHICLE W/HDWS TIRES	Kubota	RTV-X1120W-H	1	\$14,303.17	\$14,303.17
SIDE MIRROR KIT - ROPS (1)	Kubota	77700-V4358	1	\$43.75	\$43.75
WIRE HARNESS KIT / MULTIPLE ACCESY	Kubota	77700-VC5080	1	\$124.45	\$124.45
CANOPY - PLASTIC (BLACK)	Kubota	77700-VC5011	1	\$322.23	\$322.23
LED STROBE LIGHT CAB PNF	Kubota	77700-VC5056	1	\$155.00	\$155.00
4-WAY FLASHER LIGHTS PNF	Kubota	77700-VC5057A	1	\$616.00	\$616.00

Finance Details

Cash Details

Equipment Total	\$15,564.60	Equipment Total	\$15,564.60
Finance Sub-total *	\$15,564.60	Cash Sale Price	\$15,564.60

* Not including Tax, Incentives, Insurance, and Ex. Warranty. See Below

Kubota Disclaimer

Sales quote can only be provided by a participating Kubota dealer. Only Kubota and Kubota performance-matched Allied equipment are eligible. Inclusion of ineligible equipment may result in a higher blended APR. Stand Alone Kubota or Allied implements and attachments/accessories are subject to stand alone programs. Financing is available through Kubota Credit Corporation, U.S.A.; subject to credit approval. Program eligibility requirements are subject to change without notice and may be withdrawn without notice. Some exceptions apply. See dealer or go to KubotaUSA.com for more information.



V Series

RTV-X1120W-H

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

Model Kubota D1105
3 Cyl. 68.5 cu in
+24.8 Gross Eng HP
60 Amp Alternator

TRANSMISSION

VHT-X
Variable Hydro Transmission
Forward Speeds:
Low 0 - 16 mph
High 0 - 29 mph
Reverse 0 - 22 mph
Limited-slip Front Differential
Rear differential lock

HYDRAULICS

Hydrostatic Power Steering
with manual tilt-feature
Hydraulic Oil Cooler

FLUID CAPACITY

Fuel Tank 7.9 gal
Cooling 6.4 qts
Engine Oil 4.3 qts
Transmission Oil 1.8 gal
Brake Fluid 0.4 qts

DIMENSIONS

Width 63.2 in
Height 79.5 in
Length 120.3 in
Wheelbase 80.5 in
Tow Capacity 1300 lbs
Ground Clearance 10.4 in
Suspension Travel 8 in
Turning Radius 13.1 ft

+ Manufacturer Estimate

KEY FEATURES

Digital Multi-meter
Speedometer
Front Independent Adjustable Suspension
Rear Independent Adjustable Suspension
Brakes - Front/Rear Wet Disc
Rear Brake Lights / Front Headlights
2" Hitch Receiver, Front and Rear
Deluxe 60/40 split bench seats
with driver's side seat adjustment
Underseat Storage Compartments
Basic Front Bumper
Tilt Steering
Glove Box Cover
Standard Bumper
Hydraulic Bed Lift
*Some Models with Spray on Bed Liner

SAFETY EQUIPMENT

SAE J2194 & OSHA 1928 ROPS
Dash-mounted Parking Brake
Horn
Spark Arrestor Muffler
Retractable 3-point Seat Belts
Half-doors
Adjustable Head Lights
Rear Protection Screen
Shoulder Restraints

CARGO BOX

Width 57.7 in
Length 40.5 in
Depth 11.2 in
Load Capacity 1102 lbs
Vol. Capacity 15.2 cu ft



CRYSTAL

TRACTOR & EQUIPMENT

crystaltractor.com



Quote Page 1 of 2
Quote Number: 120838
Effective Date: 02/28/2022
Valid Through: 02/28/2022

Ship To

Kubota Dealer

Bill To

CITY OF FRUITLAND PARK
ROB PONDER
FL
Mobile: (352) 308-6651
RDICUS@FRUITLANDPARK.ORG

CRYSTAL KUBOTA
3701 W. MAIN STREET
LEESBURG, FL 34748

Kevin Mason
Phone: (352) 787-1234
ext.2521
Email:
kevin.mason@crystaltractor.com

CITY OF FRUITLAND PARK
ROB PONDER
FL
Mobile: (352) 308-6651
RDICUS@FRUITLANDPARK.ORG

Equipment Detail

Description	Manufacturer	Model #	Qty	Price Each	Total
M7060HD - 4WD TRACTOR W/HYDRAULIC SHUTTLE & ROPS	Kubota	M7060HD	1	\$36,175.96	\$36,175.96
BACKHOE MNTG KIT - M50,M60,M70	Kubota	M4021	1	\$2,374.83	\$2,374.83
SELF LEVELING CONTROL VALVE KIT/ROPS	Kubota	M7998	1	\$1,917.30	\$1,917.30
11.1 FT BACKHOE	Kubota	M4011	1	\$13,021.80	\$13,021.80
Stabilizer Flip Pads		L9453	2	\$127.64	\$255.28
LDR W QC & FRT GRD M6060/7060 M4-061/071	Kubota	LA1154A	1	\$5,346.29	\$5,346.29
REAR WORK LIGHT KIT (1 PER KIT)	Kubota	M7630	1	\$85.39	\$85.39
3RD FUNCTION VALVE KIT (ROPS)	Kubota	M7991	1	\$957.30	\$957.30
72" TWO-LEVER QUICK ATTACH ROUND BACK BUCKET	Kubota	M1811	1	\$709.21	\$709.21
18" HEAVY DUTY BUCKET	Kubota	L5418A	1	\$728.99	\$728.99
R-TIRE 16.9-24 R4 Titan Ind Tractor Lug		ALR8917	2	-Included	-Included
F-TIRE 14-17.5 R4 WITH 0.55" INSET		AMR8797	2	-Included	-Included
72" CLAW GRAPPLE	LAND PRIDE	SGC1072-71	1	\$2,700.00	\$2,700.00

Finance Details

Cash Details

Equipment Total	\$64,272.35	Equipment Total	\$64,272.35
DOC FEE	\$699.00	DOC FEE	\$699.00
Finance Sub-total *	\$64,971.35	Cash Sale Price	\$64,971.35

* Not including Tax, Incentives, Insurance, and Ex. Warranty. See Below

Kubota Disclaimer

Sales quote can only be provided by a participating Kubota dealer. Only Kubota and Kubota performance-matched Allied equipment are eligible. Inclusion of ineligible equipment may result in a higher blended APR. Stand Alone Kubota or Allied implements and attachments/accessories are subject to stand alone programs. Financing is available through Kubota Credit Corporation, U.S.A.; subject to credit approval. Program eligibility requirements are subject to change without notice and may be withdrawn without notice. Some exceptions apply. See dealer or go to KubotaUSA.com for more information.



Finance Terms

Term / APR	Finance Sub-Total	Min Down Percent	Incentives	Est. Taxes	Est. KTAC Insurance *	Extended Warranty *	Equipment Financed Amount	Total Amount Financed	Estimated Monthly Payment
48 Months / 0.00%	\$64,971.35	0%	\$0.00	\$0.00	\$5,512.26	\$0.00	\$64,971.35	\$70,483.61	\$1,468.41
60 Months / 0.00%	\$64,971.35	0%	\$0.00	\$0.00	\$6,991.22	\$0.00	\$64,971.35	\$71,962.57	\$1,199.38
72 Months / 0.49%	\$64,971.35	0%	\$0.00	\$0.00	\$8,379.47	\$0.00	\$64,971.35	\$73,350.82	\$1,032.27
84 Months / 1.49%	\$64,971.35	0%	\$0.00	\$0.00	\$9,767.71	\$0.00	\$64,971.35	\$74,739.06	\$931.27

* KTAC and Extended Warranty is always finance at 0%

Kubota Disclaimer

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M Series

M7060HD

UTILITY ROPS TRACTOR, 4WD, HYDRAULIC-SHUTTLE TRANSMISSION

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

Model # V3307-CR-TE4
CRS – Common Rail Fuel Injection
Electronic Governor Control
Turbocharged with EGR Valve
4 Cyl - 203 cu. in.
^ 71 Net Eng. HP
^ 64 PTO HP
EPA Tier IV Emission Certified
12V 700 CCA Battery
Charging Output 45 amps (ROPS)

HYDRAULICS / HITCH / DRAWBAR

Open Center Gear Type
First Remote (SCD) with Self
Canceling Detents

Eight Speed Models

6.1 gpm Power Steering
11.0 gpm Remotes / 3 Pt. Hitch
@ 2770 psi
17.2 gpm Total
Cat II 3-point Hitch
At lift Point 4200 lbs.
24" Behind 3307 lbs.
Telescoping Lower Links
Stabilizers
Swinging Drawbar

POWER TAKE OFF

Live-Independent Hyd. PTO
SAE 1 3/8" Six Spline
540 rpm @ 2160 Eng. rpm

FRONT AXLE

Hydrostatic Power Steering
4WD Bevel Gear
Cast Iron
55 Degree turning angle
Limited Slip Differential
Adj. (Rim) Tread Spacing
HDC12:
4WD Automatic braking from 2WD with
both brakes applied
Electro/hydraulic engagement of front
wheel drive

FLUID CAPACITY

Fuel Tank (ROPS) 18.5 gal
Cooling System 6.6 qts
Crankcase 8.5 qts
Transmission and
Hydraulics 10.6 gal
Front Axle (4WD) 8.5 qts

DRIVE TRAIN

Eight Speed Models

Four Speed Fully Synchronized
8F/8R Speeds Hydraulic shuttle
Planetary Final Drives
Rear Diff. Lock (ALL)

SAFETY EQUIPMENT

Flip-Up PTO Shield
Safety Start Switches
PTO – OPC (Operator Presence
Control, Alarm 10 seconds
Electric Key Shut Off
Mechanical Wet Disc Brakes
Parking Brakes
Turn Signals
SMV Sign

ROPS MODEL

2-Post Foldable ROPS
Retractable Seat Belt

LIGHTING

2 Headlights w/sidelights
2 Tail lights
2 Hazard Flasher Lights with Turn
Signals (ROPS)
7 Pin Electrical Trailer Connector

INSTRUMENTS

Tachometer/Hour meter
Oil Pressure
Fuel Gauge
Coolant Temperature

^ Manufacturer estimate.

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

ITEM TITLE: Public Hearing – Resolution 2022-013 Arbor Park Preliminary Plan Approval - Phase 1 - Petitioner: Michael S. Bailey

For the Meeting of: March 24, 2022

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

Date Submitted: March 14, 2022

Funds Required: No

Attachments: Proposed Resolution 2022-013, development application, location map, advertising affidavit and staff report.

Item Description: Resolution 2022-013 Preliminary Plan for development of Phase I single family lot subdivision of approximately ± 68.77 acres located south of Urick Street, north of Griffin Road, east of C.R. 468 and west of US Hwy 27/441.

Planning and Zoning Board recommended approval at its March 17, 2022 meeting.

Action to be Taken: Adopt Resolution 2022-013

Staff’s Recommendation: Approval.

Additional Comments: Staff recommends approval of Resolution 2022-013.

City Manager Review: Yes

Mayor Authorization: Yes

RESOLUTION 2022-013

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF ARBOR PARK - PHASE 1 GENERALLY LOCATED WEST OF U.S. HWY 27/441, EAST OF COUNTY ROAD 468, NORTH OF GRIFFIN ROAD AND SOUTH OF URICK STREET, FRUITLAND PARK, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for preliminary plan approval of Arbor Park – Phase 1 consisting of 163 single family residential lots and tracts for future development; and

WHEREAS, the subject property consisting of 160.34 +/- acres is zoned MIX USE PUD and has a future land use of MIXED COMMUNITY; and

WHEREAS, the Planning and Zoning Board and the City Commission have considered the application in accordance with Sec. 157.060(d) of the City of Fruitland Park Land Development Code and made recommendation to the City Commission; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the application in accordance with the procedures for granting preliminary plan approval set forth in Sec. 157.060(d) of the City of Fruitland Park Land Development Code; and

WHEREAS, the City Commission finds that the Preliminary Plan for Arbor Park – Phase 1 is in compliance with the City’s land development regulations.

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

Section 1. Granting of Minor Subdivision Approval.

Approval of the Preliminary Plan for Arbor Park - Phase 1, a copy of which is attached hereto, is **GRANTED**.

Section 2. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED AND RESOLVED this ____ day of _____, 2022, 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

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



CHICAGO TITLE
INSURANCE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 4040INC

THE NORTH 726 FEET OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND

THE SOUTH 594 FEET OF THE W 1/2 OF NE 1/4 OF NE 1/4 SECTION 16, TOWNSHIP 19, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND

THE EAST 756 FEET OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND

THE SOUTH 50 FEET OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR MONTCLAIR ROAD, ALSO KNOWN AS COUNTY ROAD 468.

AND

THAT PORTION OF BLOCK 46 IN THE TOWN OF FRUITLAND PARK, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS: BEGIN AT THE SOUTHWEST CORNER OF BLOCK 46 (S 1/4 OF SECTION 9, TOWNSHIP 19 S., RANGE 24 EAST, LAKE COUNTY, FLORIDA); RUN THENCE SOUTH 89° 46' 00" EAST ALONG THE SOUTH LINE OF BLOCK 46 FOR 400 FEET; RUN THENCE NORTH 00° 26' 10" EAST FOR 582.55 FEET; RUN THENCE NORTH 89° 33'50" EAST FOR 36 FEET; RUN THENCE NORTH 00°26'10" EAST FOR 396.36 FEET TO THE NORTH LINE OF SAID BLOCK 46; RUN THENCE NORTH 89° 29' 50" WEST ALONG NORTH LINE OF SAID BLOCK 46 FOR 433.48 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 46; RUN THENCE SOUTH 00° 35' 00" EAST ALONG WEST LINE OF SAID BLOCK 46 FOR 980.70 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF LOTS 1, 2 AND 3, BLOCK 46, TOWN OF FRUITLAND PARK, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF BLOCK 46, RUN EAST 400 FEET TO POINT OF BEGINNING; NORTH 582.55 FEET, EAST 36 FEET, NORTH 396.36 FEET TO NORTH LINE OF BLOCK 46, EAST TO NORTHEAST CORNER OF BLOCK 46, SOUTH TO SOUTHEAST CORNER BLOCK 46, WEST TO POINT OF BEGINNING, SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT: COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID BLOCK 46 (ALSO BEING THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST); THENCE SOUTH 89°43' 16" EAST, ALONG THE SOUTH LINE OF BLOCK 46, A DISTANCE

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ALTA Commitment for Title Insurance 8-1-16 with Florida Modifications



CHICAGO TITLE
INSURANCE COMPANY

OF 400.00 FEET; THENCE NORTH 00°26'56" EAST, 342.53 FEET, FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE NORTH 00°26'56" EAST, 239.91 FEET; THENCE SOUTH 89°33'50" EAST, 36.00 FEET; THENCE NORTH 00°25'26" EAST 396.16 FEET, TO THE SOUTH LINE OF URICK STREET (A 50 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°30'00" EAST, 400.00 FEET; THENCE SOUTH 00°26'10" WEST, 629.00 FEET THENCE SOUTH 89°33'50" WEST, 436.00 FEET, TO THE POINT OF BEGINNING.

AND

W 1/2 of NE 1/4; N 1/2 of SE 1/4 of NE 1/4, Section 16, Township 19 South, Range 24 East, Lake County, Florida.

AND

THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 50 FEET THEREOF AND LESS COUNTY ROAD RIGHT OF WAY.

LESS AND EXCEPT:

THAT PORTION OF THE SOUTH 3/4 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4999, PAGES 1998-1999, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 468 AS SHOWN ON MAP BOOK 6, PAGE 150, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN S 89°15'46" E, ALONG SAID NORTH LINE, A DISTANCE OF 300.00 FEET; THENCE LEAVING SAID NORTH LINE RUN S 00°51'09" W, A DISTANCE OF 420.52 FEET; THENCE N 89°25'43" W, A DISTANCE OF 300.00 FEET, TO THE SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE N 00°51'09" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 421.39 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

THAT PORTION OF THE SOUTH 3/4 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4999, PAGES 1998-1999, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 468 AS SHOWN ON MAP BOOK 6, PAGE 150, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN S 00°51'09" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 521.39 FEET FOR THE POINT OF BEGINNING; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN S 89°25'43" E, A DISTANCE OF 998.71 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY ALONG

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ALTA Commitment for Title Insurance 8-1-16 with Florida Modifications



CHICAGO TITLE
INSURANCE COMPANY

THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°11'51" AN ARC DISTANCE OF 133.33 FEET TO THE POINT A TANGENCY; THENCE S 51°13'51" E, A DISTANCE OF 211.21 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE S 00°58'09" W, ALONG SAID EAST LINE, A DISTANCE OF 249.11 FEET, TO THE SOUTHEAST CORNER OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4999, PAGES 1998-1999; THENCE LEAVING SAID EAST LINE RUN N 89°22'43" W, ALONG THE SOUTH LINE OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4999, PAGES 1998-1999, A DISTANCE OF 1288.71 FEET TO AN INTERSECTION WITH THE SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE N 00°51'09" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 421.42 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

THE SOUTH 50 FEET OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR MONTCLAIR ROAD, ALSO KNOWN AS COUNTY ROAD 468.

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ALTA Commitment for Title Insurance 8-1-16 with Florida Modifications

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Our File No.: 4040INC

17F



CHICAGO TITLE
INSURANCE COMPANY

SCHEDULE B-II

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Exceptions

File No.: 4040INC

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Terms and conditions of the Master Development Agreement as contained in Ordinance 2019-003 recorded in Official Records Book 5357, Page 705.
5. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

NOTE: All recording references in this form shall refer to the public records of Lake County, Florida, unless otherwise noted.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

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ALTA Commitment for Title Insurance 8-1-16 with Florida Modifications

Page 6 of 10

Our File No.: 4040INC

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CHICAGO TITLE
INSURANCE COMPANY

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

END OF SCHEDULE B – SECTION II

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ALTA Commitment for Title Insurance 8-1-16 with Florida Modifications

Page 7 of 10

Our File No.: 4040INC

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

PRELIMINARY PLAT

Owner(s): Rufus M Holloway, Jr. Family Trust, Holloway Properties Inc., & Leesburg Fruit Company Inc.

Applicant: Park Square Homes – Suresh Gupta

General Location: 3460 S. US Hwy 27/441, Fruitland Park, Florida

Number of Acres: 68.77 ± acres Phase I (Total Site 177.7 ± acres)

Existing Zoning: MUPUD

Existing Land Use: Mixed Use

Date: January 12, 2022

Description of Project

A preliminary plat for Phase I of Park Square, formerly known as Leesburg Fruit Company, Inc Planned Unit Development, a 177 ± acres mixed planned unit development located south of Urick Street and east of C.R. 468. The PUD approval includes up to 700 hundred detached single family residential units, assisted living facilities up to 220 beds, a nursing home, commercial uses consistent with C-1 uses, convenience stores with fuel operations, restaurants, banks, recreation and sport facilities with the total commercial square footage not to exceed 48,000 square feet. Approved single family lot widths varied from 50'-70'.

The surrounding uses are provided in Table 1.

	Surrounding Zoning	Surrounding Land Use
North	R-3, R-2, R-1, PFD	SFLD, MFHD, Intuitional
South	County Agriculture	County Urban High Density
East	County Agriculture and LeesburghR-3	County Urban High Density
West	County R-1	County Urban Medium Density

Table 1. Surrounding Property Uses

Phase 1 includes approval for 163 single family detached single family units on 68.77 ± acres. Lot widths range from 50' to 70', Table 2 provided the distribution of the lot widths. Ordinance 2019-003 requires 80% of the lots to be 50' wide, 10 percent of the lots to be 60' wide and the remaining 10 percent to be 70' wide when the community is fully built out. Since this is the initial development phase for the community, the percentages differ slightly from the

percentages required at build out. Phase I provides lot widths consistent with the intent of the approved PUD.

Lot width	Number of Lots in Phase I
50'	141
60'	15
70'	7

Assessment

Review Comments

The applicant has addressed all previous outstanding planning issues. Review of the preliminary plat indicates that some of the proposed block lengths do not meet the minimum standards of Chapter 157, Section 157.080. Minimum block length is 600' and the maximum block length is 1200'. Please provide an exhibit showing the proposed block lengths. Should a variance be requested, the application may be amended to include the variance with justification.

Recommendation

Please provide exhibit showing compliance with block lengths or amend application and request variance with justification.

Please note that evidence of sand skink mitigation credits for impacting sank skinks shall be provided prior to commencing construction.



City of Fruitland Park, Florida
Community Development Department
 506 W. Berckman St., Fruitland Park, Florida 34731
 Tel: (352) 360-6727 Fax: (352) 360-6652
 www.fruitlandpark.org

<i>Sta Use Only</i>
Case No.: _____
Fee Paid: _____
Receipt No.: _____

Development Application

Contact Information:

Owner Name: Rufus M. Holloway Jr
 Address: 1616 Lake Shore Drive, Orlando, FL 32803
 Phone: _____ Email: _____

Applicant Name: Park Square Homes - Suresh Gupta
 Address: 5200 Vineland Road, Suite 200, Orlando, FL 32811
 Phone: 407-529-3043 Email: darnette@parksquarehomes.com

Engineer Name: Half Associates, Inc. - Charles C. Hiott
 Address: 902 N. Sinclair Ave., Tavares, FL 32778
 Phone: 352-343-8481 Email: chiott@half.com

Property and Project Information:

PROJECT NAME*: Park Square Homes Fruitland Park Phase 1
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: Urick Street

Parcel Number(s): 1289865, 1289874, 1289904, 1430411, 1638808, 1659959, 1772435, 3540458, 3591334, 39000702 Section: 16 / 9 Township: 19 Range 24

Area of Property: 177.7 acres (68.77 - Phase 1) Nearest Intersection: Thomas Avenue and Urick Street

Existing Zoning: MUPUD Existing Future Land Use Designation: Mixed Use

Proposed Zoning: MUPUD Proposed Future Land Use Designation: Mixed Use

The property is presently used for: Agriculture

The property is proposed to be used for: 163 lot subdivision

Do you currently have City Utilities? yes

Application Type:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Minor Lot Split | <input checked="" type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Construction Plan | <input type="checkbox"/> ROW/Plat Vacate |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: Construct 163 single family lot subdivision

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Printed Name: Suresh Gupta

Signature: 

Date: 9/1/2021

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

Development Application Checklist

The Following are Required for ALL Development Applications:

- Legal Description (Word file req'd) Current Deed Aerial Photo
 Property Appraiser Information Electronic Copy of Application Location Map

Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. . Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through www.lakecountyfl.gov/maps/. Note: All maps are required to depict adjacent properties at a minimum.

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation

Analyses: Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis

Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications:

- Requested Zoning Map Justification for Rezoning

Planned Development Applications:

Maps/Plans: Conceptual Plan as Described in LDRs Chapter 154, Section 154.030,10,G Environmental Constraints

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications:

- Justification for Variance

Special Exception Use Applications:

- Justification for Special Exception Use
 Site Sketch List of Special Requirements as Described in LDRs, Chapter 155

Conditional Use Permit Applications:

- Proposed List of Conditions and Safeguards
 Site Plan as Described in LDRs, Chapter 155 Written Statement as Described in LDRs, Chapter 155

Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

- As Described in LDRs, Chapter 157

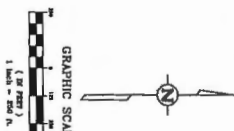
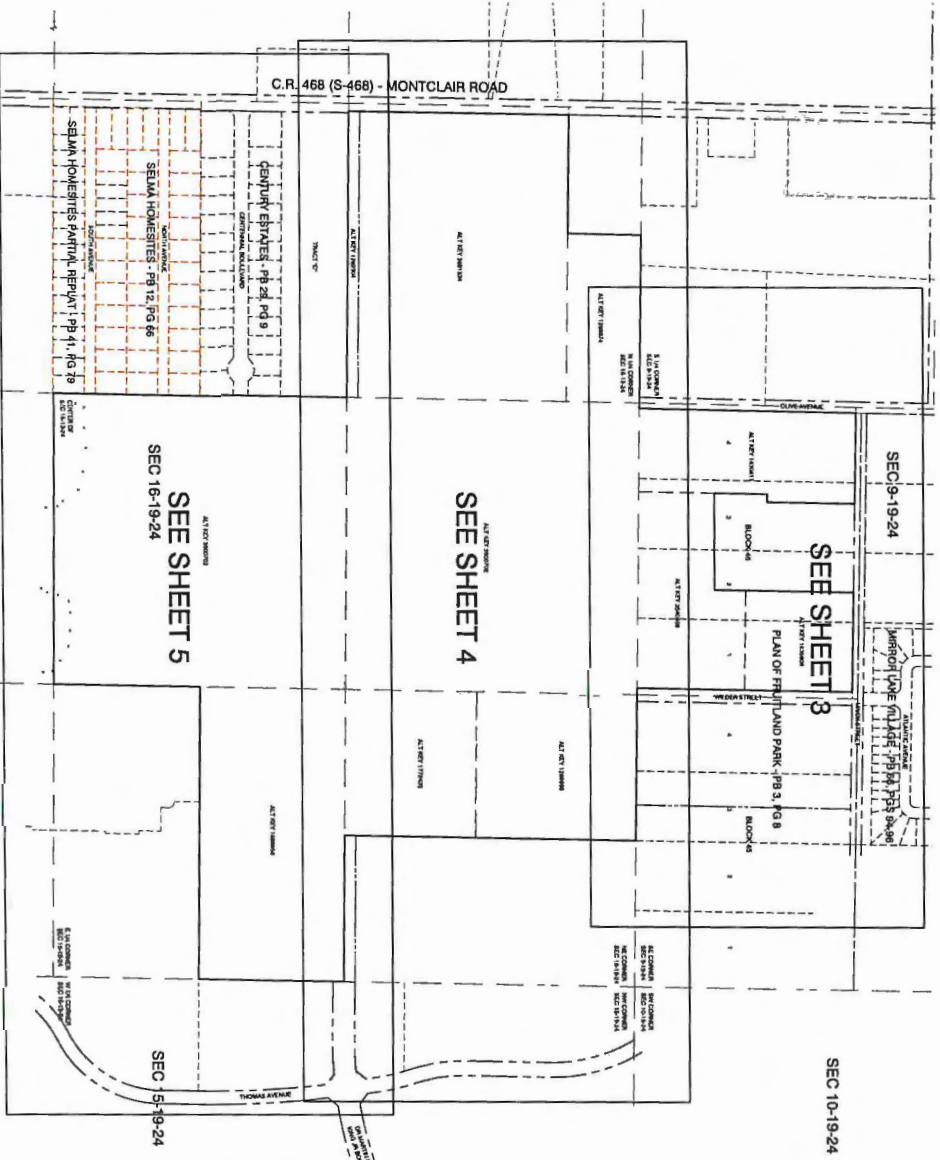
Minor Subdivision Applications:

- As Described in LDRs, Chapter 157

Site Plan Applications:

- As Described in LDRs, Chapter 160

BOUNDARY SURVEY

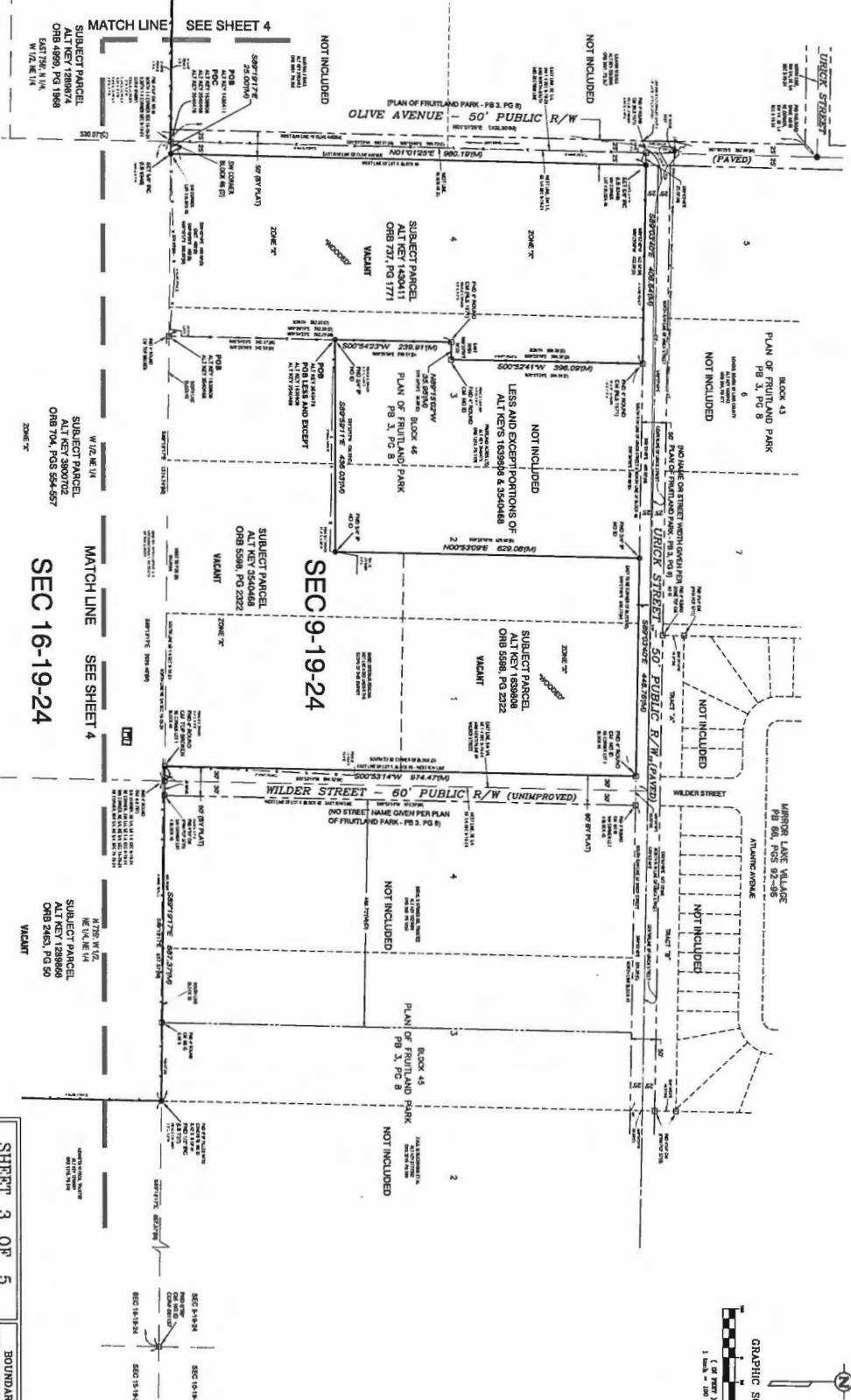


KEY MAP

DRAFT COPY 7/21/2021

SHEET 2 OF 5																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">CLIENT</td> <td>CHAS CAMPBELL AND ASSOCIATES</td> </tr> <tr> <td style="font-size: 8px;">JOB NO.</td> <td>11100000000000000000</td> </tr> <tr> <td style="font-size: 8px;">DATE</td> <td>NOV 2021</td> </tr> <tr> <td style="font-size: 8px;">DRAWN BY</td> <td>CHAD CAMPBELL</td> </tr> <tr> <td style="font-size: 8px;">CHECKED BY</td> <td>CHAD CAMPBELL</td> </tr> <tr> <td style="font-size: 8px;">SCALE</td> <td>AS SHOWN</td> </tr> <tr> <td style="font-size: 8px;">PROJECT</td> <td>11100000000000000000</td> </tr> </table>	CLIENT	CHAS CAMPBELL AND ASSOCIATES	JOB NO.	11100000000000000000	DATE	NOV 2021	DRAWN BY	CHAD CAMPBELL	CHECKED BY	CHAD CAMPBELL	SCALE	AS SHOWN	PROJECT	11100000000000000000	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">PROJECT</td> <td>11100000000000000000</td> </tr> <tr> <td style="font-size: 8px;">DATE</td> <td>NOV 2021</td> </tr> <tr> <td style="font-size: 8px;">DRAWN BY</td> <td>CHAD CAMPBELL</td> </tr> <tr> <td style="font-size: 8px;">CHECKED BY</td> <td>CHAD CAMPBELL</td> </tr> <tr> <td style="font-size: 8px;">SCALE</td> <td>AS SHOWN</td> </tr> <tr> <td style="font-size: 8px;">PROJECT</td> <td>11100000000000000000</td> </tr> </table>	PROJECT	11100000000000000000	DATE	NOV 2021	DRAWN BY	CHAD CAMPBELL	CHECKED BY	CHAD CAMPBELL	SCALE	AS SHOWN	PROJECT	11100000000000000000
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BOUNDARY SURVEY



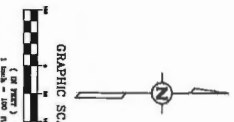
MATCH LINE SEE SHEET 4

SEC 9-19-24

MATCH LINE SEE SHEET 4

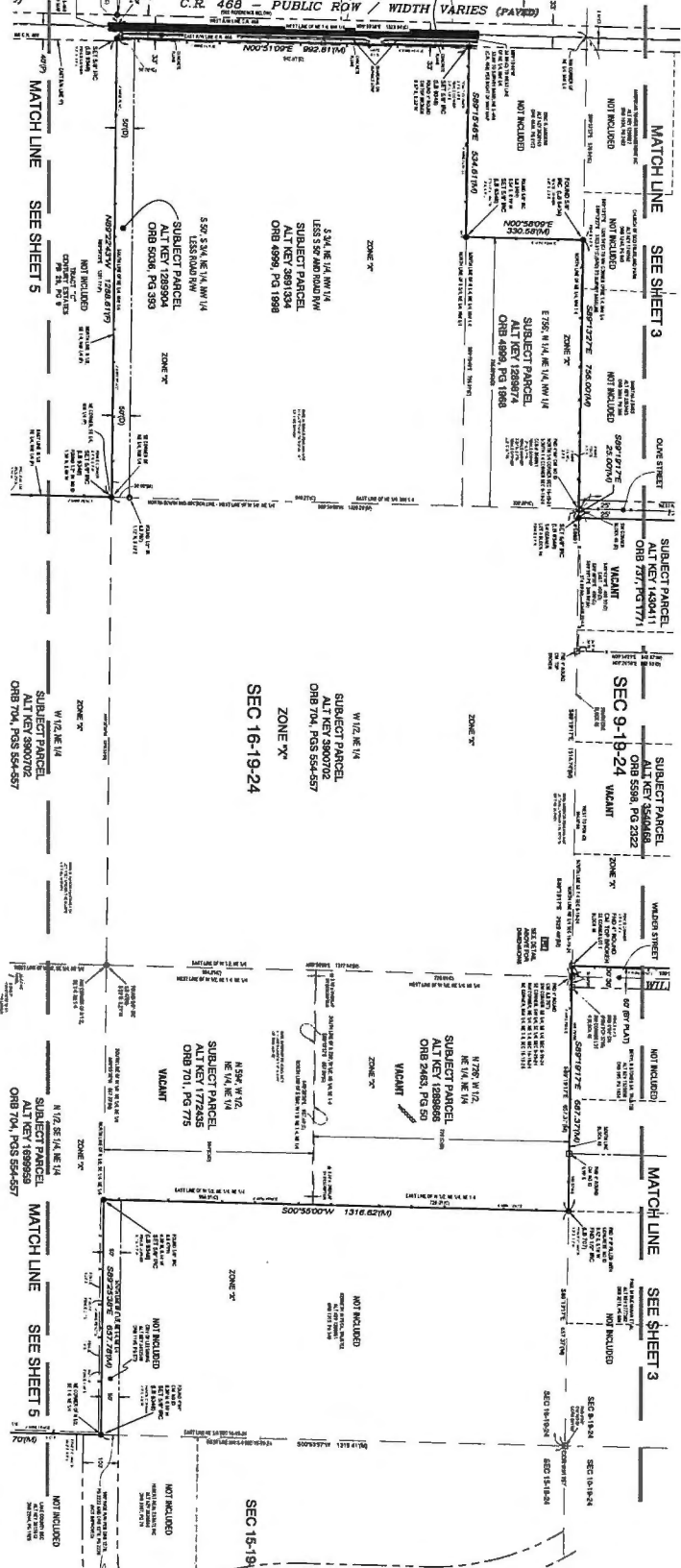
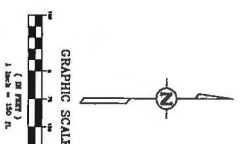
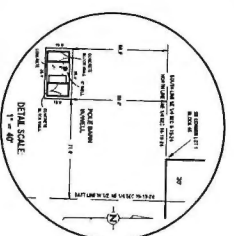
SEC 16-19-24

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SHEET 3 OF 5	
<p>BOUNDARY SECTIONS 9 & 16, TOWNSHIP 19 N, RANGE 24 E, RANGE 24 E</p> <p>DATE: 07/21/2021 TIME: 10:00 AM DRAWN BY: JRM CHECKED BY: JRM DATE: 07/21/2021</p>	<p>ALTERNATE TEXT 1289866 ORB 5588, PG 2322 W/12 NE 1/4 VACANT</p>

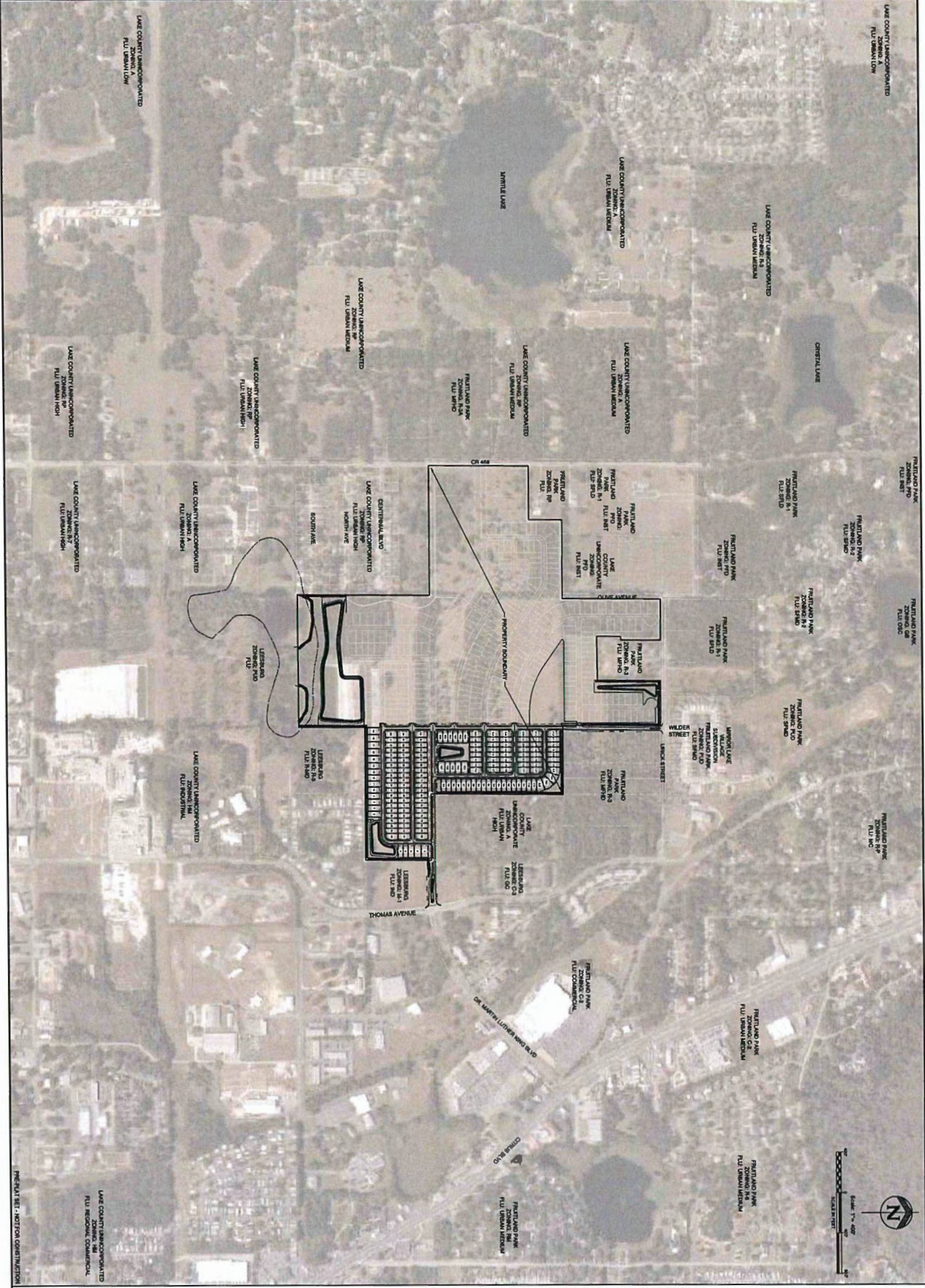
BOUNDARY SURVEY



484 (3-14-15) SURVEY MAPS ARE NOT SUBJECT TO ANY REGULATION
 484 (3-14-15) SURVEY MAPS ARE NOT SUBJECT TO ANY REGULATION
 484 (3-14-15) SURVEY MAPS ARE NOT SUBJECT TO ANY REGULATION
 ARE 150' PUBLIC RECORDS BY LAKE COUNTY RECORD.

DRAFT COPY 7/21/2021

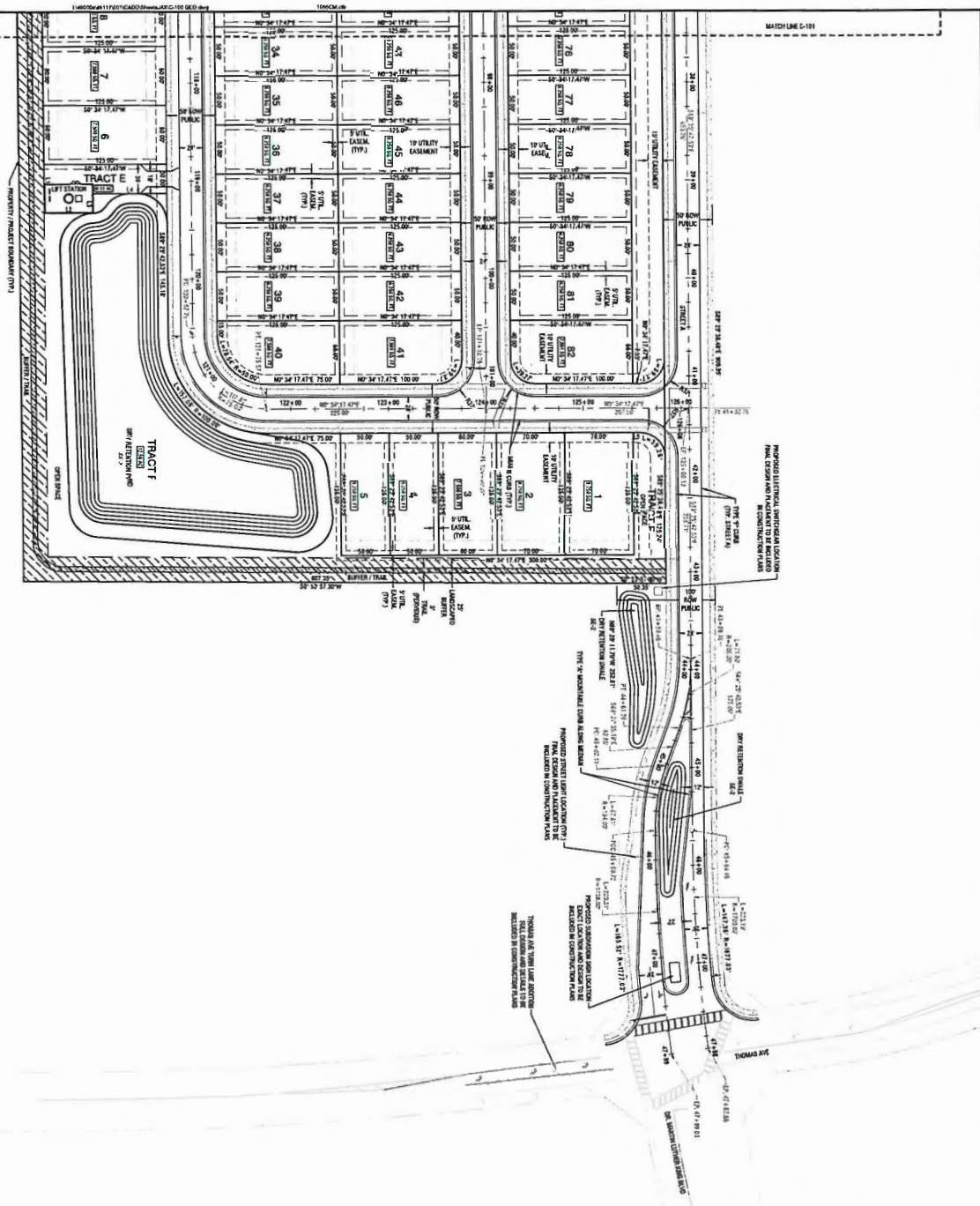
SHEET 4 OF 5		
BOUNDARY SURVEY SEC 9-19-24, TOWNSHIP 14 S, RANGE 14 W, COUNTY OF LAKE COUNTY, WISCONSIN	ALTERNATE KEYS 128984, 128994, 128999, 129004, 129009, 129014, 129019, 129024, 129029, 129034, 129039, 129044, 129049, 129054, 129059, 129064, 129069, 129074, 129079, 129084, 129089, 129094, 129099, 129104, 129109, 129114, 129119, 129124, 129129, 129134, 129139, 129144, 129149, 129154, 129159, 129164, 129169, 129174, 129179, 129184, 129189, 129194, 129199, 129204, 129209, 129214, 129219, 129224, 129229, 129234, 129239, 129244, 129249, 129254, 129259, 129264, 129269, 129274, 129279, 129284, 129289, 129294, 129299, 129304, 129309, 129314, 129319, 129324, 129329, 129334, 129339, 129344, 129349, 129354, 129359, 129364, 129369, 129374, 129379, 129384, 129389, 129394, 129399, 129404, 129409, 129414, 129419, 129424, 129429, 129434, 129439, 129444, 129449, 129454, 129459, 129464, 129469, 129474, 129479, 129484, 129489, 129494, 129499, 129504, 129509, 129514, 129519, 129524, 129529, 129534, 129539, 129544, 129549, 129554, 129559, 129564, 129569, 129574, 129579, 129584, 129589, 129594, 129599, 129604, 129609, 129614, 129619, 129624, 129629, 129634, 129639, 129644, 129649, 129654, 129659, 129664, 129669, 129674, 129679, 129684, 129689, 129694, 129699, 129704, 129709, 129714, 129719, 129724, 129729, 129734, 129739, 129744, 129749, 129754, 129759, 129764, 129769, 129774, 129779, 129784, 129789, 129794, 129799, 129804, 129809, 129814, 129819, 129824, 129829, 129834, 129839, 129844, 129849, 129854, 129859, 129864, 129869, 129874, 129879, 129884, 129889, 129894, 129899, 129904, 129909, 129914, 129919, 129924, 129929, 129934, 129939, 129944, 129949, 129954, 129959, 129964, 129969, 129974, 129979, 129984, 129989, 129994, 129999	



<p>DATE: 11/5/2011 DESIGNED BY: CSB DRAWN BY: TSM/NTD CHECKED BY: JMC JOB NO.: 041111001</p>	<p>C-002</p>	<p>980 North Sinderby Ave. Tampa, Florida 33775 Phone: 813.243.8661 Fax: 813.243.8498 Equal Opportunity Employer</p>	<p>ARBOR PARK - PHASE 1 FRUITLAND PARK, FL</p> <p>C-002</p> <p>VICINITY MAP</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE</td> <td style="width: 50%;">REVISED BY</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	REVISED BY										
DATE	REVISED BY															

CHARLES C. HIGHT, P.E.
 Registered Professional Engineer

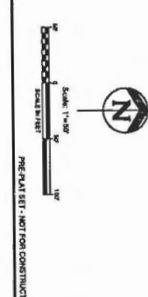
PREPARED BY - NOT FOR CONSTRUCTION



- LEGEND -**
- ROAD CENTERLINE
 - RIGHT OF WAY
 - PROPOSED
 - RIGHT OF WAY
 - PROPOSED
 - PROPERTY LINE
 - EASEMENT
 - BACKING SETBACK
 - EDGE OF ROAD /
 - BACK OF CURB
 - PROPOSED
 - SETBACK WALL
- NOTE:**
- ALL PAVEMENT SURF, CURBS, SIDEWALKS, SIDEWALK CURB BARRIERS, AND RESIDENTIAL DRIVEWAY ARE TO BE CONSTRUCTED BY THE HOMEOWNER. THE CITY OF FRUITLAND PARK SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PAVEMENT AND DRIVEWAY CONNECTIONS TO THE CITY OF FRUITLAND PARK CONSTRUCTION STANDARDS.
 - ALL CONCRETE SIDEWALK AND DRIVEWAY CONNECTIONS SHALL BE PERFORMED ON THE EXISTING GRADE. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK AND DRIVEWAY CONNECTIONS TO THE CITY OF FRUITLAND PARK CONSTRUCTION STANDARDS. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK AND DRIVEWAY CONNECTIONS TO THE CITY OF FRUITLAND PARK CONSTRUCTION STANDARDS.

PARCEL LINE AND CURVE TABLE

LINE/CURVE #	LENGTH	BEARING/ANGLE	MARKS
1	50.00	S87°24'42.00W	
2	50.00	S87°24'42.00W	
3	50.00	S87°24'42.00W	
4	50.00	S87°24'42.00W	
5	50.00	S87°24'42.00W	



HALFF

100 North Lincoln Ave. | Office: 352.243.8881 | Fax: 352.243.8882
 11000 South US Highway 1 | Fruitland Park, FL 34715

Professional Engineer License No. 12222

CHARLES E. THOMPSON
 Registered Professional Engineer

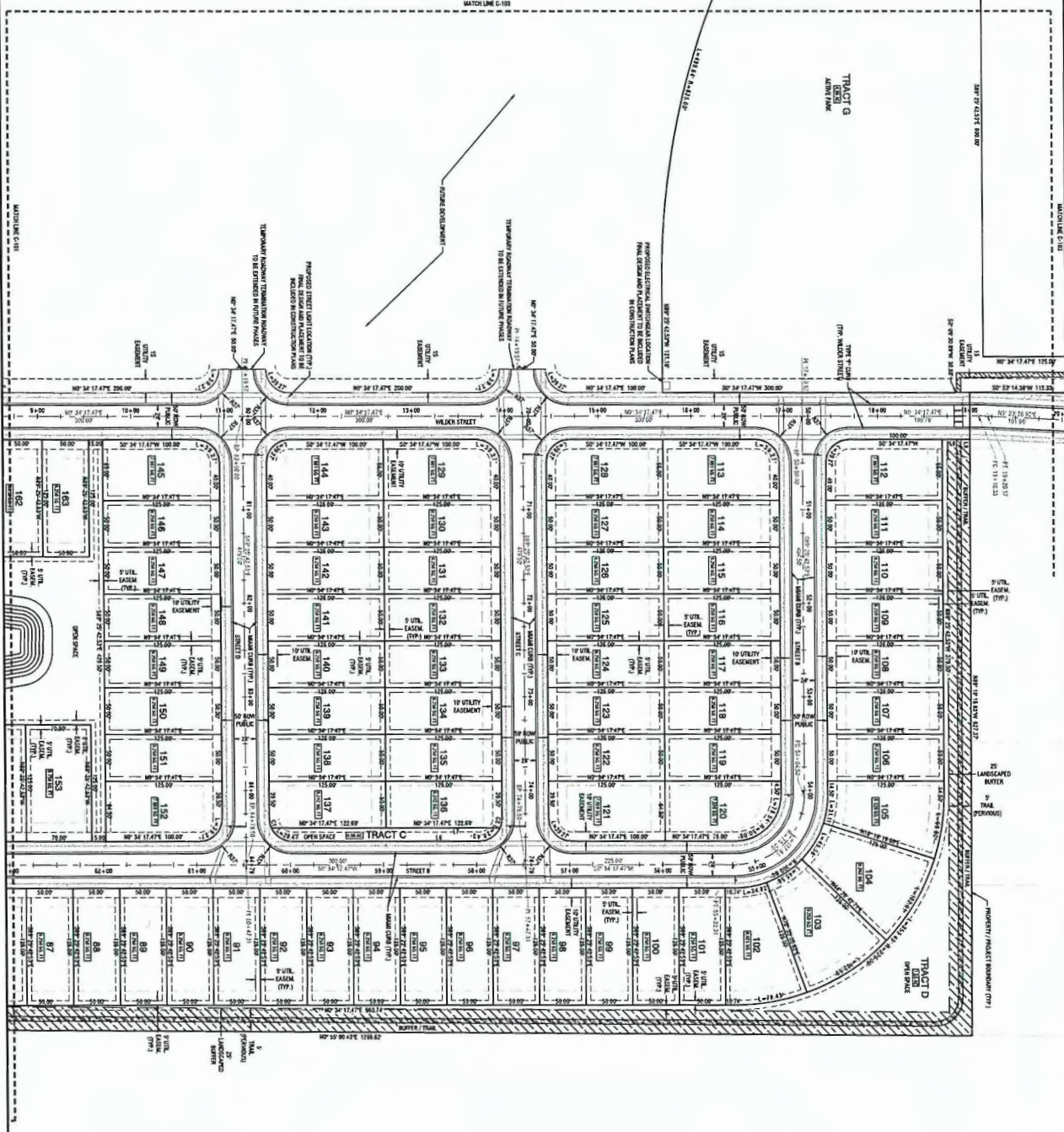
DATE: 11/20/21
 DESIGNED BY: CWS
 DRAWN BY: TSK/MTS
 CHECKED BY: JMC
 JOB NO.: 140171201

C-100

ARBOR PARK - PHASE 1
FRUITLAND PARK, FL

C-100
PRE-PLAT

NO.	REVISION	DATE



KEY MAP

LEGEND

- ROAD CENTERLINE
- RIGHT OF WAY (PROPOSED)
- RIGHT OF WAY (EXISTING)
- PROPOSED PROPERTY LINE
- EASEMENT
- BOUNDARY SURVEY
- EDGE OF ROAD / BACK OF CURB
- PROPOSED RETAINMENT WALL

PARCEL LINE AND CURVE TABLE

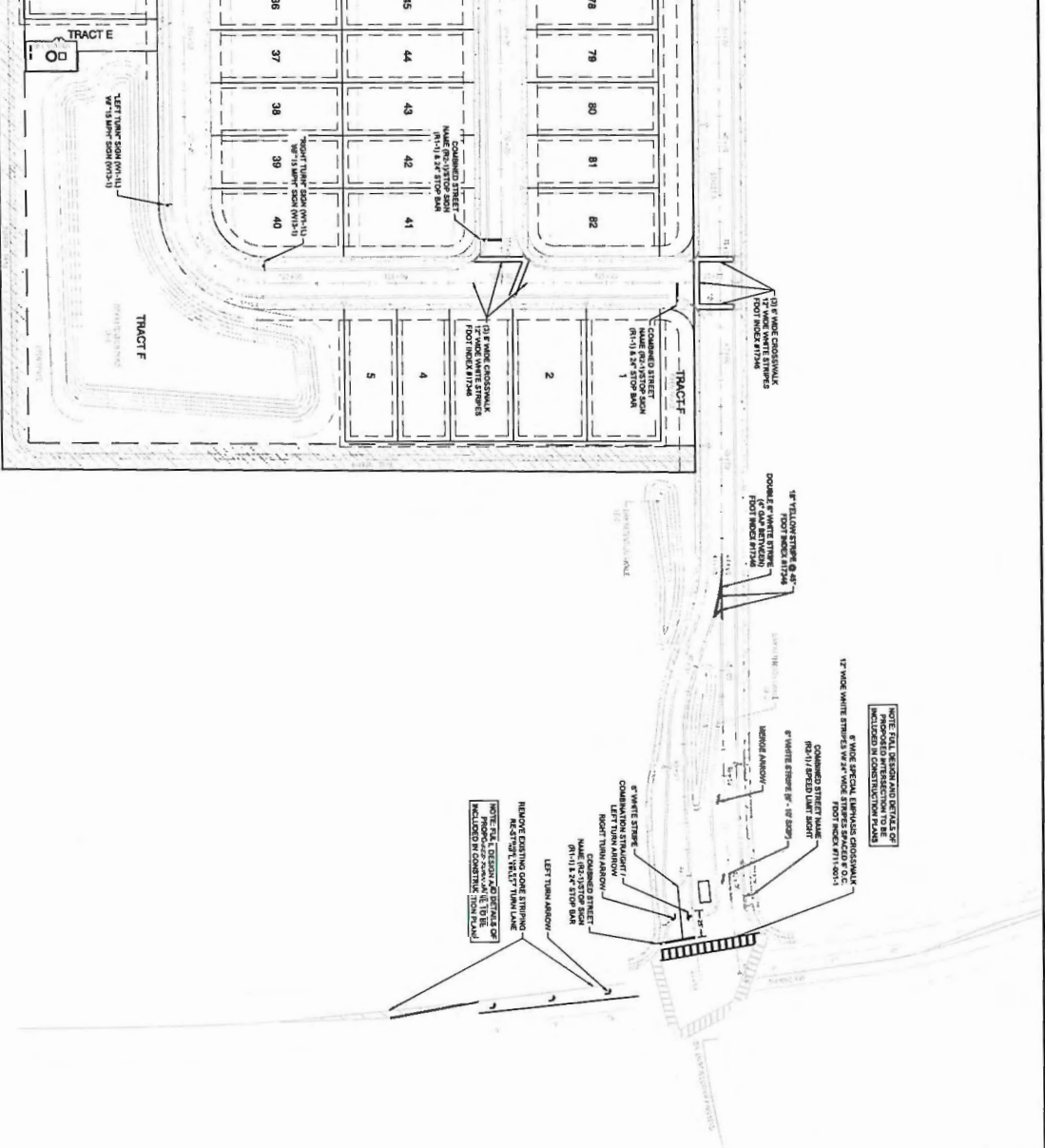
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C2	103.84	24.83	25.00
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C4	242.33	90° 00' 00"	25.00
C5	200.00	90° 00' 00"	25.00
C6	179.84	24.83	25.00

DATE: 1/15/2021
 DESIGNED BY: TSCS
 CHECKED BY: TSCS
 DRAWN BY: TSCS
 CADD NO.: 2017001

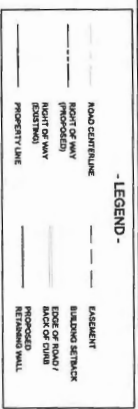
912 North Boulder Ave.
 Tampa, Florida 33636
 Phone: 813.252.8878
 Fax: 813.252.8881
 Certificate of Authorization Number: 33399

**ARBOR PARK - PHASE 1
 FRUITLAND PARK, FL**

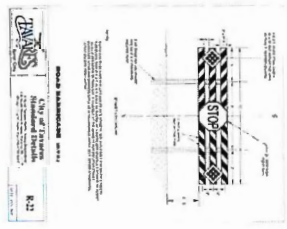
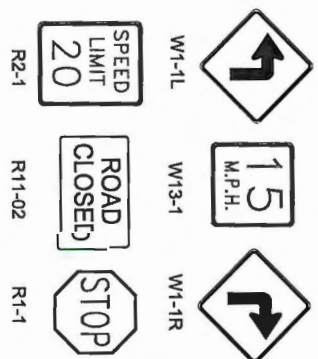
**C-102
 PRE-PLAT**



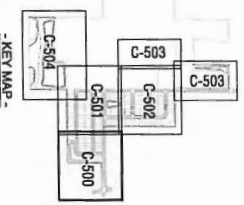
SEE FULL SIGNAGE DETAILS OF PROPOSED INTERSECTION TO BE INCLUDED IN CONSTRUCTION PLANS



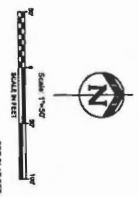
NOTE
 1. ALL ROADWAY SIGNAGE AND STRIPING SHALL COMPLY WITH THE FINAL UTILITY FOOT STAKEBOARD PLAN FOR ROAD CONSTRUCTION AND FOOT STAKEBOARD STRIPING PLAN, LATEST EDITION.



- SIGNAGE DETAILS -



- KEY MAP -



SCALE: 1"=50'
 SHEET NO. 101-108 CONSTRUCTION

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

ITEM TITLE:	Quasi-Judicial Public Hearings
For the Meeting of:	March 24, 2022
Submitted by:	City Attorney/City Manager/Community Development Director
Date Submitted:	March 18, 2022
Funds Required:	No
Account Number:	N/A
Amount Required:	N/A
Balance Remaining:	N/A
Attachments:	Yes, Quasi-Judicial Hearing Establishment
Item Description:	Quasi-judicial public hearings
Action to be Taken:	City commission consideration.
Staff's Recommendation:	N/A
Additional Comments:	N/A
City Manager Review:	Yes
Mayor Authorization:	Yes

RESOLUTION 2004-014

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA; RELATING TO QUASI-JUDICIAL HEARINGS; ESTABLISHING PROCEDURES FOR THE DISCLOSURE OF EX PARTE COMMUNICATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statute 286.0115 allows municipalities to remove the presumption of prejudice attached to ex parte communications with local public officials in quasi-judicial proceedings through the adoption of a resolution or ordinance establishing a process for the disclosure of such communications; and

WHEREAS, the City Commission of the City of Fruitland Park desires to implement the provisions of F.S. 286.0115 with respect to quasi-judicial proceedings which occur before the City Commission as well as city boards and committees.

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

Section 1. The following procedures shall apply with regards to any quasi-judicial matters before the City Commission or any board or committee of the City:

**Procedures for quasi-judicial hearings;
Disclosure of ex parte communications.**

(a) *Intent.* Pursuant to Section 286.0115(1), Florida Statutes, it is the intent of the city commission that this section is intended to remove the presumption of prejudice from *ex parte* communications with city officials and to permit, among other things, site visits, the receipt of expert opinion, and the review of mail and other correspondence relating to quasi-judicial proceedings by said city officials. .

(b) *Definitions.* As used in this section, the following terms shall be defined as follows:

- (1) "City official" means and refers to any elected or appointed public official holding a municipal position or office who recommends or takes quasi-judicial action as a member of a city board, commission, or committee, including, but not limited to, a member of the city commission, the code enforcement board, the planning and zoning board, or the local planning agency.
- (2) "*Ex parte* communication" means a communication involving a city official and a member of the public, regarding a pending quasi-judicial action, such that the city official may be exposed to only one perspective

or part of the evidence with regard to a quasi-judicial action pending before the commission or board on which the city official serves. *Ex parte* communications occur at other than a public meeting of the board on which the city official serves at which the quasi-judicial action discussed has been publicly noticed.

- (3) "Member of the public" refers to any person interested in a quasi-judicial action, including, but not limited to, an applicant, an officer or member of a homeowner's association, an officer or member of an environmental, homebuilding/development, or concerned citizen's organization, an official or employee of a governmental entity other than the City, a developer, a property owner, or an interested citizen, or a representative of or attorney for any of the foregoing.
- (4) "Quasi-judicial" refers to a land use, land development, zoning, or building related permit, application or appeal, as set forth below, in which city officials give notice and an opportunity to be heard to certain substantially affected persons, investigate facts, ascertain the existence of facts, hold hearings, weigh evidence, draw conclusions from the facts, and apply the law to the facts, as the basis for their decision.
- (5) "Site visit" means an inspection of real property subject to an application for any quasi-judicial action prior to a public hearing on the application conducted by a city official. The mere act of driving by a site in the daily course of driving to a particular location, such as work or a particular store, which act is not undertaken for the purpose of inspecting a particular parcel of real property is not a site visit for purposes of this section.

(c) *Ex parte communications between city officials and members of the public.*

- (1) A member of the public not otherwise prohibited by statute, charter provision or ordinance may have an *ex parte* communication with any city official regarding any quasi-judicial matter on which action may be taken by the commission or board on which the city official serves; provided, that the city official adheres to the disclosure requirements set forth in sub-section (c)(3) below.
- (2) Except as otherwise provided by statute, charter provision, or ordinance, any city official may have an *ex parte* communication with any expert witness or consultant regarding any quasi-judicial matter on which action may be taken by the commission or board on which the city official serves; provided, that the city official adheres to the disclosure requirements set forth in sub-section (c)(3) below. Nothing here,

however, shall restrict a city official access to city staff or expert witness or consultant retained by the City.

(3) Disclosure.

- (A) All city officials shall disclose the occurrence of all *ex parte* communications or discussions with a member of the public or an expert witness or consultant involving said city official which relate to the quasi-judicial action pending before the commission or board on which the city official serves.
- (B) Disclosure shall occur by no later than the final public hearing, or if no formal public hearing is held, then any hearing at which the final decision regarding the quasi-judicial matter is made. The city official shall disclose the *ex parte* communication verbally or by memorandum. Any such memorandum disclosing the occurrence of the *ex parte* communication shall be placed in the official file regarding the pending quasi-judicial matter which file shall be maintained in the City Clerk's records.
- (C) At the time of disclosure, the city official shall identify the person, group, or entity with whom the *ex parte* communication took place, the substance of the *ex parte* communication, and any matters discussed which are considered by the city official to be material to said city official's decision in the pending quasi-judicial matter.
- (d) *Oral or written communications between city staff and city officials.* City officials may discuss quasi-judicial matters pending before the commission or board on which said city official serves with city staff without the requirement to disclose pursuant to sub-section (c)(3) above.
- (e) *Site visits by city officials.* Any city official may conduct a site visit of any property related to a quasi-judicial matter pending before the commission or board on which the city official serves; provided, that the city official adheres to the disclosure requirements set forth in sub-section (c)(3) above. Any disclosure of a site visit pursuant to sub-section (c)(3) shall disclose the existence of the site visit, and any information obtained by virtue of the site visit considered by the city official to be material to said official's decision regarding the pending quasi-judicial matter.
- (f) *Review of mail, correspondence, and written communications by city officials.* Any city official may review mail, correspondence, or written communications, related to a quasi-judicial matter pending before the commission or board on which the city official serves. Upon review of the mail, correspondence, or


written communication, the document shall be placed in the official file regarding the pending quasi-judicial matter and maintained in the city clerk's records.

- (g) *City clerk's file.* All correspondence, mail, or written communications reviewed by city officials prior to the final hearing on a pending quasi-judicial matter shall be placed in the official file regarding said matter and maintained by the city clerk. Said correspondence, mail, or written communications reviewed by city officials prior to the final hearing on a pending quasi-judicial matter, or any disclosure memoranda as described in sub-section (c)(3)(B), shall be available for public inspection. By no later than the final public hearing, or if no formal public hearing is held, then at any hearing at which the final decision regarding the quasi-judicial matter is made, the city clerk shall make said correspondence, mail, written communications, or other matters, and any disclosure memoranda placed in the official file, a part of the record. All of the foregoing documents shall be received by the commission or board as evidence, with the exception of disclosure memoranda, subject to any objections interposed by participants at the hearing.
- (h) *Opportunity to comment upon substance of disclosure.* At such time that a disclosure regarding an *ex parte* communication, receipt of an expert opinion, site visit, or review of mail, correspondence, or other written communication is made a part of the record at a hearing, persons who may have opinions or evidence contrary to those expressed in the *ex parte* communication, expert opinion, or mail, correspondence, or other written communication, or noted during the site visit, shall be given a reasonable opportunity to refute or respond and provide contrasting information, evidence, or views.

Section 2. If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this ordinance.

Section 3. This resolution shall be effective upon passage.

PASSED AND RESOLVED this 24th day of June, 2004, by the City Commission of the City of Fruitland Park, Florida.



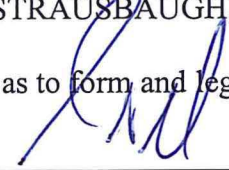
JOHN L. GUNTER, JR., VICE MAYOR

ATTEST:



MARGE STRAUSBAUGH, CITY CLERK

Approved as to form and legality:



Scott A. Gerken, City Attorney



Select Year: 2020

The 2020 Florida Statutes

[Title XIX](#)[PUBLIC BUSINESS](#)[Chapter 286](#)[PUBLIC BUSINESS: MISCELLANEOUS PROVISIONS](#)[View Entire Chapter](#)**286.0115 Access to local public officials; quasi-judicial proceedings on local government land use matters.—**

(1)(a) A county or municipality may adopt an ordinance or resolution removing the presumption of prejudice from ex parte communications with local public officials by establishing a process to disclose ex parte communications with such officials pursuant to this subsection or by adopting an alternative process for such disclosure. However, this subsection does not require a county or municipality to adopt any ordinance or resolution establishing a disclosure process.

(b) As used in this subsection, the term “local public official” means any elected or appointed public official holding a county or municipal office who recommends or takes quasi-judicial action as a member of a board or commission. The term does not include a member of the board or commission of any state agency or authority.

(c) Any person not otherwise prohibited by statute, charter provision, or ordinance may discuss with any local public official the merits of any matter on which action may be taken by any board or commission on which the local public official is a member. If adopted by county or municipal ordinance or resolution, adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with local public officials.

1. The substance of any ex parte communication with a local public official which relates to quasi-judicial action pending before the official is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before final action on the matter.

2. A local public official may read a written communication from any person. However, a written communication that relates to quasi-judicial action pending before a local public official shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. Local public officials may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1., 2., and 3. must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication. This subsection does not subject local public officials to part III of chapter 112 for not complying with this paragraph.

(2)(a) Notwithstanding the provisions of subsection (1), a county or municipality may adopt an ordinance or resolution establishing the procedures and provisions of this subsection for quasi-judicial proceedings on local government land use matters. The ordinance or resolution shall provide procedures and provisions identical to this subsection. However, this subsection does not require a county or municipality to adopt such an ordinance or resolution.

(b) In a quasi-judicial proceeding on local government land use matters, a person who appears before the decisionmaking body who is not a party or party-intervenor shall be allowed to testify before the decisionmaking body, subject to control by the decisionmaking body, and may be requested to respond to questions from the

decisionmaking body, but need not be sworn as a witness, is not required to be subject to cross-examination, and is not required to be qualified as an expert witness. The decisionmaking body shall assign weight and credibility to such testimony as it deems appropriate. A party or party-intervenor in a quasi-judicial proceeding on local government land use matters, upon request by another party or party-intervenor, shall be sworn as a witness, shall be subject to cross-examination by other parties or party-intervenors, and shall be required to be qualified as an expert witness, as appropriate.

(c) In a quasi-judicial proceeding on local government land use matters, a person may not be precluded from communicating directly with a member of the decisionmaking body by application of ex parte communication prohibitions. Disclosure of such communications by a member of the decisionmaking body is not required, and such nondisclosure shall not be presumed prejudicial to the decision of the decisionmaking body. All decisions of the decisionmaking body in a quasi-judicial proceeding on local government land use matters must be supported by substantial, competent evidence in the record pertinent to the proceeding, irrespective of such communications.

(3) This section does not restrict the authority of any board or commission to establish rules or procedures governing public hearings or contacts with local public officials.

History.—s. 1, ch. 95-352; s. 31, ch. 96-324.

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

ITEM TITLE: First Reading and Quasi-Judicial Public Hearing – Ordinance 2022-008 Boundary Amendment – 0.973± Acres – 2811 Register Road – Petitioner: Countryside Baptist Church Ministries Inc.

For the Meeting of: March 24, 2022

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

Date Submitted: March 14, 2022

Funds Required: No

Attachments: Proposed Ordinance 2022-008, development application, legal description, location map, Utility Easement Agreement, advertising affidavit and staff report.

Item Description: Ordinance 2022-008 - annexation of approximately ± 0.973 acres owned by Countryside Baptist Church, located at 2805 Register Road, Fruitland Park, Florida. The property is used as grassed overflow church parking and includes a house also located on the property. An utility easement agreement has been executed to ensure: (1) the use of Fruitland Park's utility services; (2) installation of a fire hydrant to protect the church/residential parcel; and (3) extension of the city's water main to the easternmost boundary of the residential parcel to connect the church parcel and the residential parcel to the city's water utility system. The second reading will be held on April 14, 2022.

The Planning and Zoning Board recommended approval at its March 17th, 2022 Meeting.

Action to be Taken: Approve Ordinance 2022-008

Staff's Recommendation: Approval.

Additional Comments:

City Manager Review: Yes

Mayor Authorization: Yes

ORDINANCE 2022-008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 0.973 ± ACRES OF LAND GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS, SEVERABILITY AND CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted Jim Richardson – ERA Grizzard Real Estate, as Applicant, on behalf of Countryside Baptist Church Ministries, Incorporated, Owner, requesting that approximately 0.973 ± acres of real property generally located north of Register Road and east of U.S. Highway 27/441 (the “Property”) be annexed to and made a part of the City of Fruitland Park; and

WHEREAS, the petition bears the signature of all applicable parties; and

WHEREAS, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

WHEREAS, the Planning and Zoning Board considered this ordinance at a public meeting; and

WHEREAS, the Property is contiguous to the City limits and is reasonably compact; and

WHEREAS, the City Commission has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

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

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

Section 2. The following described property consisting of approximately 0.973 acres of land generally located north of Register Road and east of U.S. Highway 27/441, contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION:

The North 239.67 feet of the West 177 feet of the East 531 feet of the Northeast ¼ of the Northeast ¼ of Section 4, Township 19 South, Range 24 East, Lake County, Florida LESS Right of Way to the South.

Parcel Alternate Key No. 1287499

Section 3. Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the City of Fruitland Park, and shall be entitled to the same privileges and benefits as other parts of the City of Fruitland Park upon the effective date of the annexation. Except that the property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the property annexed in the City Comprehensive Plan.

Section 4. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Department of State of Florida within seven (7) days after its passage on second and final reading. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

Section 5. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 6. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 7. All ordinances and parts of ordinances to the extent in conflict with this Ordinance are hereby repealed.

Section 8. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2022.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

(SEAL)

ATTEST:

Esther Coulson, MMC, City Clerk

Approved as to Form:

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____
Passed Second Reading _____

EXHIBIT A

Legal Description

EXHIBIT A

Legal Description of Church Parcel

(see attached)

Legal Descriptions

Parcel 1 (Vacant Land)

The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida. Less and except the South 119 feet of the East 92 feet; less right of way to the South.

Parcel 2 (House)

The South 119 feet of the East 92 feet of the following described parcel; The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida less right of way to the South.

EXHIBIT B

Legal Description of Residential Parcel

(see attached)

Legal Descriptions

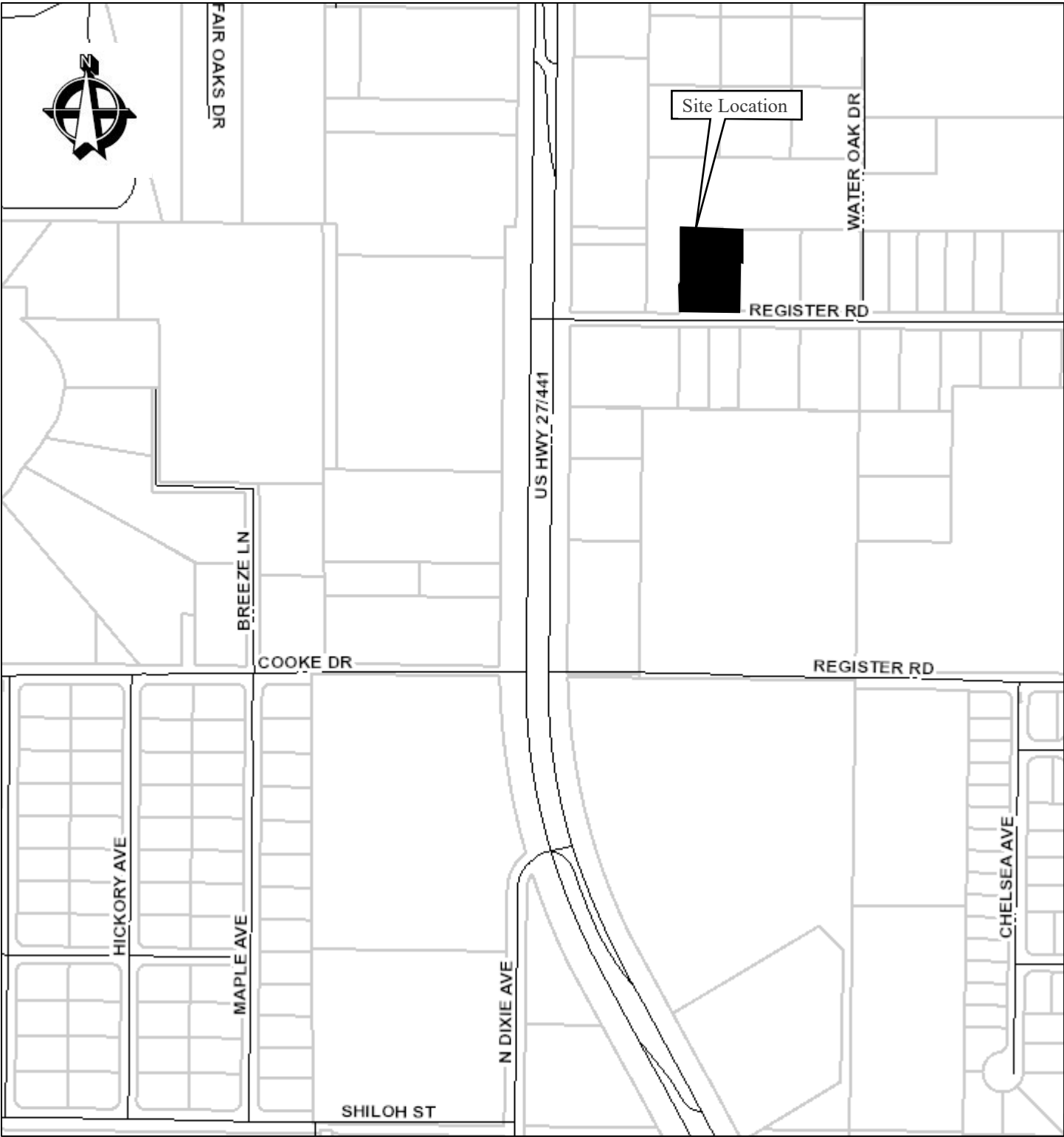
Parcel 1 (Vacant Land)

The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida. Less and except the South 119 feet of the East 92 feet; less right of way to the South.

Parcel 2 (House)

The South 119 feet of the East 92 feet of the following described parcel; The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida less right of way to the South.

Location Map



PROPERTY ADDRESS:

2811 Register Road

AERIAL



Record and return to:
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

CITY OF FRUITLAND PARK
UTILITY AGREEMENT
COUNTRYSIDE BAPTIST CHURCH MINISTRIES, INC.

THIS UTILITY AGREEMENT ("Agreement") is entered into this 21st day of JAN, 2021, by and between **Countryside Baptist Church Ministries, Inc.**, a Florida not for profit corporation, whose address is 2805 Register Road, Fruitland Park, Florida 34731 ("Owner") and the **City of Fruitland Park, Florida**, a municipal corporation, whose address is 506 W. Berckman Street, Fruitland Park, Florida 34731 ("City").

RECITALS

WHEREAS, the City owns and operates water and wastewater utility services within its incorporated City boundaries and within a designated utility service district adopted pursuant to Chapter 180, Florida State Statutes; and

WHEREAS, Owner is the owner of those certain parcels of land located in unincorporated Lake County, as more particularly described on **Exhibit "A"** and **Exhibit "B"**, as attached hereto and incorporated herein by this reference, consisting of a church parcel with additional structures and a parking lot, and the second parcel consisting of a parking lot and residential structure (collectively the "Countryside Baptist Church Property"); and

WHEREAS, the Countryside Baptist Church Property is located within the City's utility service district and the Owner seeks to annex the Property into the City of Fruitland Park, and has submitted applications for annexation, future land use designation, rezoning, minor lot split and variance; and

WHEREAS, Owner seeks to adjust the boundary lines between the two parcels thereby reducing the size of the parcel identified as Alt. Key 1287499 as more particularly described in **Exhibit B** (the "**Residential Parcel**"), and increasing the size of the parcel identified as Alt. Key 1284341 as more particularly described in **Exhibit A** (the "**Church Parcel**"); and

WHEREAS, the fire hydrant is located on private property and not readily accessible to protect the Residential Parcel, therefore it is necessary for Owner to install a fire hydrant; and

WHEREAS, it is also necessary for Owner to extend the City's existing water main to the easternmost boundary of the Residential Parcel and connect the Church Parcel and the Residential Parcel to the City's water utility system; and

WHEREAS, the City desires to provide utility services to the Countryside Baptist Church Property; and

WHEREAS, the City and the Owner desire to memorialize their respective obligations regarding construction of infrastructure and the provision of utility services; and

WHEREAS, the City deems it in the best interest of its citizens and utility customers to provide such utility services to the Countryside Baptist Church Property and enter into a utility agreement with the Owner.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the City (collectively, the "Parties") hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and accurate and are incorporated herein by this reference.

2. **Water Services.**

a. **Improvements.** OWNER shall design, permit and construct the following water service interconnect:

- i. Eight inch (8") water main segment, fire hydrant, one inch (1") meter service tap, and connection to the City of Fruitland Park's existing eight-inch (8") water main located in the right of way of adjacent property identified as Alt. Key 1740398 on Register Road directly west of the Church Parcel, ("Water Line Improvements").
- ii. The City is not requesting the Owner to upsize the water main.
- iii. The City shall review and approve the specifications and engineering plans prior to permitting and construction.
- iv. The City waives the requirement of the Owner to extend the water main to the easternmost boundary line of the Residential Parcel at this time, however, Owner shall be required to extend the water main to the easternmost boundary line of the Residential Parcel at the time of redevelopment of the Residential Parcel or title to the Residential Parcel is transferred, whichever occurs first.

b. **Water Impact Fees.**

The water impact fee for each connection shall be paid prior to connection. No connection to the water system shall be made until a water impact fee is paid. Impact fees are nonrefundable.

3. **Fire Hydrant.**

a. **Fire Hydrant.** Owner shall extend eight inch (8") water main segment as provided in paragraph 2. a. i. above to the southwest corner of the Residential Parcel and install at Owner's expense a Muller brand fire hydrant to service the Countryside Baptist Church Property and surrounding area. The fire hydrant shall be installed with ductile iron hydrant tee with a six-inch (6") valve attached for hydrant. An eight-inch (8") pipe shall be extended from the fire hydrant a

minimum of twenty-feet (20') east of the fire hydrant with a minimum one-inch (1") brass corporation stop tap and one-inch (1") poly service line provided to service meter for Residential Parcel. All associated pipe work shall be DR18 potable water pipe with mechanical megalug restraints and cast iron fittings.

- b. Fees. All costs and expenses of materials, labor and installation shall be the sole responsibility of Owner. Owner is also responsible for all associated impact fees and costs to install meter service as set forth in the City's Code of Ordinances.

4. **Conveyance of Systems.**

- a. The Owner shall, upon completion of the Water Line Improvements (including successful testing) and upon acceptance by the City convey by bill of sale said Water Line Improvements, including all elements thereof, to the City at no additional charge to the City. The Owner shall warrant the design, materials, and construction of the Water Line Improvements for a period of two (2) years from the date of conveyance to the City, and shall provide to the City a bond or letter of credit in an amount to be agreed upon ("Water Bond"). If an event occurs within the two (2) year period that constitutes a breach of the warranty and the warranty is not honored within a reasonable time after notice from the City to the Owner of said event, the City may make a claim for failure of the design, materials, or construction against the Water Bond in an amount equal to the reasonable costs to repair the failure. In such event, the City shall repair the failure in a reasonable time after receipt of funds from the Water Bond. All maintenance of the potable water system conveyed to the City shall be performed by the City at the City's sole expense and liability unless the required maintenance is covered by the two (2) year warranty in which case the maintenance will be performed by the Owner or at the Owner's direction.

5. **Provision of Service: Payment of Rates.**

- a. Upon the continued accomplishment of all the prerequisites contained in this Agreement to be performed by the Owner, the City covenants and agrees that it will allow the connection of the water facilities installed by the Owner to the central water facilities of the City in accordance with the terms and intent of this Agreement. Such connection shall be in accordance with the rules and regulations of the Department of Health and Rehabilitative Services and the Florida Department of Environmental Protection. The City agrees that, once it provides water to the Countryside Baptist Church Property and the Owner or others have connected customer installations to its system, it will thereafter, continuously provide, in accordance with the other provisions of this Agreement and applicable laws, including rules and regulations and rate schedules, and water services to the Countryside Baptist Church Property in a manner to conform with all requirements of all governmental agencies having jurisdiction over the water, systems of the City. The Owner, its successors and assigns, agree to timely and fully pay all applicable monthly rates, fees, and charges to the City and otherwise fully comply with the City's rules, regulations, and ordinances applicable to the provision of water service.

- b. The Owner, its successors and assigns, agree to pay the City for monthly service within thirty (30) days after a statement is rendered by the City, all sums due and payable as set forth in such statement. Upon failure or refusal to pay the amounts due on statements as rendered, the City may, in its sole discretion, terminate service to the individual parcel in question. Nothing herein shall be construed as creating an obligation on the Owner as to the failure of a third party to make such payment of a statement.
 - c. The City may establish, revise, modify and enforce rules, regulations and rates covering the provision of water service to the Countryside Baptist Church Property. Such rules and regulations shall at all times be reasonable and subject to regulation as may be provided by law or under contract. Rates charged to the Owner or customers located upon the Countryside Baptist Church Property shall be identical to rates charged for the same classification of service in the City. All rules, regulations, and rates in effect, or placed into effect in accordance with the preceding, shall be binding upon the Owner, upon any other entity holding by, through or under each Owner; and upon any customer of the water service provided to the Countryside Baptist Church Property by the City.
6. **Design, Review, Construction and Inspection of Facilities.** During the construction of the Water Line Improvements by the Owner, the City shall have the right to inspect such installation to determine compliance with the plans and specifications, adequacy of the quality of the installation, and further, shall be entitled to perform standard tests for pressure, filtration, line and grade, and all other normal engineering tests required by specifications and/or good engineering practices. Complete as-built plans shall be submitted to the City upon completion of construction.
7. **Permission to Connect Required.** The Owner, or any owner of any parcel of the Countryside Baptist Church Property, or any occupant located thereon, shall not have the right to and shall not connect any customer installation to the water facilities of the City until payment is received for such connection and approval for such connection has been granted by the City, such approval not to be unreasonably withheld.
8. **Maintenance Bond.** The Owner will post a maintenance bond in favor of the City for all public improvements that shall be for no less than two (2) years from the City's acceptance of such public improvements.
9. **Notices.** All notices, demands or other writings required or permitted to be given or made or sent under this Agreement, by either Party to the other, shall be in writing and shall be deemed to have been fully delivered upon: (i) receipt of such notice when hand delivered (by personal courier or overnight delivery service) to the Party to whom such notice is addressed as set forth below; (ii) receipt of such notice as indicated by the signature and date on the return receipt of a certified mailing; or (iii) on the same day if sent by facsimile and a printed confirmation of transmission is obtained by the sender, and addressed and transmitted to the Party to whom such notice is to be delivered as set forth below. Any Party by written notice in accordance with the requirements of this Section may modify its address for receipt of all future notices.

Notice to City: City Manager
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

Notice to Owner: Countryside Baptist Church Ministries, Inc.
Attn: *John W. Stricklen*
2805 Register Road
Fruitland Park, FL 34741

10. **Entire Agreement.** This Agreement embodies and constitutes the entire understanding of the Parties with respect to the subject matter addressed herein, and all prior negotiations, correspondence, conversations, agreements, understandings, representations, and statements, oral or written, are incorporated and merged into this Agreement.
11. **Amendments to Agreement.** No modification, amendment or alteration of the terms or conditions contained herein shall be effective or binding upon the Parties hereto unless the same is contained in a written instrument executed by the Parties.
12. **Binding Agreement; Assignments By Owner.**
 - a. This Agreement shall be binding upon and inure to the benefit of the Owner, the City, and their respective successors and assigns. The terms and conditions of this Agreement shall burden, benefit, and shall run with the title to the Countryside Baptist Church Property.
 - b. This Agreement shall be binding upon and shall inure to the benefit of the Owner, the City, and their respective assigns and successors by merger, consolidation, or conveyance. This Agreement shall not be assigned by the Owner without the written consent of the City first having been obtained which shall not be unreasonably delayed, conditioned, or withheld.
13. **Survival of Covenants.** The rights, privileges, obligations, and covenants of the Owner and the City shall survive the completion of the work of the Owner with respect to completing the water main construction and connection.
14. **Severability.** If any provision of this Agreement, the deletion of which would not adversely affect receipt of any material benefits by a Party hereunder or substantially increase the burden of a Party hereunder, shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect whatsoever the validity or enforceability or the remainder of this Agreement.
15. **Authority.** Each Party warrants and represents to the other that it has all necessary power and authority to enter into and consummate the terms and conditions of this Agreement and that, upon execution of this Agreement by both Parties, this Agreement shall be valid, binding and enforceable against such Parties and their respective successors and assigns.

16. **Breach.** In the event of a breach of this Agreement by either Party hereto, the other Party shall have the rights and remedies allowed by law, including, but not limited to, the right to specific performance of the provisions hereof.
17. **Governing Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of Florida. Exclusive venue in any action to construe or enforce the provisions of this Agreement shall be in the Circuit Court of and for Lake County, Florida.
18. **Time is of the Essence.** Time is hereby declared to be of the essence in the performance of the duties and obligations of the respective Parties to this Agreement.
19. **Captions.** The captions or section headings in this Agreement are provided for convenience only and shall not be deemed to explain, modify, amplify, or aid in the interpretation, or meaning of this Agreement.
20. **Attorney's Fees.** The prevailing party in any action or proceeding to enforce the terms and provisions of this Agreement shall be entitled to recover from the nonprevailing party, all reasonable attorney's and paralegal fees, and costs incurred before trial, at all trial and appellate levels, in all post judgment proceedings and in any bankruptcy proceedings.
21. **Disclaimers; Limitations on Liability.**
 - a. **STATUS.** THE PARTIES DEEM EACH OTHER TO BE INDEPENDENT CONTRACTORS, AND NOT AGENTS OF THE OTHER.
 - b. **INDEMNIFICATION.** UP UNTIL THE DATE OF CONVEYANCE TO THE CITY OF ALL ON-SITE WATER FACILITIES, THE OWNER WILL INDEMNIFY, SAVE AND HOLD HARMLESS THE CITY AGAINST ALL LIABILITY, LOSSES, DAMAGE OR OTHER EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, WHICH MAY BE IMPOSED UPON, INCURRED BY, OR ASSERTED AGAINST THE CITY BY REASON OF ANY NEGLIGENCE ON THE PART OF THE OWNER OR THEIR EMPLOYEES, AGENTS, CONTRACTORS, LICENSEES, OR INVITEES; ANY PERSONAL INJURY OR PROPERTY DAMAGE OCCURRING ON OR ABOUT THE PROPERTY OR ANY PART THEREOF; OR ANY FAILURE ON THE PART OF THE OWNER TO PERFORM OR COMPLY WITH ANY COVENANT REQUIRED TO BE PERFORMED OR COMPLIED WITH AGAINST THE CITY BY REASON OF ANY SUCH OCCURRENCES, THE OWNER WILL, AT THE OWNER'S EXPENSE, RESIST OR DEFEND ANY SUCH ACTION OR PROCEEDING. PROVIDED FURTHER, HOWEVER, THE OWNER SHALL HAVE NO OBLIGATION WITH RESPECT TO CLAIMS ARISING OUT OF THE INTENTIONAL OR NEGLIGENT CONDUCT OF THE CITY OR ITS EMPLOYEES, AGENTS, CONTRACTORS, LICENSEES OR INVITEES OR OF THIRD PARTIES NOT

INCLUDED IN THE DEFINITIONS ABOVE. THE LIABILITY AND IMMUNITY OF THE CITY IS GOVERNED BY THE PROVISIONS OF SECTION 768.28, FLORIDA STATUTES, AND NOTHING IN THIS AGREEMENT IS INTENDED TO EXTEND THE LIABILITY OF THE CITY OR TO WAIVE ANY IMMUNITY ENJOYED BY THE CITY UNDER STATUTE. ANY PROVISIONS OF THIS AGREEMENT DETERMINED TO BE CONTRARY TO SECTION 768.28 OR TO CREATE ANY LIABILITY OR WAIVE ANY IMMUNITY EXCEPT AS SPECIFICALLY PROVIDED IN SECTION 768.28 SHALL BE CONSIDERED VOID.

- c. **FORCE MAJEURE.** THE PARTIES HERETO SHALL NOT BE LIABLE OR RESPONSIBLE TO THE OTHER BY REASON OF THE FAILURE OR INABILITY OF A PARTY TO TAKE ANY ACTION IT IS REQUIRED TO TAKE OR TO COMPLY WITH THE REQUIREMENTS IMPOSED HEREBY OR ANY INJURY TO THE OTHERS OR BY THOSE CLAIMING BY OR THROUGH THE OTHERS, WHICH FAILURE, INABILITY, OR INJURY IS CAUSED DIRECTLY OR INDIRECTLY BY FORCE MAJEURE (AS HEREINAFTER SET FORTH). THE TERM "FORCE MAJEURE" AS EMPLOYED HEREIN SHALL MEAN ACTS OF GOD, STRIKES, LOCK-OUTS, OR OTHER INDUSTRIAL DISTURBANCE; ACTS OF PUBLIC ENEMIES, WAR, BLOCKADES, RIOTS, ACTS OF ARMED FORCES, MILITIA, OR PUBLIC AUTHORITY, EPIDEMICS, INCLUDING, BUT NOT LIMITED TO, COVID-19, BREAKDOWN OF OR DAMAGE TO MACHINERY, PUMPS, OR PIPE LINES; LANDSLIDES, EARTHQUAKES, FIRES, STORMS, FLOODS, OR WASHOUTS; ARRESTS, TITLE DISPUTES, OR OTHER LITIGATION; GOVERNMENTAL RESTRAINTS OF ANY NATURE WHETHER FEDERAL, STATE, COUNTY, MUNICIPAL OR OTHERWISE, CIVIL OR MILITARY; CIVIL DISTURBANCES; EXPLOSIONS, FAILURE OR INABILITY TO OBTAIN NECESSARY MATERIALS, SUPPLIES, LABOR OR PERMITS OR GOVERNMENTAL APPROVALS WHETHER RESULTING FROM OR PURSUANT TO EXISTING OR FUTURE RULES, REGULATIONS, ORDERS, LAWS OR PROCLAMATIONS WHETHER FEDERAL, STATE, COUNTY, MUNICIPAL OR OTHERWISE, CIVIL OR MILITARY; OR BY ANY OTHER CAUSES, WHETHER OR NOT OF THE SAME KIND AS ENUMERATED HEREIN, NOT WITHIN THE SOLE CONTROL OF THE PERFORMING PARTY AND WHICH BY EXERCISE OF DUE DILIGENCE THE PERFORMING PARTY IS UNABLE TO OVERCOME. PROVIDED, HOWEVER, THE CITY SHALL NOT BE ABLE TO CLAIM FORCE MAJEURE AS TO ANY RESTRAINT OR PROCLAMATION RENDERED BY THE CITY.

- d. **DISCLAIMER OF THIRD PARTY BENEFICIARIES.** THIS AGREEMENT IS SOLELY FOR THE BENEFIT OF AND SHALL BE BINDING UPON THE FORMAL PARTIES HERETO AND THEIR RESPECTIVE AUTHORIZED SUCCESSORS AND ASSIGNS, AND NO RIGHT OR CAUSE OF ACTION SHALL ACCRUE UPON OR BY REASON HEREOF, TO OR FOR THE BENEFIT OF ANY THIRD PARTY NOT A PARTY TO THIS AGREEMENT OR AN AUTHORIZED SUCCESSOR OR ASSIGNEE THEREOF.

- e. **DISCLAIMER OF SECURITY.** NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, THE OWNER EXPRESSLY ACKNOWLEDGES (1) THAT IT HAS NO PLEDGE OF OR LIEN UPON ANY REAL PROPERTY (INCLUDING, SPECIFICALLY, THE CITY'S UTILITY SYSTEMS), ANY PERSONAL PROPERTY, OR ANY EXISTING OR FUTURE REVENUE SOURCE OF THE CITY (INCLUDING, SPECIFICALLY, ANY REVENUES OR RATES, FEES, OR CHARGES COLLECTED BY THE CITY IN CONNECTION WITH THE CITY'S SYSTEMS) AS SECURITY FOR ANY AMOUNTS OF MONEY OR VALUE PAYABLE BY THE CITY UNDER THIS AGREEMENT; AND (2) THAT ITS RIGHTS TO ANY PAYMENTS OR CREDITS UNDER THIS AGREEMENT ARE SUBORDINATE TO THE RIGHTS OF ALL HOLDERS OF ANY STOCKS, BONDS, OR NOTES OF THE CITY, WHETHER CURRENTLY OUTSTANDING OR HEREAFTER ISSUED.

22. **Effective Date.** This Agreement shall take effect on the date that this Agreement is fully executed by the last of the Parties to do so.

23. **Recording of Agreement.** This Agreement shall be recorded in the Public Records of Lake County, Florida, by the City.

24. **Counterparts.** This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

[ONE (1) SIGNATURE PAGE TO FOLLOW]

**COUNTRYSIDE BAPTIST CHURCH
MINISTRIES, INC.,
Florida limited liability company,**

Signed, sealed and delivered
in the presence of:

By: *John W. Stricklen*
John W. Stricklen, Pastor

Sharon Williams
Signature of Witness

Print Name: Sharon Williams

By: *Judy Stricklen*
Judy Stricklen, Secretary

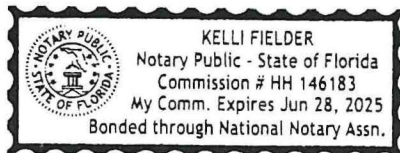
Dwayne Will
Signature of Witness

Print Name: DWAYNE WILLIAMS

STATE OF FLORIDA

COUNTY OF Leake

The foregoing instrument was acknowledged before me by [] physical presence or [] online notarization this 21 day of January 2022 by John W. Stricklen, Pastor and Judy Stricklen, Secretary of Countryside Baptist Church Ministries, Inc. on behalf of the corporation, who are personally known to me or who have produced FL Driver License as identification.



Kelli Fielder
Notary Public



CITY OF FRUITLAND PARK

Signed, sealed and delivered
in the presence of:

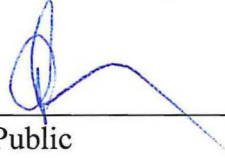
By: *Chris Cheshire*
Chris Cheshire, Mayor

Esther B. Coulson, City Clerk

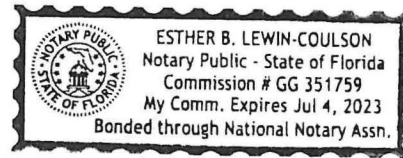
Attest: *Esther Coulson*
Esther Coulson, City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by physical present or online notarization this 21st day of January, 2022 by Chris Cheshire, Mayor of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation and Esther B. Coulson, City Clerk of the City of Fruitland Park, Florida, on behalf of the corporation, who are personally known to be me or produced _____ as identification.



Notary Public
Notary Public - State of Florida
Commission No GG351759



The Villages
DAILY SUN

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

Before the undersigned authority personally appeared **Joseph Szabo**, 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 #1050875 in the matter of

NOTICE OF PUBLIC HEARINGS

was published in said newspaper in the issues of

MARCH 7, 2022

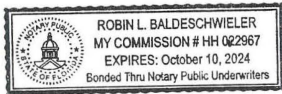
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, 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
 day of March 2022

[Handwritten Signature]
 Robin L. Baldeschwieler, Notary

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



NOTICE OF PUBLIC HEARINGS

ORDINANCE 2022-008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 0.973 ± ACRES OF LAND GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS, SEVERABILITY AND CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-007

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 0.287 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD, FRUITLAND PARK, FLORIDA FROM LAKE COUNTY R-1 ZONING TO THE CITY OF FRUITLAND PARK DESIGNATION OF R-2 WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-006

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 0.686 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD, FRUITLAND PARK, FLORIDA FROM LAKE COUNTY R-7 ZONING TO THE CITY OF FRUITLAND PARK DESIGNATION OF PUBLIC FACILITIES DISTRICT WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-005

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO INSTITUTIONAL ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.686 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY CLERK 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 AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-004

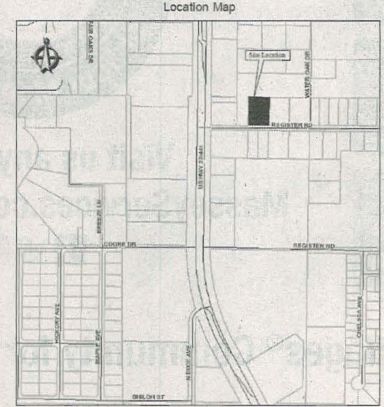
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO SINGLE FAMILY MEDIUM DENSITY ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.287 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY CLERK 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 AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

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

- Fruitland Park Planning & Zoning Board Meeting on March 17, 2022 at 6:00 p.m.
- Fruitland Park City Commission Meeting on March 24th, 2022 at 6:00 p.m.
- Land Planning Agency Meeting on March 24th, 2022 at 6:15 p.m.
- Fruitland Park City Commission Meeting on April 14th, 2022 at 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Beckman Street, Fruitland Park FL 34731. The proposed ordinances and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed ordinances.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Esther Coulson, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



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

ANNEXATION, SSCPA, REZONING, VARIANCE, LOT SPLIT

Owner: COUNTYSIDE BAPTIST CHURCH MINISTRIES, INC.

Applicant: JIM RICHARDSON

Project Name: Countryside Baptist Church

General Location: North side of Register Road

Number of Acres: .973 ± acres

Existing Zoning: Lake County R-1 and R-7

Proposed Zoning: Public Facilities District (PFD) and SF Medium (R-2)

Existing Land Use: Lake County Urban Medium Density

Proposed Land Use: Institutional and SF Medium

Date: May 6, 2021

Description of Project

The owners are seeking to annex an adjacent parcel to the church which is currently utilized for grass overflow parking and a single family residence. The proposed comp plan amendment for the majority of the site is Institutional (.742 +/- acres) and the remainder of the site is to SF Medium (.231) with associated zoning of PFD and R-2, respectively. The applicant is requesting a lot split to create the two (2) parcels. In addition, a variance is requested to the front setback of the existing residence from 30' to 13.8'.

	Surrounding Zoning	Surrounding Land Use
North	PFD	Institutional
South	County R-1	Urban Medium Density
East	County R-1	Urban Medium Density
West	PFD	Institutional

Assessment

Annexation

The subject site is adjacent to the city limits along the northern and western property boundary; therefore, it is eligible for annexation.

Comprehensive Plan Map Amendment

The amendment is from Lake County Urban Medium Density (7 units/acre) to Institutional (.742 acres) and SF Medium Density (4 units/acre) (.231 acres). The amendment is considered a reduction in density and intensity. Small scale amendments are considered to have a de minimis effect on public facilities.

Rezoning

A portion of the site is proposed to be rezoned to PFD for the purpose of grassed overflow parking associated with the church and the remainder of the site to R-2 for the existing single family residence. Both parcels have frontage on Register Road which is a local roadway and serves as a local collector. Chapter 154, Section 154.030(d)(11)(A)(vi) allows for houses of worship. Section 154.030(d)(11)(B) states that the approved use shall front on an arterial or collector roadway. Should the rezoning and lot split be approved, the applicant should file a unity of title to adjoin the proposed PFD parcel to the parent church property.

The proposed rezoning to R-2 is consistent with the density; however, the lot size of 10,028 SF would be consistent with the provision of central water and sewer. The existing residence utilizes well and septic tank and per State Health regulations requires a minimum lot size of 21,780 SF (1/2 acre). If the residence connects to central water, the LDRs would require a lot size of 12,500 SF and per State Health regulations requires a minimum lot size of 10,890 SF. The proposed lot size will need to be revised. Staff can support a variance to lot size of a minimum of 10,890 SF with connection to central water. Central sewer is not available unless the applicant wants to extend a force main from the intersection of US Highway 27/441 to the property. The lot does meet the frontage requirements of the LDRs.

Variance

The existing SF residence built in 1962 maintains a front setback of 13.8' from the property line and the LDRs require a front setback of 30'. The applicant is requesting a variance to 13.8'. The existing front setback within Lake County is considered a grandfathered non-conforming structure. A variance would be necessary in order to make the existing home conforming and allow for financing. Conditions of the variance may require that if the existing structure is demolished, any new structure would need to comply with the front setback of 30'.

An additional variance to lot size is also required from 12,500 SF to 10,890 SF.

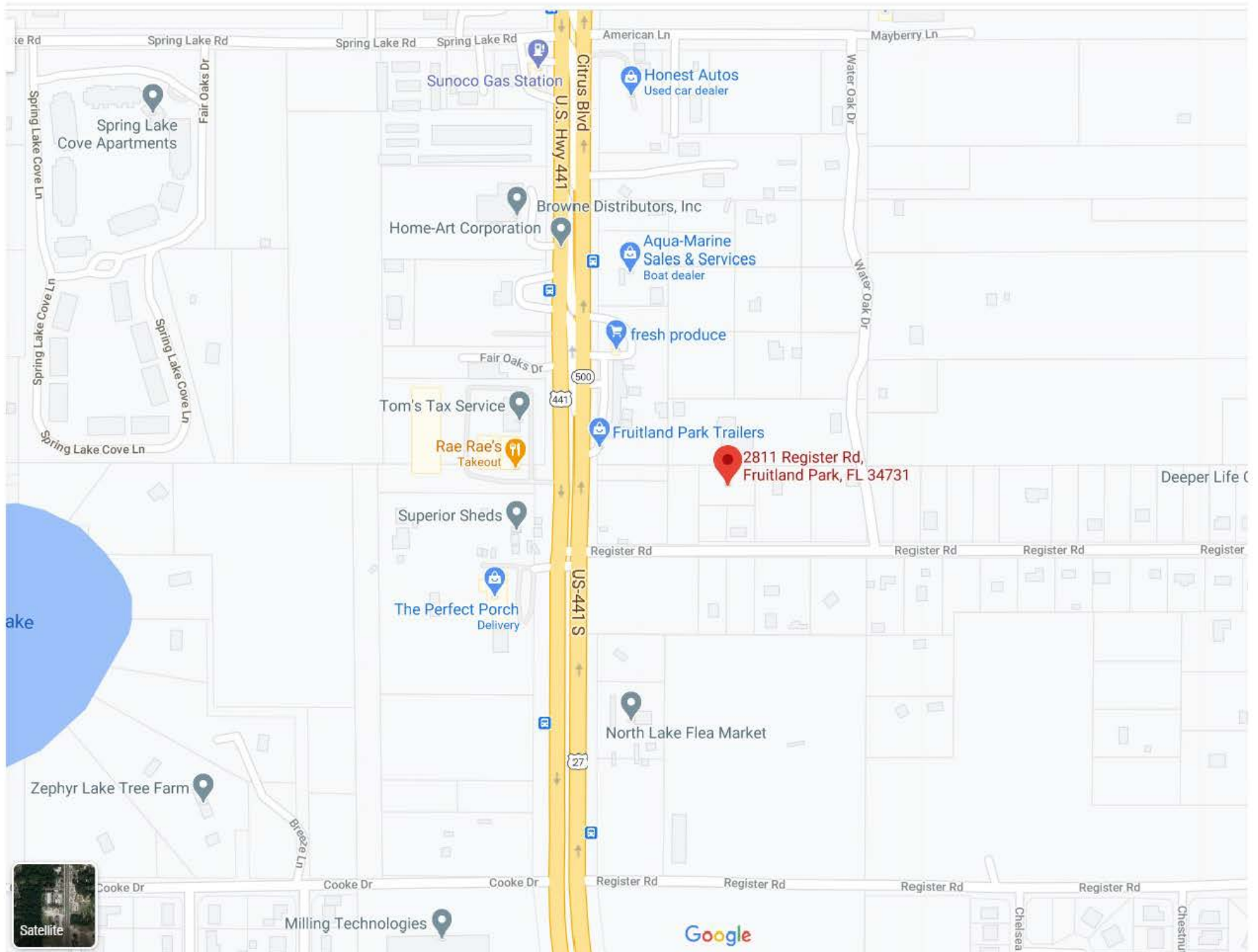
Recommendation

Revise the proposed lot split at a minimum to be consistent with State regulations of 10,890 SF and request a variance to the lot size. Amend the applications as necessary.

JUSTIFICATION FOR COMP PLAN AMENDMENT

Parcel is being annexed into the City of Fruitland Park and the Comp Plan needs to be amended to reflect the new parcel(s).

LOCATION MAP





City of Fruitland Park, Florida
Community Development Department
 506 W. Berckman St., Fruitland Park, Florida 34731
 Tel: (352) 360-6727 Fax: (352) 360-6652
 www.fruitlandpark.org

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

Development Application

Contact Information:

Owner Name: Countryside Baptist Church Ministries, Incorporated John W. Stricklen - Pastor

Address: 2805 Register Rd, Fruitland Park, FL 34731

Phone: 352-223-3616 Email: jonasem2002@aol.com

Applicant Name: Jim Richardson - ERA Grizzard Real Estate

Address: 1300 Citizens Blvd, Suite 300, Leesburg, FL 34748

Phone: 352-874-7606 Email: jrichardson@eragrizzard.com

Engineer Name: _____

Address: _____

Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: Church House Register Rd

*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 2811 Register Rd, Fruitland Park, FL 34731

Parcel Number(s): 04-19-24-0001-000-00701 Section: 04 Township: 19 Range 24

Area of Property: .973 Acres Nearest Intersection: North Dixie Ave and US HWY 27/441

Existing Zoning: Half is R-7 and half is R-1 (Lake County) Existing Future Land Use Designation: R-1 (Lake County)

Proposed Zoning: R-1 Proposed Future Land Use Designation: R-1

The property is presently used for: Overflow Church Parking

The property is proposed to be used for: Overflow Church Parking

Do you currently have City Utilities? No

Application Type:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Minor Lot Split | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Construction Plan | <input type="checkbox"/> ROW/Plat Vacate |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: We would like to annex this property into the City of Fruitland Park.

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Printed Name: Jim Richardson

Signature:  Date: 5/2/2021

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

Development Application Checklist

The Following are Required for ALL Development Applications:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Legal Description (Word file req'd) | <input checked="" type="checkbox"/> Current Deed | <input checked="" type="checkbox"/> Aerial Photo |
| <input checked="" type="checkbox"/> Property Appraiser Information | <input checked="" type="checkbox"/> Electronic Copy of Application | <input checked="" type="checkbox"/> Location Map |

Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. . Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through www.lakecountyfl.gov/maps/. Note: All maps are required to depict adjacent properties at a minimum.

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation

Analyses: Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis
 Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications:

- Requested Zoning Map Justification for Rezoning

Planned Development Applications:

Maps/Plans: Conceptual Plan as Described in LDRs Chapter 154, Section 154.030,10,G Environmental Constraints

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications:

- Justification for Variance

Special Exception Use Applications:

Site Sketch

- Justification for Special Exception Use
 List of Special Requirements as Described in LDRs, Chapter 155

Conditional Use Permit Applications:

Site Plan as Described in LDRs, Chapter 155

- Proposed List of Conditions and Safeguards
 Written Statement as Described in LDRs, Chapter 155

Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

- As Described in LDRs, Chapter 157

Minor Subdivision Applications:

- As Described in LDRs, Chapter 157

Site Plan Applications:

- As Described in LDRs, Chapter 160

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared John W. Stricklen - Pastor

_____, who being by me first duly sworn on oath deposes and says:

- 1) That he/she is the fee-simple owner of the property legally described on attached page of this application.
- 2) That he/she desires to annex 2811 Register Rd into the City of Fruitland Park to allow _____

Rezone the annexed parcel

and split the parcel into two parcels

- 3) That he/she has appointed Jim Richardson - ERA Grizzard Real Estate to act as agent on his/her behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this application if no agent is appointed to act on his/her behalf.

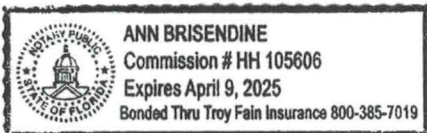
John W. Stricklen
Affiant (Owner's Signature)

State of Florida
County of Lake

The Foregoing instrument was acknowledged before me this 22 day of April, 20 21,
by John W. Stricklen who is personally known to me or has produced
FL Drivers License as identification and who did or did not take an oath
(Notary Seal)

Notary Public - State of Florida
Commission No #105606
My Commission Expires Apr 9, 2025

Ann Brisendine
Signature
Ann Brisendine
Printed Name



2021 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED

DOCUMENT# N98000003114

**Mar 15, 2021
Secretary of State
0217385674CC**

Entity Name: COUNTRYSIDE BAPTIST CHURCH MINISTRIES,
INCORPORATED

Current Principal Place of Business:

2805 REGISTER ROAD
FRUITLAND PARK, FL 34731

Current Mailing Address:

2805 REGISTER ROAD
FRUITLAND PARK, FL 34731 US

FEI Number: 59-3507931

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

STRICKLEN, JOHN W
2805 REGISTER RD
FRUITLAND PARK, FL 34731 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PASTOR
Name STRICKLEN, JOHN W
Address P.O. BOX 636
City-State-Zip: FRUITLAND PARK FL 34731

Title DEACON
Name CLARK, EDDIE
Address 2461 S. U.S.HWY 27/441
City-State-Zip: FRUITLAND PARK FL 34731

Title DEACON
Name WALDON, DOT
Address 36 TREVINO DR.
City-State-Zip: LADY LAKE FL 32159

Title DEACON
Name SMITH, ROBERT
Address 30921 CHEROKEE AVE.
City-State-Zip: LEESBURG FL 34748

Title TREASURER
Name CLARK, EDDIE RAY
Address 29420 DAVID CT.
City-State-Zip: TAVARES FL 32778

Title SECRETARY
Name STRICKLEN, JUDY
Address P.O. BOX 636
City-State-Zip: FRUITLAND PARK FL 34731

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOHN W. STRICKLEN

PASTOR

03/15/2021

Electronic Signature of Signing Officer/Director Detail

Date

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Jim Richardson

_____, who being by me first duly sworn on oath deposes and says:

- 1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.
- 2) That the submittal requirements for the application have been completed and attached hereto as part of that application.
- 3) That he/she desires to annex 2811 Register Rd into the City of Fruitland Park to allow _____
Rezone the annexed parcel
_____ and split the parcel into two parcels



Affiant (Applicant's Signature)

State of Florida

County of Lake

The Foregoing instrument was acknowledged before me this 22 day of April, 20 21,
by Jim Richardson who is personally known to me or has produced
_____ as identification and who did or did not take an oath

(Notary Seal)

Notary Public - State of Florida

Commission No HH 105606

My Commission Expires Apr. 9, 2025



Signature



Printed Name



PROPERTY RECORD CARD

General Information

Name:	COUNTRYSIDE BAPTIST CHURCH MINISTRIES INC	Alternate Key:	1287499
Mailing Address:	2805 REGISTER RD FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number:	04-19-24-0001-000-00701
		Millage Group and City:	0001 (UNINCORPORATED)
		2020 Total Certified Millage Rate:	14.7312
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	2811 REGISTER RD FRUITLAND PARK FL 34731 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	N 239.67 FT OF W 177 FT OF E 531 FT OF NE 1/4 OF NE 1/4 ORB 4483 PG 1971		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	88	114		88	FF	\$0.00	\$6,151.00
2	MANUFACTURED HOME (0230)	177	126		177	FF	\$0.00	\$11,202.00
3	VACANT RESIDENTIAL (0000)	88	114		88	FF	\$0.00	\$5,988.00

[Click here for Zoning Info](#) [FEMA Flood Map](#)

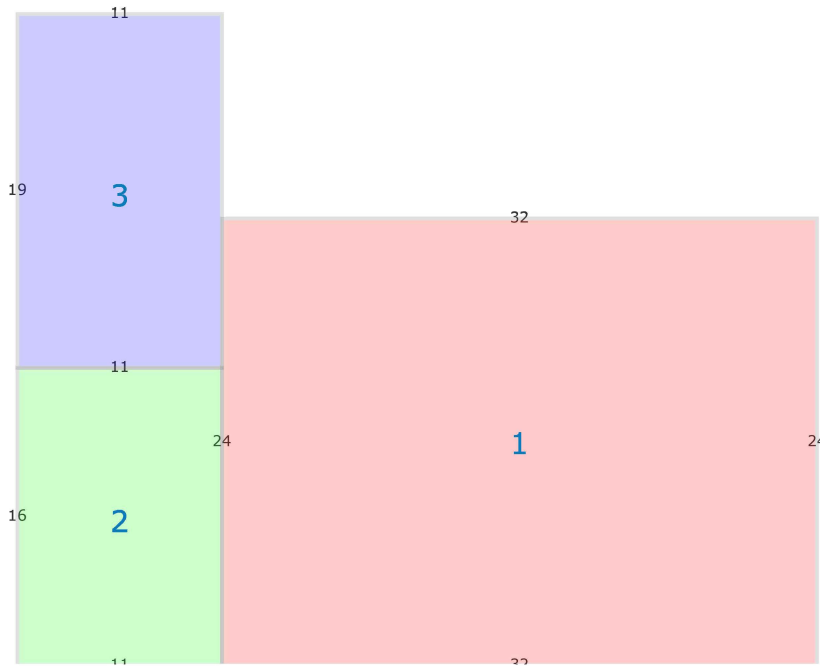
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$27,718.00						
Summary								
Year Built: 1962	Total Living Area: 944	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
Incorrect Bedroom, Bath, or other information?								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	768	N	0%	0%	<input type="checkbox"/>
2	FINISHED LIVING AREA (FLA)	Block (002)	1	176	N	0%	0%	<input type="checkbox"/>

3 UTILITY / STORAGE FINISHED BLOCK (SBF) Block (002) 1 209 N 0% 0%

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	CARPORT/POLE SHED - UNFINISHED (UCP)	190	SF	2010	\$416.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4483 / 1971	5/28/2014	Warranty Deed	Unqualified	Improved	\$58,000.00
1395 / 458	9/1/1995	Quit Claim Deed	Unqualified	Improved	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2021 WORKING VALUES that are subject to change until certified.
 The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$51,475	\$51,475	\$51,475	5.03270	\$259.06
LAKE COUNTY MSTU AMBULANCE	\$51,475	\$51,475	\$51,475	0.46290	\$23.83
LAKE COUNTY MSTU FIRE	\$51,475	\$51,475	\$51,475	0.47040	\$24.21
SCHOOL BOARD STATE	\$51,475	\$51,475	\$51,475	3.70100	\$190.51
SCHOOL BOARD LOCAL	\$51,475	\$51,475	\$51,475	2.99800	\$154.32
LAKE COUNTY MSTU STORMWATER	\$51,475	\$51,475	\$51,475	0.49570	\$25.52
ST JOHNS RIVER FL WATER MGMT DIST	\$51,475	\$51,475	\$51,475	0.22870	\$11.77

LAKE COUNTY VOTED DEBT SERVICE	\$51,475	\$51,475	\$51,475	0.11000	\$5.66
LAKE COUNTY WATER AUTHORITY	\$51,475	\$51,475	\$51,475	0.33680	\$17.34
NORTH LAKE HOSPITAL DIST	\$51,475	\$51,475	\$51,475	0.89500	\$46.07
				Total:	Total:
				14.7312	\$758.29

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law
<p>NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.</p>	

Assessment Reduction Savings

The assessment reductions marked with a  above are providing a tax dollar savings of: **\$0.00**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on April 4, 2021.

Site Notice

Prepared by and Return to:
Ann Gibbs
Liberty Title Mt. Dora
3800 Lake Center Loop, Ste B5
Mount Dora, Florida 32757

File Number: 34028
Sales Price: \$



General Warranty Deed

Made this May 28, 2014 A.D. By **Bertha A. Perry, AKA Bertha Lee Perry, an unmarried woman**, whose post office address is: 2811 Register Rd., Fruitland Park, Fl. 34731, hereinafter called the grantor, to **Countryside Baptist Church Ministries, Inc., a Florida Corporation**, whose post office address is: 2805 Register Rd., Fruitland Park, Fl. 34731, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

The North 239.67 feet of the West 177 feet of the East 531 feet of the Northeast 1/4 of the Northeast 1/4 of Section 4, Township 19 South, Range 24 East, Lake County, Florida LESS Right of Way to the South.

Parcel ID Number: **0419240001-000-00701**


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

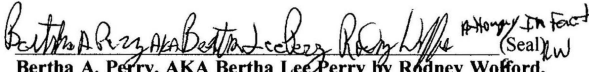
To Have and to Hold, the same in fee simple forever.

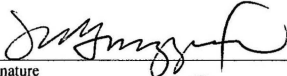
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature
Witness Printed Name **Ann Gibbs**

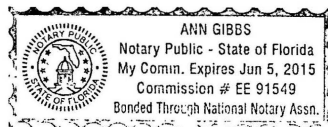
 *Rodney Wofford* ^{attorney in fact}
(Seal) W
Bertha A. Perry, AKA Bertha Lee Perry by Rodney Wofford,
her attorney in fact
Address: 2811 Register Rd., Fruitland Park, Fl. 34731

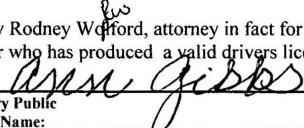

Witness Signature
Witness Printed Name **TOM GRIZZARD**

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this May 28, 2014, by Rodney ^{fw}Wofford, attorney in fact for Bertha A. Perry, AKA Bertha Lee Perry, an unmarried woman, who is/are personally known to me or who has produced a valid drivers license as identification.

(Seal)




Notary Public
Print Name: _____
My Commission Expires: _____
Ann Gibbs

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

ITEM TITLE: First Reading and Quasi-Judicial Public Hearing – Ordinance 2022-004 SCCPA- 0.287± Acres - LC Urban Medium–SFMD – N Register Road-E US Hwy 27/441 – Petitioner: Countryside Baptist Church Ministries Inc.

For the Meeting of: March 24, 2022
Submitted by: City Attorney/City Manager/Community Development Director

Date Submitted: March 14, 2022

Funds Required: No

Attachments: Proposed Ordinance 2022-004, future land use map and boundary survey. (See Agenda Item Summary Sheet 7e for location and aerial maps, advertising affidavit, staff report, and development application.)

Item Description: **Ordinance 2022-004** Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map for approximately ± 0.287 acres applicable to the residential parcel of property located at 2811 Register Road - after annexation and minor lot split (to be approved administratively, in accordance with Chapter 160, Section 160.040(d)(2)). The second reading will be held on April 14, 2022.

The Planning and Zoning Board recommended approval at its March 17, 2022 meeting.

Action to be Taken: Recommend the approval of Ordinance 2022-004.

Staff's Recommendation: Approval.

Additional Comments:

City Manager Review: Yes

Mayor Authorization: Yes

ORDINANCE 2022-004

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO SINGLE FAMILY MEDIUM DENSITY ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.287 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY CLERK 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 AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Jim Richardson – ERA Grizzard Real Estate. as applicant, on behalf of Countryside Baptist Church Ministries, Incorporated, as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of “Institutional” under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Board of the City of Fruitland Park and the Local Planning Agency for the City of Fruitland Park have reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Commission of the City of Fruitland Park.

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

Section 1: The following described property consisting of approximately 0.287 ± acres located at 2811 Register Road, north of Register Road and east of U.S. Hwy27/441 as described on Exhibit “A” shall be assigned a land use designation of Single Family Medium Density under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit “B” and incorporated herein by reference.

Section 2: A copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Fruitland Park as a matter of permanent record of the City, matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3. Direction to the City Manager.

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

Section 4. Severability

Upon a determination that by a court of competent jurisdiction that a portion of this ordinance or the comprehensive plan adopted hereby is void, unconstitutional or unenforceable, all remaining portions shall remain in full force and effect.

Section 5. Scrivener's Errors.

Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 6. Conflicts.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. Adoption

After adoption, a copy hereof shall be forwarded to the Department of Economic Opportunity.

Section 8. Effective Date

This ordinance shall become effective upon the 31st day after adoption unless timely challenged, and then will become effective upon the date a final order is issued by the Department of Economic Opportunities or Administration Commission finding the amendment in compliance in accordance with Section 163.3187, Florida Statutes. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2022.

(SEAL)

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, MMC, City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____
Passed Second Reading _____

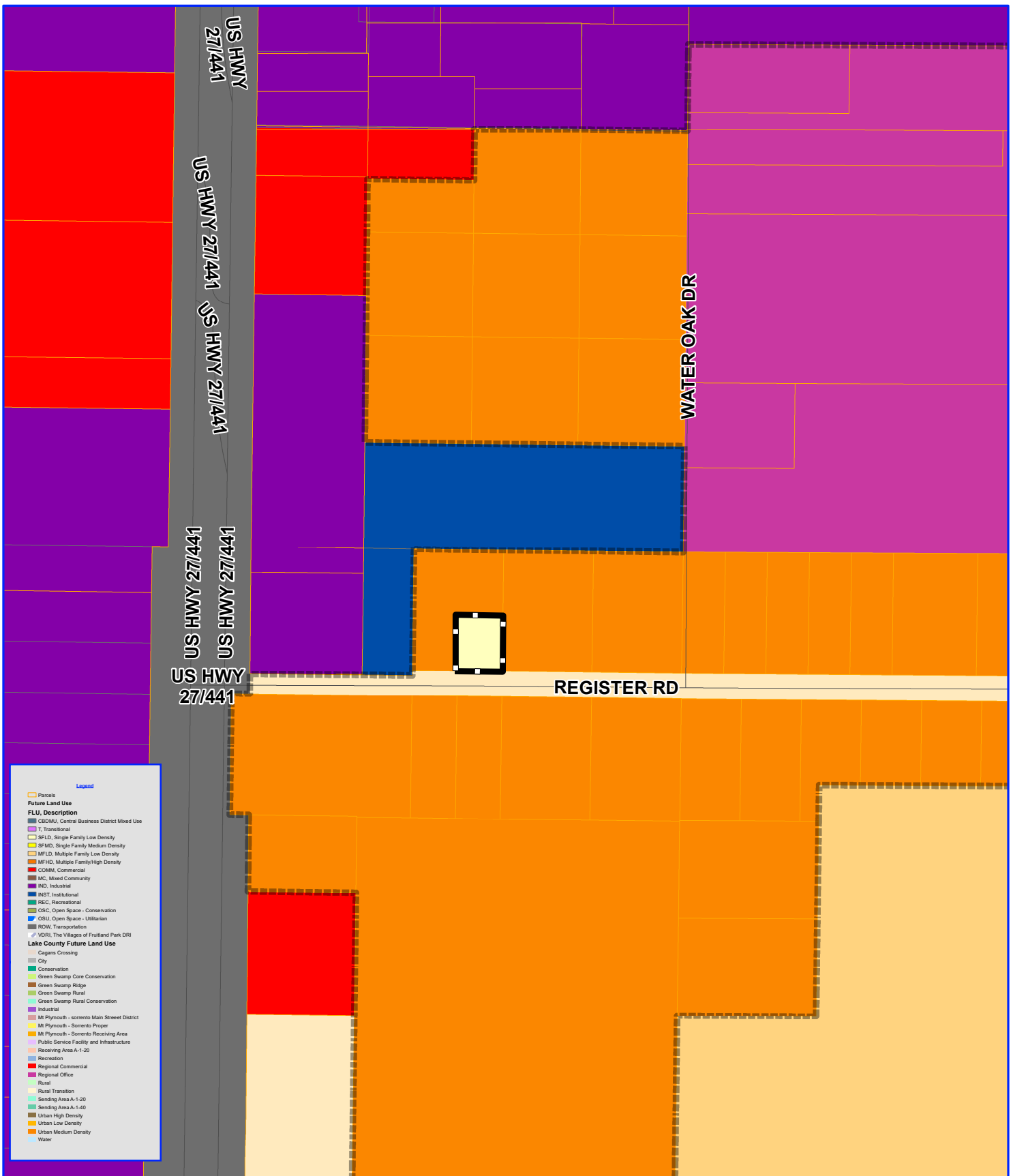
EXHIBIT A

LEGAL DESCRIPTION

The South 119 feet of the East 92 feet of the following described parcel; The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida less right of way to the South.

EXHIBIT B

MAP



Legend

Future Land Use

- CBDMU, Central Business District Mixed Use
- T, Transitional
- SFLD, Single Family Low Density
- SFMD, Single Family Medium Density
- MF LD, Multiple Family Low Density
- MF HD, Multiple Family High Density
- COMM, Commercial
- MC, Mixed Community
- I, Industrial
- I&T, Institutional
- REC, Recreational
- OSC, Open Space - Conservation
- OSU, Open Space - Utilitarian
- ROW, Transportation
- VDRI, The Villages of Fruitland Park DRI

Lake County Future Land Use

- Cagans Crossing
- City
- Conservation
- Green Swamp Core Conservation
- Green Swamp Ridge
- Green Swamp Rural
- Green Swamp Rural Conservation
- Industrial
- MI Plymouth - Sorrento Main Street District
- MI Plymouth - Sorrento Proper
- MI Plymouth - Sorrento Receiving Area
- Public Service Facility and Infrastructure
- Receiving Area A-1-20
- Recreation
- Regional Commercial
- Regional Office
- Rural
- Rural Transition
- Sending Area A-1-20
- Sending Area A-1-40
- Urban High Density
- Urban Low Density
- Urban Medium Density
- Water



Countryside Baptist Church

Lake County, Florida
Proposed Future Land Use

1 inch = 258 feet

Project: 398-13-03
File: PropFLU.mxd
Name: CBP
PM: Sherie Lindh
Date: Feb. 11th, 2021
Created By: C.Manno



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

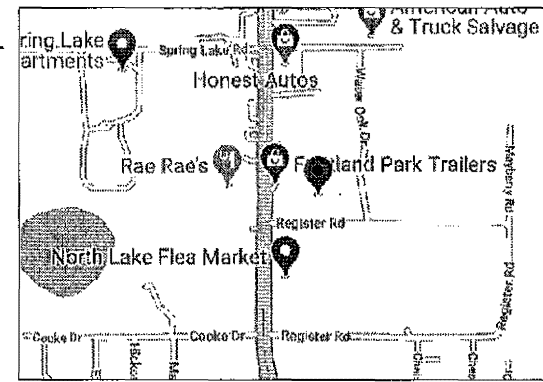
LEGAL DESCRIPTION

THE NORTH 239.67 FEET OF THE WEST 177 FEET OF THE EAST 531 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA LESS RIGHT OF WAY TO THE SOUTH.

FLOOD ZONE: X
 COMMUNITY NUMBER: 120421
 PANEL: 12069C0307
 SUFFIX: E
 BASE FLOOD ELEVATION: NAVD88
 FIRM DATE: 12/18/2012
 FIRM EFFECT./REV DATE: 12/18/2012

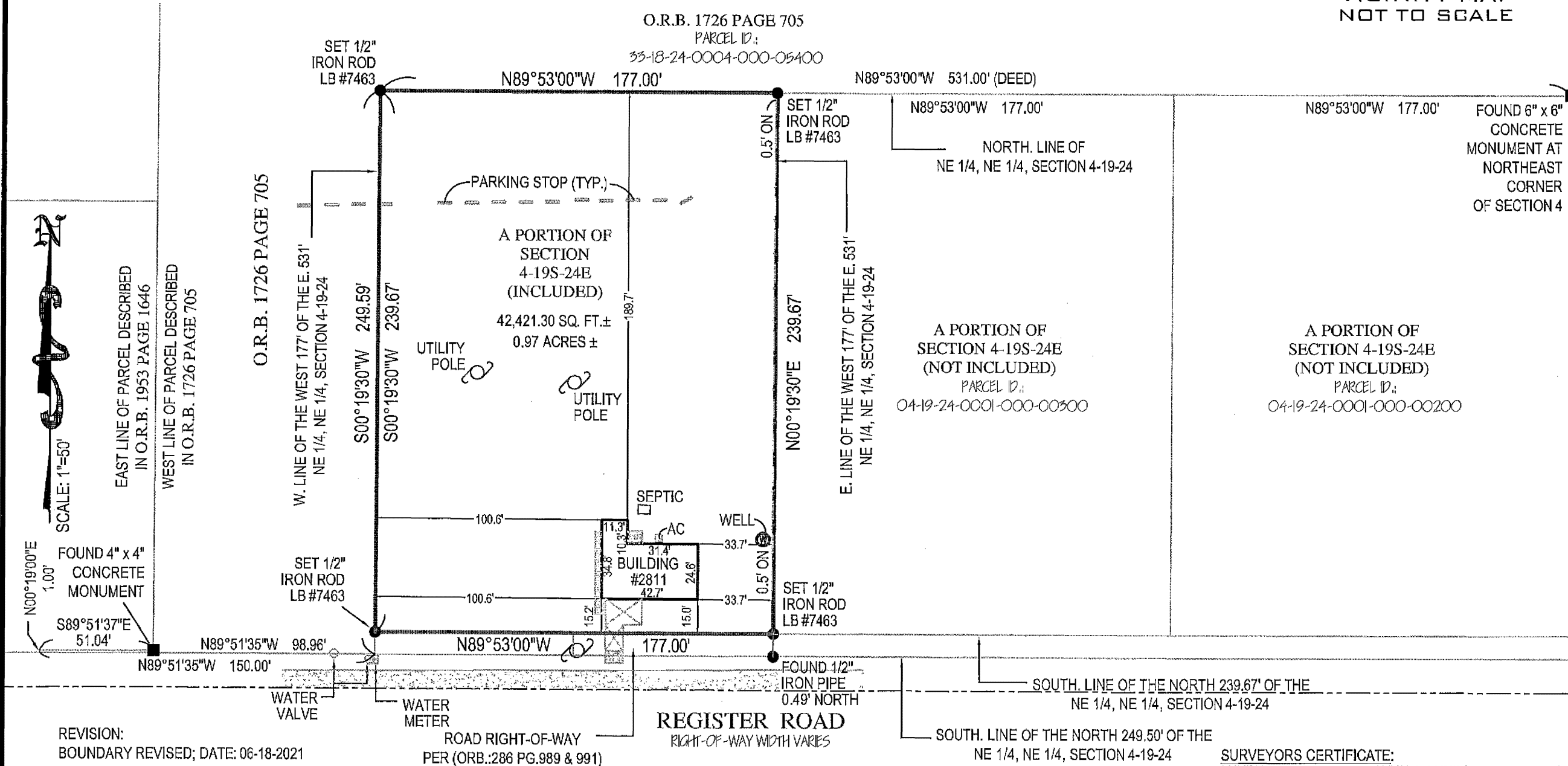
LEGEND

A/C	AIR CONDITIONER	P.R.M.	PERMANENT REFERENCE MONUMENT
B.F.P.	BACKFLOW PREVENTER	PG.	PAGE
C.B.S.	CONCRETE BLOCK STRUCTURE	P.B.	PLAT BOOK
EL.	ELEVATION	PK	PARKER KYLON NAIL
F.F.	FINISHED FLOOR	R	RADIUS
I.D.	IDENTIFICATION	CL	CENTERLINE
L	LENGTH	AND	AND
L.B.	LICENSED BUSINESS	NUMBER	NUMBER
M	MEASURED	Δ	DELTA OR CENTRAL ANGLE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	CONCRETE	CONCRETE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	CHAIN LINK FENCE	CHAIN LINK FENCE
O.R.B.	OFFICIAL RECORDS BOOK	WOOD FENCE	WOOD FENCE
P	PLAT	MISCELLANEOUS FENCE	MISCELLANEOUS FENCE
PSM	PROFESSIONAL SURVEYOR AND MAPPER		



VICINITY MAP
NOT TO SCALE

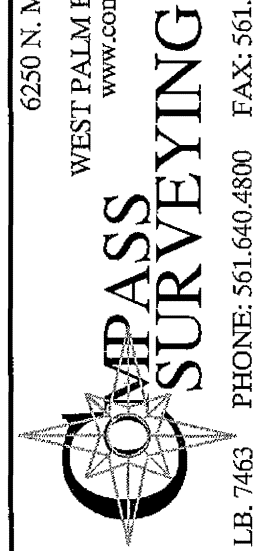
O.R.B. 1726 PAGE 705
 PARCEL ID.:
 33-18-24-0004-000-05400



BOUNDARY SURVEY OF
 2811 REGISTER ROAD
 FRUITLAND PARK, FL 34731
 PREPARED FOR
 JIM RICHARDSON

Project	C-20007
Date	10/20/2020
Scale	1"=50'
Sheet	1 of 1

6250 N. MILITARY TRAIL
 SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net



PHONE: 561.640.4800 FAX: 561.640.0576
 L.B. 7463

REVISION:
 BOUNDARY REVISED; DATE: 06-18-2021

- NOTES:**
- LEGAL DESCRIPTION PROVIDE BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERN BOUNDARY LINE, HAVING A BEARING OF N89°53'00"W.

DATE OF FIELD WORK: 10/12/2020
 DATE OF MAP: 10/20/2020

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

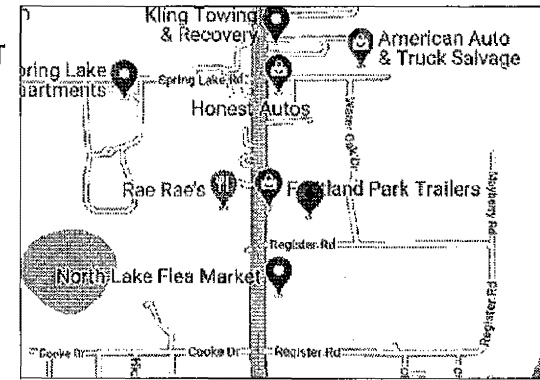
(SIGNED) *Kenneth J. Osborne*
 KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

LEGAL DESCRIPTION

THE SOUTH 136.00 FEET OF THE EAST 92.00 FEET OF THE FOLLOWING DESCRIBED PARCEL;
 THE NORTH 239.67 FEET OF THE WEST 177 FEET OF THE EAST 531 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA LESS RIGHT OF WAY TO THE SOUTH.

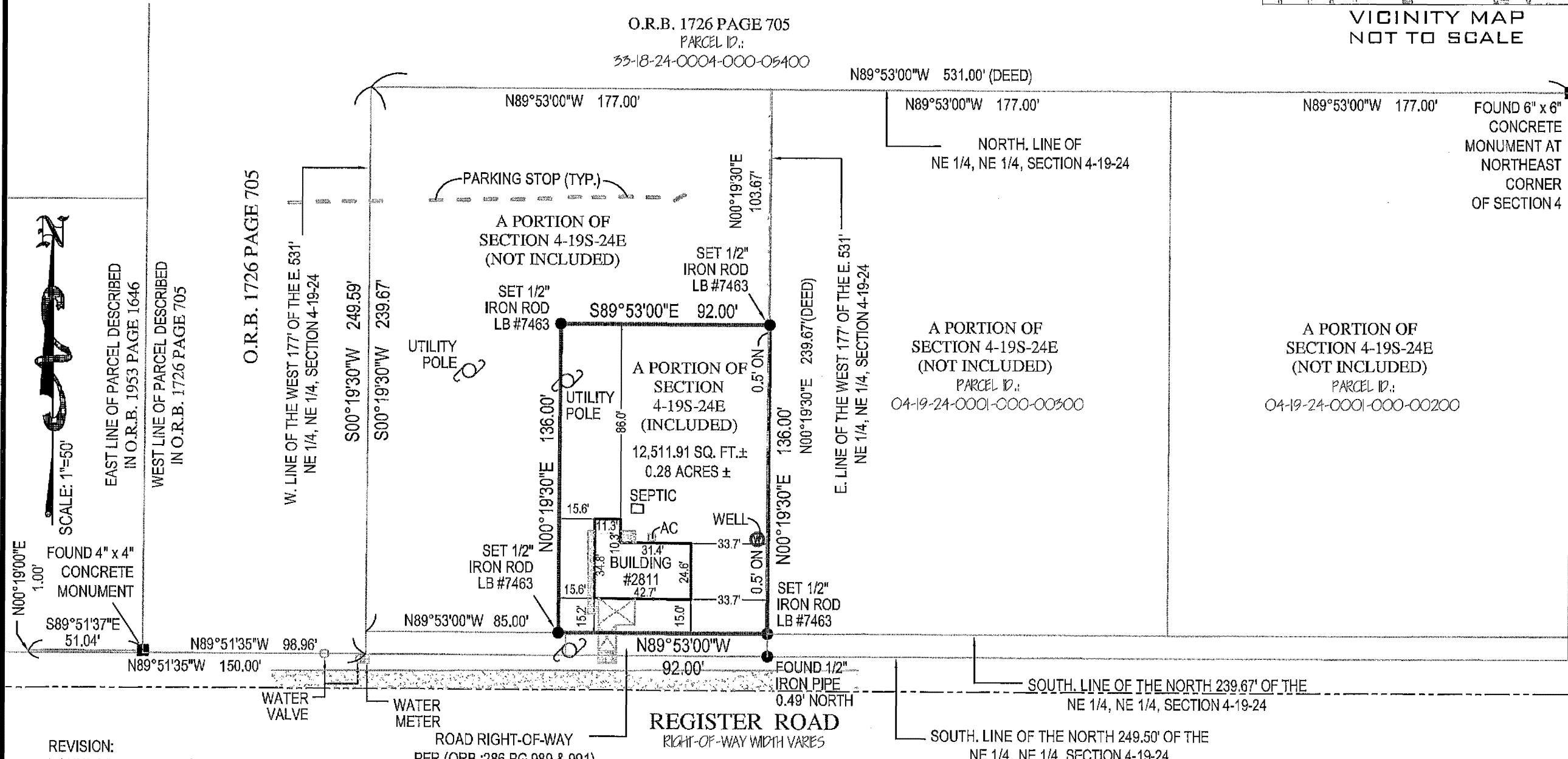
LEGEND

A/C	AIR CONDITIONER	P.R.M.	PERMANENT REFERENCE MONUMENT
B.F.P.	BACKFLOW PREVENTER	PG.	PAGE
C.B.S.	CONCRETE BLOCK STRUCTURE	P.B.	PLAT BOOK
EL.	ELEVATION	PK	PARKER KYLON NAIL
F.F.	FINISHED FLOOR	R	RADIUS
I.D.	IDENTIFICATION	C&L	CENTERLINE
L	LENGTH	Δ	DELTA OR CENTRAL ANGLE
L.B.	LICENSED BUSINESS	CONCRETE	CONCRETE
M	MEASURED	CHAIN LINK FENCE	CHAIN LINK FENCE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	WOOD FENCE	WOOD FENCE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	MISCELLANEOUS FENCE	MISCELLANEOUS FENCE
O.R.B.	OFFICIAL RECORDS BOOK		
P	PLAT		
PSM	PROFESSIONAL SURVEYOR AND MAPPER		



VICINITY MAP
NOT TO SCALE

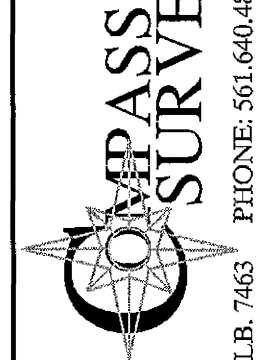
O.R.B. 1726 PAGE 705
 PARCEL ID.:
 55-18-24-0004-000-05400



SPECIFIC PURPOSE SURVEY "PROPOSED LOT SPLIT" OF
 2811 REGISTER ROAD
 FRUITLAND PARK, FL 34731
 PREPARED FOR
 JIM RICHARDSON

Project	C-20007
Date	10-12-2020
Scale	1"=50'
Sheet	1 of 1

6250 N. MILITARY TRAIL
 SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net



PHONE: 561.640.4800 FAX: 561.640.0576
 L.B. 7463

REVISION:
 BOUNDARY REVISED; DATE: 06-18-2021

- NOTES:**
- LEGAL DESCRIPTION CREATED BY THIS OFFICE FOR PURPOSE OF LOT SPLIT.
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERN BOUNDARY LINE, HAVING A BEARING OF N89°53'00"W.

FLOOD ZONE: X
 COMMUNITY NUMBER: 120421
 PANEL: 12069C0307
 SUFFIX: E
 BASE FLOOD ELEVATION: NAVD88
 FIRM DATE: 12/18/2012
 FIRM EFFECT./REV DATE: 12/18/2012
 DATE OF FIELD WORK: 10/12/2020
 DATE OF MAP: 03/30/2021

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Kenneth J. Osborne*
 KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

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

ITEM TITLE: First Reading and Quasi-Judicial Public Hearing – Ordinance 2022-005 SCCPA - 0.686± Acres - LC Urban Medium–I– 2811 Register Road – Petitioner: Countryside Baptist Church Ministries Inc.

For the Meeting of: March 24, 2022

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

Date Submitted: March 14, 2022

Funds Required: No

Attachments: Proposed Ordinance 2022-005 and future land use map, (See Agenda Item Summary Sheet 7e for location and aerial maps, advertising affidavit, staff report, and development application and see 7f for boundary survey.)

Item Description: Ordinance 2022-005 SSCPA to change the Future Land Use Map of approximately ± 0.686 acres applicable to the grassed church parking parcel of property, located at 2811 Register Road. After annexation, the minor lot split will be approved administratively, in accordance with Chapter 160, Section 160.040(d)(2)). The second reading will be held on April 14, 2022.

The Planning and Zoning Board recommended approval at its March 17th, 2022 meeting.

Action to be Taken: Approve Ordinance 2022-005

Staff's Recommendation: Approval.

Additional Comments:

City Manager Review: Yes

Mayor Authorization: Yes

ORDINANCE 2022-005

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO INSTITUTIONAL ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.686 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY CLERK 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 AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Jim Richardson – ERA Grizzard Real Estate as applicant, on behalf of Countryside Baptist Church Ministries, Incorporated, as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of “Institutional” under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Commission of the City of Fruitland Park and the Local Planning Agency for the City of Fruitland Park have reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Commission of the City of Fruitland Park.

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

Section 1: The following described property consisting of approximately 0.686 ± acres located at 2811 Register Road, north of Register Road and east of U.S. Hwy27/441 as described on Exhibit “A” shall be assigned a land use designation of Institutional under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit “B” and incorporated herein by reference.

Section 2: A copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Fruitland Park as a matter of permanent record of the City, matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3. Direction to the City Manager.

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

Section 4. Severability

Upon a determination that by a court of competent jurisdiction that a portion of this ordinance or the comprehensive plan adopted hereby is void, unconstitutional or unenforceable, all remaining portions shall remain in full force and effect.

Section 5. Scrivener's Errors.

Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 6. Conflicts.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. Adoption

After adoption, a copy hereof shall be forwarded to the Department of Economic Opportunity.

Section 8. Effective Date

This ordinance shall become effective upon the 31st day after adoption unless timely challenged, and then will become effective upon the date a final order is issued by the Department of Economic Opportunities or Administration Commission finding the amendment in compliance in accordance with Section 163.3187, Florida Statutes. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2022.

(SEAL)

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, MMC, City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____
Passed Second Reading _____

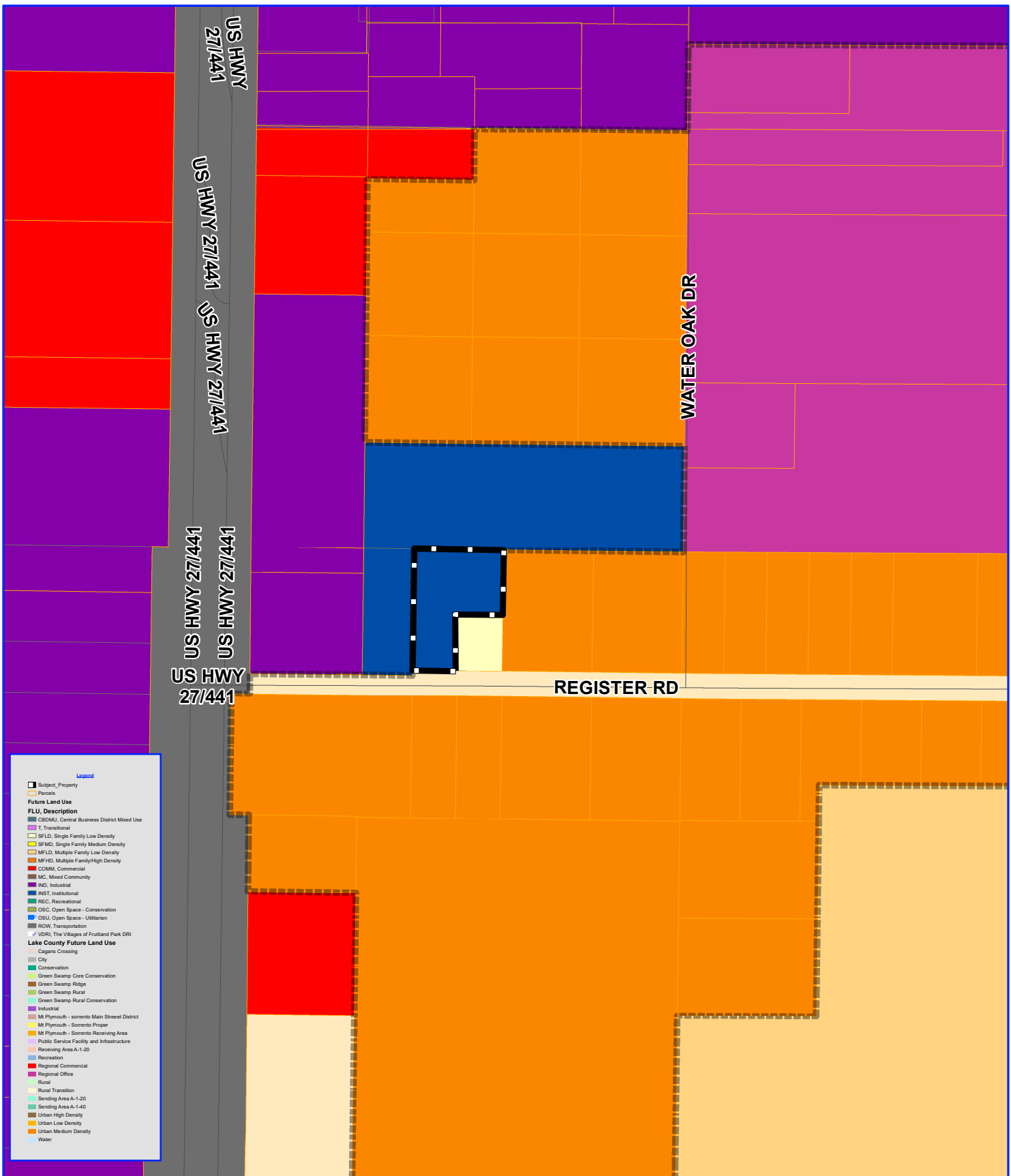
EXHIBIT A

LEGAL DESCRIPTION

The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida. Less and except the South 119 feet of the East 92 feet; less right of way to the South.

EXHIBIT B

MAP



Legend

- Subject_Property
- Parcels
- Future Land Use**
- CBDMU, Central Business District Mixed Use
- T, Transitional
- SF-LD, Single Family Low Density
- SF-MD, Single Family Medium Density
- SF-HD, Multiple Family Low Density
- MF-HD, Multiple Family High Density
- COMM, Commercial
- MC, Mixed Community
- IHO, Industrial
- INST, Institutional
- REC, Recreational
- OSC, Open Space - Conservation
- OSU, Open Space - Utilitarian
- ROW, Transportation
- VDRI, The Villages of Fruitland Park DRI
- Lake County Future Land Use**
- Cagans Crossing
- City
- Conservation
- Green Swamp Core Conservation
- Green Swamp Ridge
- Green Swamp Rural
- Green Swamp Rural Conservation
- Industrial
- MI Plymouth - Sorrento Main Street District
- MI Plymouth - Sorrento Proper
- MI Plymouth - Sorrento Receiving Area
- Public Service Facility and Infrastructure
- Receiving Area A-1-20
- Recreation
- Regional Commercial
- Regional Office
- Rural
- Rural Transition
- Sending Area A-1-20
- Sending Area A-1-40
- Urban High Density
- Urban Low Density
- Urban Medium Density
- Water



Countryside Baptist Church

Lake County, Florida
Proposed Future Land Use

1 inch = 258 feet

Project: 398-13-03
File: PropFLU.mxd
Name: CBP
PM: Sherie Lindh
Date: Feb. 11th, 2021
Created By: C.Manno



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

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

ITEM TITLE: First Reading and Quasi-Judicial Public Hearing –
Ordinance 2022-006 Rezoning 0.686± Acres - R7-PFD –
2811 Register Road – Petitioner: Countryside Baptist
Church Ministries Inc.

For the Meeting of: March 24, 2022

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

Date Submitted: March 14, 2022

Funds Required: No

Attachments: Proposed Ordinance 2022-006, proposed zoning map and
warranty deed. (See Agenda Item Summary Sheet 7e for
location and aerial maps, advertising affidavit, staff report,
and development application.)

Item Description: Ordinance 2022-006 Rezoning to PFD for grassed church
parking parcel. After annexation and minor lot split, to be approved administratively, in
accordance with Chapter 160, Section 160.040(d)(2)). (The second reading will be held on
April14, 2022.)

The Planning and Zoning Board recommended approval at its March 17, 2022 meeting.

Action to be Taken: Approve Ordinance 2022-006

Staff's Recommendation: Approval.

Additional Comments:

City Manager Review: Yes

Mayor Authorization: Yes

ORDINANCE 2022-006

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 0.686 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD, FRUITLAND PARK, FLORIDA FROM LAKE COUNTY R-7 ZONING TO THE CITY OF FRUITLAND PARK DESIGNATION OF PUBLIC FACILITIES DISTRICT WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Jim Richardson – ERA Grizzard Real Estate as applicant, on behalf of the owner, Countryside Baptist Church Ministries Incorporated requesting that approximately 0.686 ± acres of real property located at 2811 Register Road (the “Property”) be rezoned from Lake County R-7 to City of Fruitland Park Community Facilities District; and

WHEREAS, the property has a future land use designation of Institutional as shown on the City of Fruitland Park Comprehensive Plan Future Land Use Map; and

WHEREAS, the proposed zoning is consistent with the future land use designation; and

WHEREAS, the petition bears the signature of all applicable parties; and

WHEREAS, the required notice of the proposed rezoning has been properly published; and

WHEREAS, the City Commission reviewed said petition, the recommendations of the Planning and Zoning Board, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

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

Section 1. The following described property consisting of approximately 0.686 ± acres of land located at 2811 Register Road, Fruitland Park shall hereafter be designated as Community Facilities District, as defined in the Fruitland Park Land Development Regulations. The property is more particularly described as:

LEGAL DESCRIPTION: See Exhibit A.

Parcel Alternate Key No. 1287499

and depicted in **Exhibit B.**

Section 2. That the City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 3. That the zoning classification is consistent with the Comprehensive Plan of the City of Fruitland Park, Florida.

Section 4. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 6. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. This Ordinance shall become effective in accordance with law.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2022.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, MMC, City Clerk
(SEAL)

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____

Passed Second Reading _____

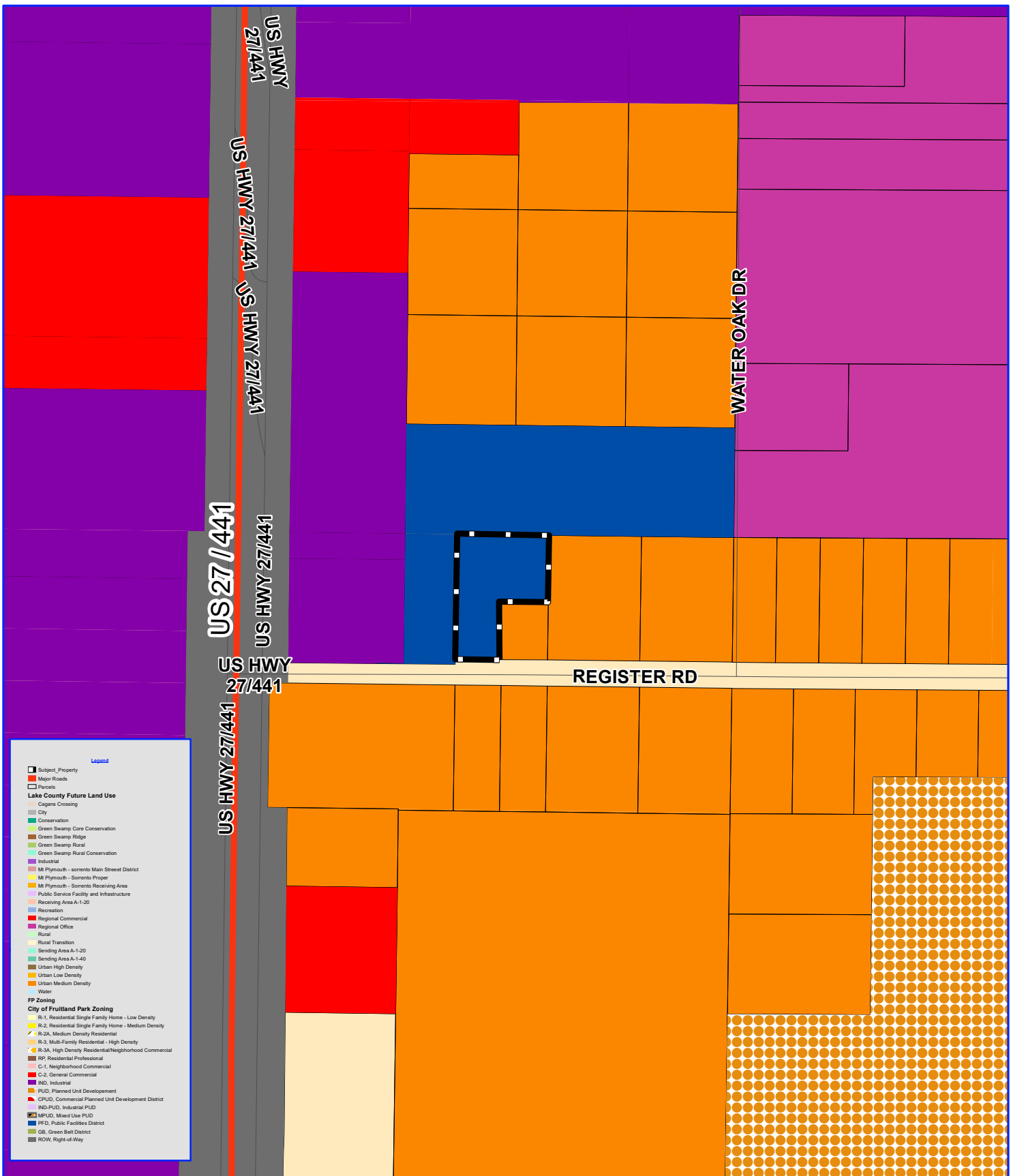
EXHIBIT A

Legal Description

The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida. Less and except the South 119 feet of the East 92 feet; less right of way to the South.

EXHIBIT B

Map



1 inch = 250 feet

Countryside Baptist Church

Lake County, Florida
Proposed Zoning Map

Project: 398-13-03
File: PropZoning.mxd
Name: CBP
PM: Sherie Lindh
Date: Feb. 11th, 2021
Created By: C.Manno

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

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

ITEM TITLE: First Reading and Quasi-Judicial Public Hearing – Ordinance 2022-007 - Rezoning - 0.287± Acres - 2811 Register Road - R-1-R-2 - Petitioner: Countryside Baptist Church Ministries Inc.

For the Meeting of: March 24, 2022

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

Date Submitted: March 14, 2022

Funds Required: No

Attachments: Proposed Ordinance 2022-007 and zoning maps. (See Agenda Item Summary Sheet 7e for location and aerial maps, advertising affidavit, staff report, and development application and 7g for and boundary survey.)

Item Description: Ordinance 2022-007 Rezoning to R-2 Single Family Low Density for residential parcel after annexation and minor lot split (to be approved administratively, in accordance with Chapter 160, Section 160.040(d)(2)). The second reading will be held on April 14, 2022.

The Planning and Zoning Board recommended approval at its March 17, 2022 meeting.

Action to be Taken: Approve Ordinance 2022-007

Staff's Recommendation: Approval.

Additional Comments:

City Manager Review: Yes

Mayor Authorization: Yes

ORDINANCE 2022-007

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 0.287 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD, FRUITLAND PARK, FLORIDA FROM LAKE COUNTY R-1 ZONING TO THE CITY OF FRUITLAND PARK DESIGNATION OF R-2 WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Jim Richardson – ERA Grizzard Real Estate as applicant, on behalf of the owner, Countryside Baptist Church Ministries Incorporated requesting that approximately 0.287 ± acres of real property located at 2811 Register Road (the “Property”) be rezoned from Lake County R-7 to City of Fruitland Park Community Facilities District; and

WHEREAS, the property has a future land use designation of Single Family Medium Density as shown on the City of Fruitland Park Comprehensive Plan Future Land Use Map; and

WHEREAS, the proposed zoning is consistent with the future land use designation; and

WHEREAS, the petition bears the signature of all applicable parties; and

WHEREAS, the required notice of the proposed rezoning has been properly published; and

WHEREAS, the City Commission reviewed said petition, the recommendations of the Planning and Zoning Board, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

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

Section 1. The following described property consisting of approximately 0.287 ± acres of land located at 2811 Register Road, Fruitland Park shall hereafter be designated as R-2, as defined in the Fruitland Park Land Development Regulations. The property is more particularly described as:

LEGAL DESCRIPTION: See Exhibit A.

Parcel Alternate Key No. 1287499

and depicted in **Exhibit B.**

Section 2. That the City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 3. That the zoning classification is consistent with the Comprehensive Plan of the City of Fruitland Park, Florida.

Section 4. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 6. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. This Ordinance shall become effective in accordance with law.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2022.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, MMC, City Clerk
(SEAL)

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____

Passed Second Reading _____

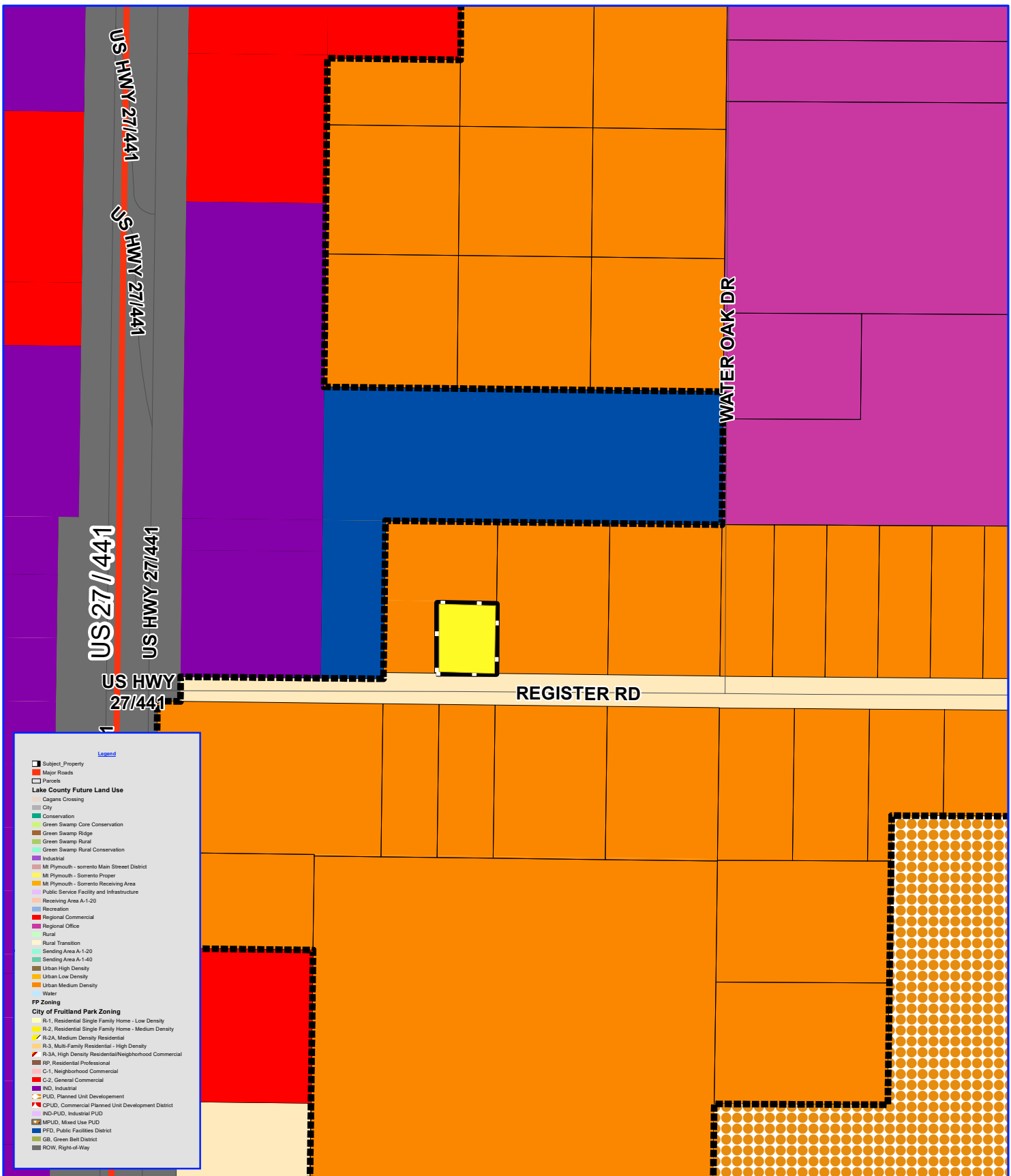
EXHIBIT A

Legal Description

The South 119 feet of the East 92 feet of the following described parcel; The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida less right of way to the South.

EXHIBIT B

Map



Legend

- Subject_Property
- Major_Roads
- Parcels

Lake County Future Land Use

- Cagans Crossing
- City
- Conservation
- Green Swamp Core Conservation
- Green Swamp Ridge
- Green Swamp Rural
- Green Swamp Rural Conservation
- Industrial
- MI Plymouth - sorrento Main Street District
- MI Plymouth - Sorrento Proper
- MI Plymouth - Sorrento Receiving Area
- Public Service Facility and Infrastructure
- Receiving Area A-1-20
- Recreation
- Regional Commercial
- Regional Office
- Rural
- Rural Transition
- Sending Area A-1-20
- Sending Area A-1-40
- Urban High Density
- Urban Low Density
- Urban Medium Density
- Water

FP Zoning

City of Fruitland Park Zoning

- R-1, Residential Single Family Home - Low Density
- R-2, Residential Single Family Home - Medium Density
- R-2A, Medium Density Residential
- R-3, Multi-Family Residential - High Density
- R-3A, High Density Residential/Neighborhood Commercial
- RP, Residential Professional
- C-1, Neighborhood Commercial
- C-2, General Commercial
- IND, Industrial
- PUD, Planned Unit Development
- CPUD, Commercial Planned Unit Development District
- IND-PUD, Industrial PUD
- MPUD, Mixed Use PUD
- PFD, Public Facilities District
- GB, Green Belt District
- ROW, Right-of-Way



Countryside Baptist Church

Lake County, Florida
Proposed Zoning Map

1 inch = 207 feet

Project: 398-13-03
File: ExistingZoning.mxd
Name: CBP
PM: Sherie Lindh
Date: Feb. 11th, 2021
Created By: C.Manno



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**CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 8a**

ITEM TITLE: CITY MANAGER’S REPORT
For the Meeting of: March 15, 2022
Submitted by: City Manager
Date Submitted: March 24, 2022
Funds Required: None
Attachments:

Item Description: City Manager’s Report

- i. Economic Development Status Update**
- ii. Independent Special Fire Control and Rescue District Status Update**
- iii. Charter Review Workshop Status Update**
- iv. Mirror Lake Drive Traffic Control**

Action to be Taken: None

Staff’s Recommendation: N/A

Additional Comments: None

City Manager Review: Yes

Mayor Authorization: Yes

**CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 10**

ITEM TITLE:	Public Comments
For the Meeting of:	March 24, 2022
Submitted by:	City Clerk
Date Submitted:	March 14, 2022
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

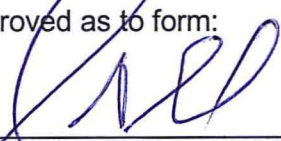
ATTEST:


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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