

**FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA**

January 11, 2024

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

Pastor Greg Yarborough, Trinity Assembly Church

Pledge of Allegiance – Police Chief Erik Luce

2. ROLL CALL

3. CONSENT AGENDA

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.

Approval of Minutes (city clerk)

December 14, 2023, regular meeting minutes.

4. REGULAR AGENDA

(a) Resolution 2023-077 Comprehensive Plan Updates - LPG Urban & Regional Planners LLC (city attorney/city manager)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING LPG URBAN & REGIONAL PLANNERS, LLC'S PROPOSAL FOR PROFESSIONAL CONSULTING SERVICES DATED DECEMBER 14, 2023 FOR COMPREHENSIVE PLAN UPDATES IN AN AMOUNT NOT TO EXCEED \$94,700.00; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; REPEALING RESOLUTION 2023-005; PROVIDING FOR AN EFFECTIVE DATE.

(b) Resolution 2024-006 General Revenues Final Property Values and Increase Redevelopment Budget Expenditures - CRA Fund Transfer FY 2023-024 Budget Amendment (city attorney/city treasurer)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE

2023/2024 FISCAL YEAR BUDGET PURSUANT TO SEC. 6.07 OF THE CITY CHARTER TO INCREASE THE BUDGET FOR GENERAL REVENUES DUE TO FINAL PROPERTY VALUES INCREASING AFTER THE BUDGET WAS APPROVED AND INCREASE EXPENDITURES IN THE REDEVELOPMENT BUDGET TO TRANSFER FUNDS TO THE COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

- (c) **Resolution 2024-001 Public Works Building Project – Change Order #7 – EJCDC Standard Form of Agreement – Chain Link Fencing Gates \$5,905.21 Decrease – GSB Construction and Development Inc.** (city attorney/city manager/public works director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING CHANGE ORDER NO. 7 TO THE EJCDC STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE BETWEEN THE CITY OF FRUITLAND PARK AND GSB CONSTRUCTION & DEVELOPMENT, INC. TO PROVIDE FOR A DECREASE OF \$5,905.21 IN THE STIPULATED SUM; AUTHORIZING THE EXECUTION OF THE CHANGE ORDER; PROVIDING FOR AN EFFECTIVE DATE.

- (d) **Resolution 2024-002 Public Works Building Project – Change Order #8 - EJCDC Standard Form of Agreement – Ceramic Tile \$26,820.92 Decrease – GSB Construction and Development Inc.** (city attorney/city manager/public works director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING CHANGE ORDER NO. 8 TO THE EJCDC STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE BETWEEN THE CITY OF FRUITLAND PARK AND GSB CONSTRUCTION & DEVELOPMENT, INC. TO PROVIDE FOR A DECREASE OF \$26,820.92 IN THE STIPULATED SUM; AUTHORIZING EXECUTION OF THE CHANGE ORDER; PROVIDING FOR AN EFFECTIVE DATE.

- (e) **Resolution 2024-003 Public Works Building Project – Change Order #9 - EJCDC Standard Form of Agreement – Electric Bay Door Motors-Associated Systems \$42,676.81 Increase – GSB Construction and Development Inc.** (city attorney/city manager/public works director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING CHANGE ORDER NO. 9 TO THE EJCDC STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE BETWEEN THE CITY OF FRUITLAND PARK AND GSB CONSTRUCTION & DEVELOPMENT, INC. TO PROVIDE FOR AN INCREASE OF \$42,676.81 IN THE STIPULATED SUM; AUTHORIZING EXECUTION OF THE CHANGE ORDER; PROVIDING FOR AN EFFECTIVE DATE.

- (f) **Resolution 2024-004 Patricia Avenue Water Line Replacement Project CDBG Program Requirements Proposal – Halff Inc.** (city attorney/city manager/public works director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING CDBG PROGRAM ADMINISTRATIVE SERVICES PROPOSAL FOR LABOR STANDARDS COMPLIANCE DATED DECEMBER 20, 2023 FOR PATRICIA AVENUE WATER LINE REPLACEMENT PROJECT FROM HALFF IN AN AMOUNT NOT TO EXCEED \$22,000.00 FOR ADMINISTRATIVE SERVICES RELATING TO COMPLIANCE WITH CDBG PROGRAM REQUIREMENTS; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; PROVIDING FOR AN EFFECTIVE DATE.

- (g) **Resolution 2024-005 Spring Lake Water Line Replacement Project CDBG Program Requirements Proposal – Halff Inc.** (city attorney/city manager/public works director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING CDBG PROGRAM ADMINISTRATIVE SERVICES PROPOSAL FOR LABOR STANDARDS COMPLIANCE DATED DECEMBER 20, 2023 FOR SPRING LAKE ROAD WATER LINE REPLACEMENT PROJECT FROM HALFF IN AN AMOUNT NOT TO EXCEED \$22,000.00 FOR ADMINISTRATIVE SERVICES RELATING TO COMPLIANCE WITH CDBG PROGRAM REQUIREMENTS; AUTHORIZING THE MAYOR TO

EXECUTE THE PROPOSAL; PROVIDING FOR AN EFFECTIVE DATE.

(h) Public Works Four Post Vehicle Lift Purchase – Quotes (city manager/public works director)

Motion to consider one of the three quotes for a 27,000 lb capacity four-post BendPak vehicle lift as well as a pair of 15,000 lb rolling bridge jacks to be used in conjunction with the four-post lift as follows:

- 1) Northern Tool, \$33,799.97
- 2) Wrenchers LLC, \$27,325
- 3) BendPak Inc., \$31,395

PUBLIC HEARING

(i) Second Reading and Public Hearing – Ordinance 2023-022 Wastewater System Asset Management and Fiscal Sustainability Plan (city attorney/city manager/public works director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, CREATING CHAPTER 104 OF THE CODE OF ORDINANCES AND ADOPTING THE CITY OF FRUITLAND PARK WASTEWATER SYSTEM ASSET MANAGEMENT AND FISCAL SUSTAINABILITY PLAN PREPARE BY FLORIDA RURAL WATER ASSOCIATION IN PARTNERSHIP WITH FDEP AND SRF; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE. (The first reading was held on December 14, 2024.)

(j) Second Reading and Public Hearing – Ordinance 2023-023 Redistricting Maps (city attorney/city manager/community development)

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, COUNTY OF LAKE, STATE OF FLORIDA, CHANGING THE BOUNDARIES OF THE FIVE CITY COMMISSION DISTRICTS BASED ON POPULATION DATA REVIEWED AND PROVIDED BY LPG URBAN & REGIONAL PLANNERS, INC. AND INCLUSION OF PROPERTY ANNEXED INTO THE CITY OF FRUITLAND PARK SINCE THE ADOPTION OF THE CURRENT DISTRICT BOUNDARIES; ADOPTING A NEW EXHIBIT “A” MAP; AND PROVIDING FOR AN EFFECTIVE DATE. (The first reading was held on December 14, 2023.)

(k) Second Reading and Public Hearing – Ordinance 2023-020 Comprehensive Plan Amendment Building Heights Restriction
(city attorney/city manager/community development)

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO RESTRICT BUILDING HEIGHTS TO 3-STORIES WITH A MAXIMUM HEIGHT OF 35' WITHIN ALL CITY OF FRUITLAND PARK FUTURE LAND USE DESIGNATIONS APPLICABLE TO ALL PROPERTIES WITHIN THE CITY OF FRUITLAND PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN; AND PROVIDING FOR APPROVAL AND AN EFFECTIVE DATE. (The first reading was held on December 14, 2023.)

(l) Second Reading and Public Hearing – Ordinance 2023-019 Land Development Regulations Amendment – Building Heights Restriction
(city attorney/city manager/community development)

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING CHAPTER 154 OF THE CITY OF FRUITLAND PARK'S LAND DEVELOPMENT CODE TO RESTRICT BUILDING HEIGHTS TO 3-STORIES WITH A MAXIMUM HEIGHT OF 35' WITHIN ALL CITY OF FRUITLAND PARK ZONING DISTRICTS APPLICABLE TO ALL PROPERTIES WITHIN THE CITY OF FRUITLAND PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR APPROVAL AND AN EFFECTIVE DATE. (The first reading was held on December 14, 2023.)

(m) Second Reading and Public Hearing - Ordinance 2023-015 Annexation – 16.67 + Acres– East US Highway 441/27 and East of Register Road Griffin Preserve – Petitioner: Beryl N. Stokes III
(city attorney/city manager/community development)

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 16.67 ± ACRES OF LAND GENERALLY LOCATED EAST OF US HIGHWAY 441/27 AND EAST OF REGISTER ROAD; 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 first reading was held on December 14, 2023.)

- (n) **Second Reading and Public Hearing - Ordinance 2023-016 SSCPA 16.67 ± Acres- East US Highway 441/27 and East of Register Road Griffin Preserve – Petitioner: Beryl N. Stokes III**
(city attorney/city manager/community development)

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 PLAN DESIGNATION FROM LAKE COUNTY REGIONAL OFFICE TO CITY SINGLE-FAMILY MEDIUM DENSITY OF 16.67 +/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF US HWY 441/27 AND EAST OF REGISTER ROAD; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.
(The first reading was held on December 14, 2023.)

QUASI-JUDICIAL PUBLIC HEARING

- (o) **Second Reading and Quasi-Judicial Public Hearing – Ordinance 2023-017 Rezoning 16.67± Acres Lake County Agricultural and Light Manufacturing to PUD – East US Highway 441/27 and East of Register Road – Petitioner: Beryl N. Stokes III** (city attorney/city manager/community development)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 16.67 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) AND LIGHT MANUFACTURING (LM)

TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED EAST OF US HWY. 441/27 AND EAST OF REGISTER ROAD; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. (The first reading was held on December 14, 2023.)

- (p) **First Reading and Quasi-Judicial Public Hearing – Ordinance 2023-021 MDA 2nd Amendment - Mirror Lake Village PUD Phase II – Maximum Impervious Surface Ratio – Petitioner: Fruitland Park LLC** (city attorney/city manager/community development)
AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE MASTER DEVELOPMENT AGREEMENT CONDITIONS OF THE MIRROR LAKE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) TO PROVIDE FOR A MAXIMUM IMPERVIOUS SURFACE RATIO; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SCRIVENER'S ERRORS; AND SETTING AN EFFECTIVE DATE. (Continued from December 14, 2023. The second reading will be held on January 25, 2024.)

END OF QUASI-JUDICIAL PUBLIC HEARING

END OF PUBLIC HEARING

5. (a) **City Manager**
i. **Economic Development Status Update Report**
ii. **Commercial Developments Permits Issued Status Update Report**
iii. **City Manager Recruiting Firm Status Update Report**
iv. **City Charter Status Update Report**
(b) **City Attorney**

- i. **U.S. Bank National Association v. Robert Moore and City of Fruitland Park, Lake County Case No. 2022-CA-00845 (Judge Baxley)**
- ii. **Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628**
- iii. **Code of Ordinances – Codification**
- iv. **0295 Builder, LLC v. City of Fruitland Park, et al, Lake County Case No. 2023-CA-2919**

6. UNFINISHED BUSINESS

7. PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Action may not be taken by the City Commission at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the City Commission. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the City Commission addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

8. COMMISSIONERS' COMMENTS

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

9. MAYOR'S COMMENTS

10. ADJOURNMENT

DATES TO REMEMBER

- January 15, 2024, City Hall Closed - Dr. Martin Luther King Jr. Day;
- January 19, 2024, *St John's River Water Management District Update*, Lake County League of Cities, Mount Dora Golf Course, 1100 South Highland Street, Mount Dora, Florida 32757 at 12:00 noon, and
- January 25, 2024, City Commission regular at 6:00 p.m.;

- February 8, 2024, City Commission regular at 6:00 p.m.;
- February 12, 2024, City Commission Lake County Parks, Recreation and Trails Advisory Board, Lake County Administration Building, Board Chambers, 315 West Main Street, Tavares, Florida 32778 at 3:30 p.m.;
- February 22, 2024, City Commission regular at 6:00 p.m.;
- February 28, 2024, Lake~Sumter Metropolitan Planning Organization Governing Board Meeting, 1300 Citizens Blvd., Suite 175, Leesburg, Florida 34748 at 2:00 p.m.;

For additional events, please visit [Calendar | City of Fruitland Park Florida](#).

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 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: 3

ITEM TITLE: Draft Meeting Minutes

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Tuesday, January 2, 2024

SUBMITTED BY: city clerk

BRIEF NARRATIVE: 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.

Approval of Minutes

December 14, 2023 regular meeting minutes.

FUNDS BUDGETED: None

ATTACHMENTS: Draft minutes

RECOMMENDATION: Approve the minutes, if there are no corrections, as submitted.

ACTION: Approval

**FRUITLAND PARK CITY COMMISSION REGULAR
DRAFT MEETING MINUTES
December 14, 2023**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida 34731 on Thursday, December 14, 2023, at 6:00 p.m.

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

Members Absent: Commissioner John Mobilian

Also Present: City Attorney Anita Geraci-Carver; City Treasurer Gary Bachmann; Captain Henry Rains, Police Department; Public Works Director Robb Dicus; Human Resources Director John Klein; Michael “Mike” Rankin, Interim Community Development Director, LPG Urban & Regional Planners Inc. (consultant retained by the city); Lieutenant Barry Fitzgerald, Battalion Chief, Lake County Fire Rescue, and City Clerk Esther B. Coulson.

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

After Mayor Cheshire called the meeting to order and Pastor Jerry Rhomes, Connection Point Church, gave the invocation, Captain Rains led in the pledge of allegiance to the flag.

ACTION: 6:00:20 p.m. No action was taken.

2. ROLL CALL

After Mayor Cheshire requested that Ms. Coulson call the roll where a quorum was declared present, he announced the absence of Commissioner Mobilian and recognized the following changes to this evening’s agenda:

Agenda Changes:

- | | |
|----------|---|
| Item 7b. | Resolution 2023-075 LCSO Dispatch Services
Addendum – Town of Howey-in-the-Hills’ Resolution. |
| Item 7c. | Resolution 2023-077 Comprehensive Plan Updates, LPG Urban & Regional Planners Inc.
Staff’s recommendation to postpone. |
| Item 7f. | Resolution EJDJC Standard Form of Agreement
Addendum - Resolution 2023-058 replaces the number 2023-080. |
| Item 7g. | Resolution 2023-059
Addendum – Affidavit. |
| Item 7p | Ordinance 2023-021
Addendum – Affidavit. |

- Item 7r. Resolution 2023-074
Addendum – presentation and amend provisions to include the name of the applicant under Section 1 and removing under Conditions of Approval (b) under subsection 2. (1).

ACTION: 6:01:50 p.m. Upon Mayor Cheshire’s recommendation, and **by unanimous consent, the city commission excused the absence of Commissioner John Mobilian from this evening’s meeting and accepted the previously cited changes to the agenda.**

3. SPECIAL PRESENTATION – Wreaths Across America Proclamation – Saturday, December 16, 2023

On behalf of the city commission, Mayor Cheshire read into the record a proclamation declaring Saturday, December 16, 2023 as the official *Wreaths Across America Day* in Fruitland Park in memory of our fallen heroes, in honor of our living veterans and in commending the American Legion Family of 219 for sharing this patriotic tribute to America’s veterans.

ACTION 6:06:15 p.m. Ms. Diane Rousseau (who addressed the change in venue due to the impending weather conditions) and Commander Larry Miller, John Gella Memorial Unit 219 Inc., (who announced the number of veterans at Shiloh Cemetery), accepted the proclamation with gratitude.

4. LOCAL PLANNING AGENCY

As soon as practical, at 6:15 p.m., recess to the Local Planning Agency meeting.

ACTION: 6:07:39 p.m. **By unanimous consent, the city commission recessed its meeting at 6:08 p.m. to the Local Planning Agency meeting.**

5. COMMUNITY REDEVELOPMENT AGENCY

As soon as practical at 6:30 p.m., recess to the Community Redevelopment Agency meeting.

ACTION: 6:19:32 p.m. **By unanimous consent, the city commission recessed its meeting at 6:20 p.m. to the Community Redevelopment Agency meeting and reconvened at 6:30 p.m.**

6. CONSENT AGENDA

The city commission considered its action to approve the following consent agenda items:

(a) Approval of Minutes

November 9 regular and November 9, 2023, workshop meeting minutes.

(b) Resolution 2023-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPOINTING THE HUMAN RESOURCES DIRECTOR TO SERVE AS THE ALTERNATE ON THE BOARD OF DIRECTORS OF PUBLIC

RISK MANAGEMENT OF FLORIDA; AND PROVIDING FOR
AN EFFECTIVE DATE.

ACTION: 6:30:15 p.m. On motion of Vice Mayor DeGrave, seconded by Commissioner Gunter and unanimously carried, the city commission approved the consent agenda as previously cited.

7. REGULAR AGENDA

(a) Resolution 2023-065 Records and Archive Management Plan Onsite Consulting Services – SML Inc.

Ms. Geraci-Carver read into the record the title of Resolution 2023-065, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING A ONE-YEAR RENEWAL OF THE PROFESSIONAL SERVICES AGREEMENT BETWEEN SML, INC. & CITY OF FRUITLAND PARK CONTRACT FOR RECORDS & ARCHIVE MANAGEMENT SERVICES; PROVIDING FOR AN EFFECTIVE DATE. (Postponed from October 12 and 26, 2023.)

Mr. La Venia cited reasons in recommending approval of the subject agreement for FY 2023-24 for up to \$30,000 and the city commission's decision to subsequently include a part -time employee to work with Ms. Coulson or continue with said agreement.

ACTION: 6:30:45 p.m. After much discussion and by unanimous consent the city commission accepted Vice Mayor DeGrave's suggestion to include limiting the \$45,000 allocated in the FY 2023-24 budget to \$30,000 (the total services fee outlined in the July 28, 2021 records and archives management plan and onsite consulting services contract) and directed the city clerk to provide an update on what was accomplished and report back to the city commission if more funds are required.

Following further discussion, a motion was made by Vice Mayor DeGrave and seconded by Commissioner Gunter that the city commission adopt Resolution 2023-065 as previously cited as amended to include limiting the \$45,000 allocated in the FY 2023-24 budget to \$30,000 and directed the city clerk to provide an update on what was accomplished and report back to the city commission if more funds are required.

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

(b) Resolution 2023-075 Petition to the Lake County Board of County Commissioners – LCSO Dispatch Services

Ms. Geraci-Carver read into the record the title of Resolution 2023-075, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PETITIONING THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA TO DEVELOP AN APPROPRIATE MECHANISM TO FINANCE THE LAKE COUNTY SHERIFF'S DISPATCH SERVICES THAT DOES NOT VIOLATE SECTION 125.01(7), FLORIDA STATUTES, PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver pointed out the agenda item summary report outlining her recommendation; pointed out recent developments where the Lake County Sheriff's Office (LCSO) is no longer requesting that municipalities execute the interlocal agreement to finance its law enforcement dispatch service, and relayed her recommendation to adopt the subject resolution but not to proceed with authorizing the mayor to sign the letter to be signed by all mayors of each jurisdiction adopting their respective resolutions to the Board of County Commissioners of Lake County and Lake County Sheriff Peyton C. Grinnell.

ACTION: 6:44:02 p.m. After Mr. La Venia gave an overview of the subject issue, **a motion was made by Commissioner Gunter and seconded by Vice Mayor DeGrave that the city commission adopt Resolution 2023-075 as previously cited.**

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

(c) Resolution 2023-077 Comprehensive Plan Updates - LPG Urban & Regional Planners LLC

The city commission considered its action to approve the comprehensive plan update proposal for professional consulting services with LPG Urban & Regional Planners LLC.

ACTION: 6:47:44 p.m. After discussion, **on motion of Vice Mayor DeGrave, seconded by Commissioner Gunter and unanimously carried, the city commission postponed its action to approve the comprehensive plan update proposal as previously cited to the January 11, 2023, meeting at the city attorney's request to prepare a resolution.**

(d) **Resolution 2023-078 Public Safety Complex Additional Services Proposal – Halff Inc.**

Ms. Geraci-Carver read into the record the title of Resolution 2023-078, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING HALFF'S ADDITIONAL SERVICES CONFIRMATION DATED OCTOBER 31, 2023 IN THE AMOUNT NOT TO EXCEED \$48,750.00 FOR ADDITIONAL SURVEYING AND CIVIL ENGINEERING SERVICES AS WELL AS TO REFLECT INCREASED COSTS SINCE 2020 FOR THE CITY OF FRUITLAND PARK PUBLIC SAFETY COMPLEX; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:48:25 p.m. After much discussion, **a motion was made by Vice Mayor DeGrave and seconded by Commissioner Bell that the city commission adopt Resolution 2023-078 as previously cited.**

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

(e) **Resolution 2023-079 Five-Foot Sidewalk Installation City Hall Complex – Fountain Street and College Avenue ROWs and Civil Engineering and Surveying Services Design Proposal/Agreement – Halff Inc.**

Ms. Geraci-Carver read into the record the title of Resolution 2023-079, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PROPOSAL/AGREEMENT FOR CRA SIDEWALK DATED OCTOBER 31, 2023 IN AN AMOUNT NOT TO EXCEED \$17,800.00 BETWEEN BESH HALFF AND THE CITY OF FRUITLAND PARK FOR CIVIL ENGINEERING AND SURVEYING SERVICES RELATING TO SIDEWALK INSTALLATION ALONG FOUNTAIN STREET AND COLLEGE AVENUE; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:53:18 p.m. **By unanimous consent Mayor Cheshire moved the agenda.** (At the CRA meeting held earlier this evening, the proposal/agreement for the community redevelopment agency sidewalk was denied.)

(f) **Resolution 2023-080 Patricia Avenue Water Main and Services Installation – EJCDC Standard Form of Agreement Amendment – D B Civil Construction LLC**

Ms. Geraci-Carver read into the record the title of Resolution 2023-080, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING BID FROM DB CIVIL CONSTRUCTION LLC AND EJCDC STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE IN THE AMOUNT OF \$244,900.00 FOR PATRICIA AVENUE WATER MAIN PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:53:26 p.m. After discussion, a motion was made by Vice Mayor DeGrave and seconded by Commissioner Bell that the city commission adopt Resolution 2023-080 as previously cited.

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

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

PUBLIC HEARING

(g) **Public Hearing – Resolution 2023-059 Final Adopted Millage FY 2023-24**

It now being the time advertised to hold a public hearing to consider the adoption of Resolution 2023-059.

Mayor Cheshire announced that the City of Fruitland Park is prepared to set the proposed millage rate of 3.9134 which is 8.77% increase over the roll back rate of 3.5980; that the millage rate of 3.9134 mills is the same rate as the last five years, and that once the proposed rate is established, the commission cannot exceed that rate; requested that Ms. Geraci-Carver read the following title, and called for the public to be heard:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, ADOPTING A FINAL MILLAGE RATE OF 3.9134 LEVYING OF AD VALOREM TAXES FOR FISCAL YEAR 2023-2024; PROVIDING FOR AN EFFECTIVE DATE. (The first reading was held on September 14 and the second reading was held on September 28, 2023.)

ACTION: 6:55:58p.m. A motion was made by Commissioner Gunter and seconded by Commissioner Bell that the city commission adopt Resolution 2023-059 as previously cited.

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

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

(h) Public Hearing - Resolution 2023-071 Live Local Act

It now being the time advertised to hold a public hearing to consider the adoption of Resolution 2023-071, after Ms. Geraci-Carver read into the record the following title, Mayor Cheshire called for the public to be heard:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA; PROVIDING NOTICE TO THE PUBLIC OF A PENDING ORDINANCE AND DIRECTING STAFF TO DEVELOP AND PROCESS FOR ADOPTION AN ORDINANCE TO PROVIDE FOR CERTIFICATION OF COMPLIANCE OF AFFORDABLE HOUSING PROJECTS AND OTHER POTENTIAL LAND DEVELOPMENT REGULATIONS ADDRESSING AFFORDABLE HOUSING, MIXED-USE AND MULTI-FAMILY PROJECTS TO ADDRESS THE IMPACTS OF CHAPTER 2023-17, LAWS OF FLORIDA, KNOWN AS THE LIVE LOCAL ACT.

ACTION: 6:57:33 p.m. After discussion, a motion was made by Commissioner Gunter and seconded by Commissioner Bell that the city commission adopt Resolution 2023-071 as previously cited.

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

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously. (Similar to Lake County, the city attorney addressed the plan to present same for adoption before the city commission at a future meeting as it relates to the annual adoption of the affordable housing component.)

(i) First Reading and Public Hearing – Ordinance 2023-022 Wastewater System Asset Management and Fiscal Sustainability Plan (AMFS)

Ms. Geraci-Carver read into the record the title of Ordinance 2023-022, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, CREATING CHAPTER 104 OF THE CODE OF ORDINANCES AND ADOPTING THE CITY OF FRUITLAND PARK WASTEWATER SYSTEM ASSET MANAGEMENT AND FISCAL SUSTAINABILITY PLAN PREPARED BY FLORIDA RURAL WATER ASSOCIATION IN PARTNERSHIP WITH FDEP AND SRF; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on January 11, 2024.)

After discussion, Mr. Patrick Dangelo, Florida Rural Water Association, described the AMFS plan; the current wastewater system assets and how the geographical information systems mapping would be utilized with a database software program sponsored by the State of Florida Department of Environmental Protection to satisfy the needs of the state revolving fund loans. He addressed the plan to reappear before the city commission in a year's time.

ACTION: 7:22:27 p.m. After discussion, **a motion was made by Vice Mayor DeGrave and seconded by Commissioner Gunter that the city commission approve Ordinance 2023-022 as previously cited.**

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

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

- (j) **First Reading and Public Hearing – Ordinance 2023-023 Redistricting Maps**
Ms. Geraci-Carver read into the record the title of Ordinance 2023-023, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, COUNTY OF LAKE, STATE OF FLORIDA, CHANGING THE BOUNDARIES OF THE FIVE CITY COMMISSION DISTRICTS BASED ON POPULATION DATA REVIEWED AND PROVIDED BY LPG URBAN & REGIONAL PLANNERS, INC. AND INCLUSION OF PROPERTY ANNEXED INTO THE CITY OF FRUITLAND PARK SINCE THE ADOPTION OF THE CURRENT DISTRICT BOUNDARIES; ADOPTING A NEW EXHIBIT "A" MAP; AND PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on January 11, 2024.)

ACTION: p.m. 7:01:06 p.m. After discussion, **a motion was made by Commissioner Gunter and seconded by Commissioner Bell that the city commission adopt Resolution 2023-023 as previously cited.**

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

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

(k) First Reading and Public Hearing – Ordinance 2023-020 Comprehensive Plan Amendment Building Heights Restriction

Ms. Geraci-Carver read into the record the title of Ordinance 2023-020, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO RESTRICT BUILDING HEIGHTS TO 3-STORIES WITH A MAXIMUM HEIGHT OF 35' WITHIN ALL CITY OF FRUITLAND PARK FUTURE LAND USE DESIGNATIONS APPLICABLE TO ALL PROPERTIES WITHIN THE CITY OF FRUITLAND PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN; AND PROVIDING FOR APPROVAL AND AN EFFECTIVE DATE. (The second reading will be held on January 11, 2024.)

ACTION: 7:12:20 p.m. After discussion, **a motion was made by Vice Mayor DeGrave and seconded by Commissioner Gunter that the city commission approve Ordinance 2023-020 as previously cited.**

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

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

(l) First Reading and Public Hearing – Ordinance 2023-019 Land Development Regulations Amendment – Building Heights Restriction

Ms. Geraci-Carver read into the record the title of Ordinance 2023-019, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING CHAPTER 154 OF THE CITY OF FRUITLAND PARK'S LAND DEVELOPMENT CODE TO RESTRICT BUILDING HEIGHTS TO 3-STORIES WITH A

MAXIMUM HEIGHT OF 35' WITHIN ALL CITY OF FRUITLAND PARK ZONING DISTRICTS APPLICABLE TO ALL PROPERTIES WITHIN THE CITY OF FRUITLAND PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR APPROVAL AND AN EFFECTIVE DATE. (The second reading will be held on January 11, 2024.)

ACTION: 7:13:20 p.m. After discussion, a motion was made by Commissioner Gunter and seconded by Commissioner Bell that the city commission approve Ordinance 2023-019 as previously cited.

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

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

(m) First Reading and Hearing - Ordinance 2023-015 Annexation – 16.67 ± Acres– East US Highway 441/27 and East of Register Road Griffin Preserve – Petitioner: Beryl N. Stokes III

Ms. Geraci-Carver read into the record the title of Ordinance 2023-015, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

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 16.67 ± ACRES OF LAND GENERALLY LOCATED EAST OF US HIGHWAY 441/27 AND EAST OF REGISTER ROAD; 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 January 11, 2024.)

Mr. Rankin described the subject property and relayed staff's recommendation of approval.

ACTION: 7:14:34 p.m. A motion was made by Commissioner Bell and seconded by Commissioner Gunter that the city commission approve Ordinance 2023-015 as previously cited.

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

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

(n) First Reading and Public Hearing - Ordinance 2023-016 SSCPA 16.67 ± Acres– East US Highway 441/27 and East of Register Road Griffin Preserve – Petitioner: Beryl N. Stokes III

Ms. Geraci-Carver read into the record the title of Ordinance 2023-016, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY REGIONAL OFFICE TO CITY SINGLE-FAMILY MEDIUM DENSITY OF 16.67 +/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF US HWY 441/27 AND EAST OF REGISTER ROAD; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on January 11, 2024.)

Ms. Geraci-Carver confirmed, in response to Commissioner Gunter's inquiry, that the applicant would bring forward a preliminary plat before an easement is placed and gave reasons, in answer to Vice Mayor DeGrave's question that she would recommend less than 20 years under the terms currently outlined in the master development agreement (MDA) with Beryl N. Stokes III.

Mr. Steve Sloan, Sloan Engineering Group, representing the applicant on behalf of the developer, confirmed that they would be amenable to adjust the MDA to 20 years and Mr. Chris DiMillo, Summerpark Homes, developer representing the applicant, verified his acceptance to the five-year term acceptable by Ms. Geraci-Carver.

ACTION: 7:16:14 p.m. After discussion, and upon the suggestion of Vice Mayor DeGrave, **the city commission, by unanimous consent, approved amending the terms under section 28. of the master development agreement with Beryl N. Stokes III, removing 20 years and replacing it with five years as accepted by the applicant.**

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Gunter that the city commission approve the aforementioned Ordinance 2023-016 as amended with the terms as previously cited.

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

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

QUASI-JUDICIAL PUBLIC HEARING

- (o) First Reading and Quasi-Judicial Public Hearing – Ordinance 2023-017 Rezoning 16.67± Acres Lake County Agricultural and Light Manufacturing to PUD – East US Highway 441/27 and East of Register Road – Petitioner: Beryl N. Stokes III**

Ms. Geraci-Carver read into the record the title of Ordinance 2023-017, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 16.67 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) AND LIGHT MANUFACTURING (LM) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED EAST OF US HWY. 441/27 AND EAST OF REGISTER ROAD; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on January 11, 2024.)

Ms. Geraci-Carver swore in Mr. Rankin to give testimony who described the subject property and relayed staff's recommendation of approval.

Vice Mayor DeGrave referred to the loss of 15-feet of easement on the north and east, the reduction of acreage as to what is planned to be developed, and the concerns raised at the Local Planning Agency meeting held earlier this evening from Mr. Mark Knapke, State of Florida Department of Environmental Protection, Florida Park Service Manager at Lake Griffin State Park, on the respective easement.

Mr. Chris DiMillo, Summerpark Homes, developer representing the applicant, confirmed that the easement is open space which they are not purchasing, and it is not part of the 16.67 acres; however, he addressed the plan to give Lake Griffin State Park 15 foot of easement to the north that they have already which they can access as part of the easement in question.

ACTION: 7:18:43 p.m. and 7:21:12 p.m. After discussion, **a motion was made by Vice Mayor DeGrave and seconded by Commissioner Gunter that the city commission approve aforementioned Ordinance 2023-017 to include amending the terms -- as cited under Agenda Item 7. (p) -- under section 28. of the master development agreement with Beryl N. Stokes III, removing 20 years and replacing it with five years as accepted by the applicant.**

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

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

(p) First Reading and Quasi-Judicial Public Hearing – Ordinance 2023-021 MDA 2nd Amendment - Mirror Lake Village PUD Phase II – Maximum Impervious Surface Ratio – Petitioner: Fruitland Park LLC

The city commission considered its action to approve Ordinance 2023-021, the substance of which is as follows:

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE MASTER DEVELOPMENT AGREEMENT CONDITIONS OF THE MIRROR LAKE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) TO PROVIDE FOR A MAXIMUM IMPERVIOUS SURFACE RATIO; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SCRIVENER'S ERRORS; AND SETTING AN EFFECTIVE DATE. (The second reading will be held on January 11, 2024.)

At Mr. La Venia's request, Ms. Geraci-Carver mentioned her review of the previously enacted Ordinance 2019-001 Mirror Lake Village PUD and Ordinance 2014-024 Rezoning north of Urick Street and west of Seminole Boulevard which addresses for same to be on a per lot basis. She relayed the applicant's desire -- wanting more than a 50 percent impervious surface on some lots -- for a per site basis requiring it to go back through the PUD process.

ACTION: 7:26:23 p.m. After discussion, **and on motion was made by Vice Mayor DeGrave and seconded by Commissioner Bell that the city commission-continue, to a date certain, the adoption of the previously cited Ordinance 2023-021 at staff's request.**

(q) Quasi-Judicial Public Hearing - Resolution 2023-073 Variance Reinforced Concrete Pipe - South of Lake Ella Road and West of US 27/441 – Petitioner: Land Sanders Groves Land LLP

It now being the time advertised to hold a public hearing, Ms. Geraci-Carver read into the record the title of Resolution 2023-073, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING A VARIANCE TO THE SUBDIVISION REGULATION REQUIREMENTS PERTAINING TO REINFORCED CONCRETE PIPE FOR USE UNDER ROADWAYS TO UTILIZE CORRUGATED POLYETHYLENE PIPE (HP), ON THE SUBJECT PROPERTY LOCATED SOUTH OF LAKE ELLA ROAD AND WEST OF US 27/441 AND OWNED BY LAKE SAUNDERS GROVES LAND, LLP, PROVIDING FOR AN EXPIRATION DATE AND PROVIDING FOR AN EFFECTIVE DATE.

After Mr. Dicus described the dilemma in obtaining the reinforced concrete pipe for the proposed project, Mr. Richard C. Wohlfarth, representing the applicant, voiced his concurrence with his statements; verified the governmental entities' acceptance of the acceptable implementation of same, and gave advantages of the potential uses.

Vice Mayor DeGrave voiced concerns on the plastic pipes being placed underground on public roadways; questioned the incorporation of a provision in that regard in the master development agreement (MDA) with Lake Saunders Grove Land LLP, and referred to the October 9, 2023 Villages-News article entitled *Fertilizer Blamed for Corrosive Impact on Pipes in The Villages* (a copy of which is filed with the supplemental papers to the minutes of this meeting).

In response, Ms. Geraci-Carver confirmed that the provision in question is not included in the MDA and pointed out the petition to establish Enclave at Geneva Lakes Community Development District (CDD) would outline same as well as its responsibilities when the proposed ordinance is considered by the city commission at its future meeting.

After Mr. Wohlfarth recognized the review of the homeowners' association on the water management process (if the CDD petition is approved where such responsibility would be undertaken), he concurred in the affirmative with

Ms. Geraci-Carver's suggestion to condition the approval of the variance within the petition, if accepted, on the maintenance of corrugated polyethylene pipe.

ACTION: 7:28:47 p.m. **By unanimous consent, the city commission agreed to accept the city attorney's recommendation, agreeable by the applicant, to adopt Resolution 2023-073 granting the aforementioned variance where the petition to establish Enclave at Geneva Lakes Community Development District, if approved, would include the provision on maintaining the corrugated polyethylene pipe as previously cited.**

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Gunter that the city commission adopt aforementioned Resolution 2023-073 as amended -- with the amendment recommended by the city attorney and accepted by the applicant -- to grant the variance within the petition to establish Enclave at Geneva Lakes Community Development District, if approved, and to include the provision on maintaining the corrugated polyethylene pipe.

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

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

(r) Quasi-Judicial Public Hearing – Resolution 2023-074 Major Site Plan – Commercial Parcels – Petitioner: Evolve Fruitland Park LLC

It now being the time advertised to hold a public hearing, Ms. Geraci-Carver read into the record the title of Resolution 2023-074, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW FOR CONSTRUCTION OF 222 MULTI-FAMILY DWELLING UNITS, ASSOCIATED PARKING, STORMWATER, RECREATIONAL AMENITIES AND TWO COMMERCIAL PARCELS; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver reviewed the amendment under the proposed resolution regarding two conditions of approval (removing subsection (1)(b), . . . *Obtain commission approval to repeal Resolution 2022-062 which unified the parcel into one parcel* . . . ; recognized the applicant's application for a lot split (subdivision

of the commercial property from the proposed development; an administrative approval), and gave reasons for the unification, previously enacted by the city commission, to be in place; thus, she relayed the recommendation to approve the subject item.

After Mr. Rankin, who was previously sworn, recognized the presence of the developers at this evening's meeting, Ms. Geraci-Carver acknowledged that they were provided with the permanent utility and ingress-egress easement which is are in the process of being executed.

Ms. Geraci-Carver swore in Mr. John McDonald, Evolve Companies LLC, who appeared on behalf of the property owner and petitioner, Evolve Fruitland Park LLC, requested approval of the major site plan relating to the 19.5-acre property (previously Burke's BBQ restaurant and other uses including a single-family residence, plant nursery and small office located at 305 CR 466A) and gave a power-point presentation revealing the site's elevations (where such renderings would be too late in the process to change), the surrounding uses, and its historical makeup.

Mr. McDonald extended the invitation for the city commission and staff to attend a future grand opening/ribbon cutting ceremony for the subject project and addressed the ability, after the minor lot split was approved, to re-engage with commercial retailers who are seeking interest to develop on the site in question.

ACTION: 7:34:13 p.m. After discussion, a motion was made by Commissioner Gunter and seconded by Commissioner Bell that the city commission adopt Resolution 2023-074 as previously cited.

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

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

END OF QUASI-JUDICIAL PUBLIC HEARING

END OF PUBLIC HEARING

8. (a) City Manager

i. Economic Development Status Update

Mr. La Venia did not address the status on economic development.

ACTION: 7:47:29 p.m. No action was taken.

ii. **Commercial Developments Permits Issued Status Update**

Mr. La Venia did not give the status of commercial development permits issued.

ACTION: 7:47:29 p.m. No action was taken.

iii. **City Manager Recruiting Firms' Proposals**

Mr. La Venia referred to city manager recruiting firms' proposals.; addressed the plan to start the process at the end of March or the beginning of April 2024, and compared the costs involved. (Copies of the proposals are filed with the supplemental papers to the minutes of this meeting.)

ACTION: 7:47:29 p.m. After discussion and **by unanimous consent, the city commission accepted Colin Baenziger & Associates' proposal to provide executive recruitment services to assist in finding the next city manager.**

After Mr. La Venia addressed his plan to contact Colin Baenziger & Associates to submit a contract for Ms. Geraci-Carver to review before considering same at a future meeting, **the city commission accepted, by unanimous consent, Vice Mayor DeGrave's suggestion to place on the next agenda discussion on national versus regional statewide search (to be supplanted in the FY 2023-24 budget); the direction to give to Colin Baenziger & Associates on the financial, economical, developmental strengths and so forth, and the city commission's determination on same.**

iv. **Stormwater Retention Status Update Report**

Mr. La Venia addressed the plan to conduct stormwater retention on the city hall's site.

ACTION: 6:50:33 p.m. and 7:50:13 p.m. No action was taken.

v. **Lake County American Rescue Plan Act Funds Status Update Report**

Mr. La Venia referred to Lake County Board of County Commissioners' approval at its August 29, 2023 regular meeting on the reallocation of American Rescue Plan Act funds towards the city's projects (\$2.5 million towards the construction of the public safety building; the proposed interlocal agreement on the \$1.1 million for the 16" water line to provide water services and any other developments along US Highway 441/27, and \$3.6 million that was awarded over the last six months).

Mr. La Venia referred to his December 5, 2023, letter to the county commission expressing gratitude and support in this regard and mentioned

his communication with Mr. Sean Beaudet, Lake County Office of Management and Budget Grant Coordinator, who would be working with the county attorney. (A copy of said letter is filed with the supplemental papers to the minutes of this meeting.)

ACTION: 7:50:52 p.m. No action was taken.

(b) City Attorney

i. U.S. Bank National Association v. Robert Moore and City of Fruitland Park, Lake County Case No. 2022-CA-00845

Ms. Geraci-Carver did not address the U.S. Bank National Association v. Robert Moore and City of Fruitland Park, Lake County Case No. 2022-CA-00845.

ACTION: 7:52:03 p.m. No action was taken.

ii. Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628

Ms. Geraci-Craver referred to the Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-A-1628 where a hearing was held and the parties were directed to move forward with mediation which will not be set for trial until notices have been filed. She explained that and she is communicating with Mr. Donovan A. Roper, attorney at Roper and Roper P.A, who is handling the cases on the city's behalf.

ACTION: 7:52:03 p.m. No action was taken.

iii. Code of Ordinances – Codification

Ms. Geraci-Carver did not address the code of ordinances codification.

ACTION: 7:52:03 p.m. No action was taken.

vi. 0295 Builder, LLC v. City of Fruitland Park, et al, Lake County Case No. 2023-CA-2919

Ms. Geraci-Carver did not address the 0295 Builder, LLC v. City of Fruitland Park, et al, Lake County Case No. 2023-C-2919.

ACTION: 7:52:03 p.m. No action was taken.

9. UNFINISHED BUSINESS – Employee Christmas Party

Earlier in the meeting and on behalf of LPG Urban & Regional Planners Inc, Mr. Rankin thanked the city commission for the opportunity to participate and serve at the December 5, 2023, Employee Christmas Party.

ACTION: 7:50:35 p.m. and 7:52:35 p.m. No action was taken.

10. PUBLIC COMMENTS

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

ACTION: 7:52:36 p.m. No action was taken.

11. COMMISSIONERS' COMMENTS

(a) Commissioner Mobilian

Commissioner Mobilian was absent from this evening's meeting.

ACTION: 7:52:54 p.m. No action was taken.

(b) Commissioner Bell

Commissioner Bell stated that he had nothing to report at this time.

ACTION: 7:52:54 p.m. No action was taken.

(c) Commissioner Gunter - Lake County Educational (School) Concurrency Review Meeting

Commissioner Gunter referred to his attendance at the December 6, 2023, Lake County (Educational) School Concurrency Committee meeting; recognized the proposed developments impacting areas all over the county and referred to the proposed 222 units approved earlier at this evening's meeting under Item 7.(f).

Commissioner Gunter pointed out the school district's FY 2024-2028 capital improvement plan revealing revenues of \$595,283,343; school sites for a new school campus south Leesburg-north Groveland area; for FY 2025-26, Beverly Shores Elementary School to take over Fruitland Park Elementary -- when its newly constructed school opens -- to remodel its school., and the initial costs to build Fruitland Park Elementary was \$23 million and is currently earmarked at approximately \$40 million. (A copy of the school concurrency annual report is filed in the supplemental papers to the minutes of this meeting.)

ACTION: 7:53:02 p.m. No action was taken.

(d) Vice Mayor DeGrave

Vice Mayor DeGrave had nothing to report at this evening's meeting.

ACTION: 7:55:22 p.m. No action was taken.

12. MAYOR'S COMMENTS

Dates to Remember

Mayor Cheshire announced the following dates:

- December 16, 2023, *11th Annual Wreaths Across America* Ceremony, American Legion Post 219, 194 West Fountain Street, Fruitland Park, Florida 34731 at 12:00 p.m.;
- December 21, 2023, City Commission regular at 6:00 p.m. – Cancelled;

December 14, 2023, regular

- December 25, 2023, City Hall Closed – Christmas Day;
- December 26, 2023. City Hall closed (public holiday), and

- January 1, 2024, City Hall closed New Year's Day'
- January 11, 2024, City Commission regular at 6:00 p.m.;
- January 15, 2024, City Hall Closed – Dr. Martin Luther King Jr., Day;
- January 19, 2024, *St John's River Water Management District Update*, Lake County League of Cities, Mount Dora Golf Course, 1100 South Highland Street, Mount Dora, Florida 32757 at 12:00 noon, and
- January 25, 2024, City Commission regular at 6:00 p.m.

ACTION: 7:55:28 p.m. No action was taken.

13. ADJOURNMENT

The meeting adjourned at 7:56 p.m.

The minutes were approved at the January 11, 2024, regular meeting.

Signed

Esther B. Coulson, City Clerk, MMC

Signed

Chris Cheshire, Mayor

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

ITEM TITLE: Resolution 2023-077 LPG Urban & Regional Planners, LLC Proposal for Comprehensive Plan Updates

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Thursday, January 4, 2024

SUBMITTED BY: city manager/city attorney

BRIEF NARRATIVE: Resolution 2023-077 LPG Urban & Regional Planners, LLC Proposal for Comprehensive Plan Updates. The city commission adopted Resolution 2023-005 on February 9, 2023 approving a proposal from LPG to provide performance services to update the city's comprehensive plan. No funds were expended pursuant to the approved proposal. The city desires to have the work performed and LPG submitted a proposal in an amount not to exceed \$94,700.00.

The attached resolution approves the new proposal and repeals the previously approved resolution.

FUNDS BUDGETED: \$94,700 (01524-30312)

ATTACHMENTS: proposed resolution and LPG's December 14, 2023 proposal

RECOMMENDATION: Approve Resolution 2023-077

ACTION: Adopt or deny Resolution 2023-077.

RESOLUTION 2023-077

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING LPG URBAN & REGIONAL PLANNERS, LLC'S PROPOSAL FOR PROFESSIONAL CONSULTING SERVICES DATED DECEMBER 14, 2023 FOR COMPREHENSIVE PLAN UPDATES IN AN AMOUNT NOT TO EXCEED \$94,700.00; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; REPEALING RESOLUTION 2023-005; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park finds it necessary to update its comprehensive plan based on the 2020 Census Data, to identify certain County roads within the City as collector roads, and address other changes as directed by the City Commission; and

WHEREAS, LPGURP provides services to the City pursuant to that certain Planning Services Agreement dated July 23, 2020 and will provide these additional services on a time and material basis pursuant to the terms of that Agreement; and

WHEREAS, on February 9, 2023 the City Commission passed Resolution 2023-005 which approved a proposal for the same scope of services; however, no funds were spent under the proposal; and

WHEREAS, the City Commission of the City of Fruitland Park, Florida finds it is in the best interest of the City to approve the proposal from LGPURP.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The Proposal for Professional Consulting Services dated December 14, 2023 from LPG Urban & Regional Planners, Inc. in the amount not to exceed \$94,700.00 for City of Fruitland Park Comprehensive Plan Updates, **a copy of which is attached**, is approved.

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

Section 3. Resolution 2023-005 is hereby repealed.

Section 4. This resolution shall take effect immediately upon its final adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED this 11th day of January, 2024, by the City Commission of the City of Fruitland Park, Florida.

SEAL CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

CHRIS CHESHIRE, MAYOR

ATTEST:

ESTHER COULSON, CITY CLERK, MMC

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

Approved as to form:

Anita Geraci-Carver, City Attorney



December 14, 2023

Honorable Mayor Chris Cheshire
City of Fruitland Park
Fruitland Park, FL

RE: PROPOSAL FOR PROFESSIONAL CONSULTING SERVICES
PROJ: CITY OF FRUITLAND PARK COMPREHENSIVE PLAN UPDATES

Dear Mayor Cheshire:

LPG Urban & Regional Planners, LLC. (LPGURP) appreciates the opportunity to provide professional consulting services. Updates to the Comprehensive Plan will need to be prepared based on the 2020 Census data, direction from the City Commissioners, and Workshops. More specifically, LPGURP will make recommendations for changes to the Comprehensive Plan to implement the recommendations and findings of the workshops and City Commission directives. LPGURP will prepare a summary of data revisions to the Comprehensive Plan elements as follows:

1. Future Land Use Element
2. Transportation Element
3. Housing Element
4. Public Facilities Element
5. Conservation Element
6. Recreation and Open Space Element
7. Intergovernmental Coordination Element
8. Capital Improvements Element
9. Public Schools

We would be available to meet with you and/or your staff to review services and cost associated with updating the Comprehensive Plan and coordinate the process.

Page Two
Mayor Chris Cheshire
December 14, 2023

LPGURP appreciates the opportunity to provide you with consulting services and looks forward to working with you on these projects. Should you have any questions regarding the above, please do not hesitate to contact me.

Sincerely,



Michael Rankin
Managing Member

Cc: Gary LaVenia, City Manager
Esther Coulson, City Clerk
Candace Dennis, EAC



**CONTRACT FOR PROFESSIONAL SERVICES
CITY OF FRUITLAND PARK**

This agreement is entered on the 14th December, 2023 between the City of Fruitland Park (CLIENT) and LPG Urban & Regional Planners, LLC. (CONSULTANT)

ARTICLE I – SCOPE OF SERVICES

The CONSULTANT agrees to provide the following professional services:

1. To provide planning and zoning advice to the CLIENT on special projects as required.
2. To inform the CLIENT of planning and zoning data as pertains to the CLIENT.
3. To be available for consultation on planning, zoning, and mapping matters.
4. To review regional, state and federal data and advise the CLIENT accordingly.
5. Assist CLIENT's personnel in the review of site plans or subdivisions, commercial sites, etc., to determine compliance with subdivision regulations, zoning ordinances, and regulatory regulations as they relate to the CDC.

ARTICLE II – TERM OF CONTRACT

The term of this contract shall be enforce for the Fiscal Year 2024.

ARTICLE III – CLIENT RESPONSIBILITIES

The CLIENT shall accomplish the following:

1. Assist the CONSULTANT by placing at its disposal all available information pertinent to the Scope of Services.
2. Use the best efforts to secure release of other data applicable to any project held by others.
3. Make all necessary provisions to enter upon public or private property as required to perform the Scope of Services.
4. Give prompt written notice to the CONSULTANT whenever the CLIENT observes, or otherwise becomes aware of, any fault or defect in any project or nonconformance with this AGREEMENT.

ARTICLE IV – CONSULTANT REPONSIBILITIES



The CONSULTANT shall accomplish the following:

MAJOR FUNCTION:

To direct the planning and zoning activities pertaining to the ongoing function of the CLIENT. To ascertain the compliance, impact and compatibility of development within the scope of the current rules and regulations.

ILLUSTRATIVE DUTIES:

- (a) To direct the CLIENT's activities pertaining to contract executions and program implementation.
- (b) To represent the CLIENT in planning and zoning matters.
- (c) Attend meetings and other Board hearings when requested or required.
- (d) Attend as a liaison for the CLIENT at meetings or committees to coordinate and facilitate the growth management process.

APPROACH - SERVICES AND SCHEDULE

LPGURP staff will review the existing 2035 comprehensive plan and develop the 2050 comprehensive plan. LPGURP staff will prepare revisions to the adopted comprehensive plan based on existing conditions, visioning for the future, growth, annexation and redevelopment opportunities. The plan will take into consideration special area plans Fruitland Park. LPGURP to the greatest extent feasible will prepare the goals, objectives and policies that provide clear, concise regulations in a simplified manner while taking into consideration the implementation of the comprehensive plan. All elements will include items as required pursuant to Chapter 163.3177, Florida Statutes.

WORK PLAN

The work plan will consist of the following 7 basic elements:

Coordination with City Staff and City Commission

This step will include meetings to ensure clear understanding of editing and rewriting of the comprehensive plan, simplification of the development process, discussion of innovative planning techniques, and implementation/administration of the code. LPGURP intends to meet with the TRC/DRC committee to assess priorities of the various departments in relation to administering the comprehensive plan through the land development code. LPGURP, if selected, would also request to meet with City Commission through a public meeting to gain feedback as to the vision Council/Commission would like to see different in the new comprehensive plan update. LPGURP will also coordinate with Lake County to understand the role the County envisions for itself in the year 2050 in relation to the County's vision for the city.



Data Collection and Evaluation

This step will include collection of available data to be provided by the city and identification of data needs that will be required to be assembled by the LPG URBAN & REGIONAL PLANNERS team. LPGURP will utilize Census Data or ACS Estimates if the 2020 census is not available. LPGURP will utilize statistics from B.E.B.R, Fish and Wildlife Mapping Services, Online ARCGIS Esri Maps, Lake County Economic Development Department, Florida Department of Transportation, Lake County Public Works, Division of Historic Resources, Saint John's Water Management District, and any other applicable source. LPG will utilize GIS and AutoCAD to render graphics, maps, and data.

Draft of Work to be Performed

This step will include the provision of draft work (30%, 50% & 90%) to the assigned City project manager by the LPG URBAN & REGIONAL PLANNERS team, for review and comment. The initial draft will also be presented in two (2) community workshops to the public for feedback.

Presentation of Draft Work Products

Upon approval of the draft work product by the City Manager, LPG URBAN & REGIONAL PLANNERS team will present the revised comprehensive plan at a special audience or others, as determined by the City.

Meetings with Stakeholders – Upon approval of the draft work product outlined above, LPG URBAN & REGIONAL PLANNERS team will meet with key stakeholders or staff. It is anticipated that there will be seven (7) meetings/workshops.

LPGURP will hold four (4) initial public workshops to gain input from various stakeholders within the City of Fruitland Park. LPGURP will coordinate one (1) of the first four (4) workshops to be solely dedicated to the business community. LPGURP will reach out to the current residents of Lake County within the JPA limits to gain insight into their thoughts and vision for the City of Fruitland Park. LPGURP believes it's critical that these Lake County residents within the JPA are included as their property will eventually be within City limits. From these initial four (4) meetings, LPGURP will hold one (1) final initial community workshop to bring the findings to the public for further guidance and refinement. LPGURP will conduct an additional two (2) workshops upon completion of the draft to further refine the final work product. All but one (1) workshop will be held in the evening no earlier than 6:30 pm to allow those who work late the opportunity to participate if they choose. LPGURP will hold one community workshop on a Saturday to be as inclusive as possible. LPGURP will facilitate community workshops with several interactive activities and will provide three forms of community engagement: Informative, Preparatory, and Decision Making participation. Community members will be greeted with an introduction by LPGURP at each community workshop with an overview of the process, the steps, timelines, and dates for public participation. LPGURP will provide a link to a survey online for those who attend and will also seek to place a link



to the survey on the Cities website. LPGURP will end each initial community workshop by conducting a series of voting rounds in which members of the public can vote in an open forum on the ideas, goals, and objectives that are most important to them. LPGURP will compile community feedback over the course of the first four workshops and will present it at the initial finding workshop.

Initial Community Workshop:

- Two Community Workshops in the Evening, no earlier than 6:00pm.
- One Community Workshop with the Business Community, no earlier than 6:00pm.
- One Community Workshop on Saturday at 10am.

Initial Community Workshop Findings:

- One Community Workshop, no earlier than 6:00pm.

Draft Complete:

Upon approval of final draft work product by the City project manager, LPG URBAN & REGIONAL PLANNERS team will present the code to the Local Planning Agency, City Planning Commission and the City Commission. Any additional revisions requested will be incorporated in the final work product.

Final Completed Work Product

This step will include the LPG URBAN & REGIONAL PLANNERS team providing all final completed documents and mapping (in hard copy and digital format) to the assigned project manager for the City of Fruitland Park.

On-Going Communication

All steps shall include continuing communication with the assigned City of Fruitland Park project manager. Communication shall include weekly update and discussion meetings, either in person or via phone.

PROPOSED SCHEDULE

It is anticipated that the rewrite of the comprehensive plan, reviews, edits, workshops and hearings will take twelve (12) months.



	MONTH	1	2	3	4	5	6	7	8	9	10	11	12
TASK													
Review / Identify Necessary Changes													
Article 1 – Land Use													
Article 2 – Traffic Curriculum													
Article 3 – Housing Element													
Article 4 – Public Facilities													
Article 5- Conservation Element													
Article 6 –Recreation & Open Spaces Element													
Article 7 – Intergovernmental Coordination Element													
Article 8 – Capital Improvements Element													
Article 9 – Public Schools													
Staff Review / Edits													
Public Hearings													

PUBLIC HEARINGS : 4 Initial Public Workshops
1 Findings Public Workshop
2 @ Completion of Draft

Indicates soft start / finish of work effort (Continual evolution as each Article is amended)

Indicates full work effort

Indicates continual review and edit from City comments

Indicates scheduled workshops with public and City Boards and Commission

ARTICLE V – METHOD AND SCHEDULE OF PAYMENT

Invoices for services will be rendered monthly and are payable Net Twenty (20). We will coordinate with you on all our activities and invoice you for services. In the event an account becomes forty-five (45) days past due, no further work will be performed on said project.

In the event of a default with respect to the payment of any invoice, or any portion thereof, the CLIENT hereby agrees to pay all costs of collection, including reasonable attorney's fees, whether action is brought or not.

ARTICLE VI – TERMINATION OF CONTRACT

It is agreed that either the CLIENT or the CONSULTANT may cancel or terminate this Agreement at any time by giving fifteen (15) days written notice, Certified Mail, Return Receipt Requested, to the other party.

Upon cancellation, abandonment or suspension of this Agreement by the CLIENT prior to completion of services to be performed, CLIENT agrees to pay CONSULTANT for all work accomplished to the date of cancellation.

ARTICLE VII – LIMIT OF LIABILITY

The limit of liability of CONSULTANT to the CLIENT, for any cause or combination of causes, shall be a total amount limited to the fees paid under this Agreement.

AGREED AND ACCEPTED:

**LPG URBAN AND REGIONAL
PLANNERS, LLC.**

CITY OF FRUITLAND PARK

BY:

BY:

SIGNATURE

SIGNATURE

Michael Rankin, Managing Partner
NAME AND TITLE

NAME AND TITLE

December 14th, 2023
DATE

DATE



INITIAL COST ESTIMATE

The “Not to Exceed” Fee is \$94,700 which includes labor and non labor items. Please see breakdown below:

Review/Identify Necessary Changes:	20 hours	\$3,000
Future Land Use:	60 hours	\$8,500
Transportation:	60 hours	\$8,500
Housing:	60 hours	\$8,500
Public Facilities:	30 hours	\$4,500
Conservation:	30 hours	\$4,500
Recreation and Open Space:	40 hours	\$5,500
Intergovernmental Coordination:	20 hours	\$3,000
Capital Improvements:	40 hours	\$6,000
Property Rights:	20 hours	\$3,000
Special Plans:	60 hours	\$8,000
Staff Review/Edits:	60 hours	\$8,500
Workshops/Public Hearings:	98 hours	\$18,400
Total	598 hours	\$89,900

PUBLIC RATE SCHEDULE

Labor Category	Rate
Principal	\$ 155.00/HR.
Urban Design Consultant	\$ 125.00/HR.
Landscape Architect	\$ 120.00/HR.
Senior Planner III	\$135.00/HR
Planner III	\$ 85.00/HR.
Planner II	\$ 80.00/HR.
GIS Analyst III	\$ 75.00/HR.
Planner I	\$ 75.00/HR.
CADD Specialist I	\$ 75.00/HR.
Technical and Field Services	\$ 50.00/HR.
Word Processor	\$ 50.00/HR.
Clerk	\$ 50.00/HR.

NON-LABOR CATEGORY	
Mileage	IRS Standard Mileage Rates
Reproduction/Color Copies	at cost
Courier/Express	at cost
Postage	at cost
Outside Consultants	at cost

PLOT PRICING		
A size	8.5 X 11	\$ 2.00 each
B size	8.5 X 14	\$ 2.00 each
C size	11 X 17	\$ 3.50 each
D size	18 X 24	\$ 6.00 each
E size	24 X 36	\$ 15.00 each
F size	36 X 48	\$ 25.00 each
Custom	Custom	\$ 1.50 sq. ft.
Custom	Custom	\$ 1.50 sq. ft.

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

ITEM TITLE: Resolution 2024-006 General Revenues Final Property Values and Increase Redevelopment Budget Expenditures - CRA Fund Transfer FY 2023-024 Budget Amendment

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Tuesday, January 3, 2024

SUBMITTED BY: city attorney/city treasurer

BRIEF NARRATIVE: Resolution 2024-006 - proposed budget amendment from the general fund to the redevelopment fund for the redevelopment taxes (Community Redevelopment Agency (CRA)) for FY 2023-24. The approved payment of \$434,708 is \$18,282 over the budget in other general government services (OGGS (\$416,426)). This amendment increases the revenue (20001-33901) into the CRA and will increase the contingency redevelopment account (20511-90990) by \$18,282. The OGGS redevelopment expense (01519-30491) will be increased to \$18,282, and will decrease contractual services (01519-30340), goodwill (01519-30481), and supplies (01519-30520).

FUNDS BUDGETED: No

ATTACHMENTS: Proposed resolution, budget amendment and supporting documentation

RECOMMENDATION: Approve budget amendment

ACTION: Adopt Resolution 2024-006.

RESOLUTION 2024-006

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE 2023/2024 FISCAL YEAR BUDGET PURSUANT TO SEC. 6.07 OF THE CITY CHARTER TO INCREASE THE BUDGET FOR GENERAL REVENUES DUE TO FINAL PROPERTY VALUES INCREASING AFTER THE BUDGET WAS APPROVED AND INCREASE EXPENDITURES IN THE REDEVELOPMENT BUDGET TO TRANSFER FUNDS TO THE COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Fiscal Year 2023-2024 budget of the City of Fruitland Park was adopted on September 28, 2023; and

WHEREAS, it is necessary to increase expenditures in the General Fund by \$18,282.00 for additional redevelopment taxes resulting from property values increasing after the budget was approved; and:

WHEREAS, the City Commission desires to amend the 2023-2024 Fiscal Year budget to increase the expenditures in the General Fund by \$18,282.00, and increase revenues in the redevelopment budget to transfer funds to the Community Redevelopment Agency.

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

Section 1. The 2023/2024 fiscal year budget adopted on September 28, 2024 is amended as set forth in Exhibit "A" attached hereto.

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

PASSED AND RESOLVED this 11th day of January 2024, by the City Commission of the City of Fruitland Park, Florida.

City of Fruitland Park
Chris Cheshire, Mayor

Attest:

Esther B. Coulson, MMC

City Clerk

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

Approved as to form and legality:

Anita Geraci-Carver
City Attorney

CITY OF FRUITLAND PARK

Interfund Budget Amendment: #

BT2024-

To: CITY MANAGER

Date: 2-Dec-2024

Prepared by: Gary Bachmann, Finance Director
Department Head

Approved: 
City Manager

REVENUES: CRA

Object name & # 20511-90990 - Contingency Redevp Amount: 18,282 Inc/Dec

Object name & # 20001-33901 - City of Fruitland Park Revenue's Amount: 18,282 Inc/Dec

Object name & # _____ Amount: _____ Inc/Dec

Object name & # _____ Amount: _____ Inc/Dec

Object name & # _____ Amount: _____ Inc/Dec

Object name & # _____ Amount: _____ Inc/Dec

EXPENDITURES: OGG

Object name & # 01519-30491 - Redevelopment Amount: 18,282 Inc/Dec

Object name & # 01519-30340 - Contractual Services Amount: 10,000 Inc/Dec

Object name & # 01519-30481 - Goodwill Amount: 4,000 Inc/Dec

Object name & # 01519-30520 - Supplies Amount: 4,282 Inc/Dec

Object name & # _____ Amount: _____ Inc/Dec

Object name & # _____ Amount: _____ Inc/Dec

Explanation: Final Property taxable value increased slightly after the budget was adopted, resulting in an
increase in City of Fruitland Park CRA tax due.

Approved by Commission: _____
Date

City Clerk

City Treasurer

Mayor



506 W. Berckman Street
Fruitland Park, FL 34731

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

December 1, 2023

Christopher Cheshire, Mayor
City of Fruitland Park
506 W. Berckman St
Fruitland Park, FL 34781

Re: Fruitland Park Community Redevelopment Agency (00F1)-FY2024 Taxes \$ 246,986

Dear Mayor Cheshire:

The Lake County Property Appraiser provided the City of Fruitland Park Community Redevelopment Agency (FPCRA-00F1) with a final taxable value of \$84,330,666 for the tax year 2023. This is an incremental increase of \$66,434,556 over the 1994 base year.

The amount due to the FPCRA from Fruitland Park is \$246,986, ($\$66,434,556 / 1000 \times 3.9134$ mills $\times .95$). Please remit this payment to the attention of the City Finance Director by January 15, 2024.

Sincerely,

Gary Bachmann
City Finance Director
352-801-7468

Cc: File



506 W. Berckman Street
Fruitland Park, FL 34731

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

December 1, 2023

Christopher Cheshire, Mayor
City of Fruitland Park
506 W. Berckman St
Fruitland Park, FL 34781

Re: Fruitland Park Community Redevelopment Agency (00F2)-FY2024 Taxes \$ 187,722

Dear Mayor Cheshire:

The Lake County Property Appraiser provided the City of Fruitland Park Community Redevelopment Agency (FPCRA-00F2) with a final taxable value of \$118,140,361 for the tax year 2023. This is an incremental increase of \$50,493,627 over the 2006 base year.

The amount due to the FPCRA from Fruitland Park is **\$187,722**, $(\$50,493,627/1000 \times 3.9134 \text{ mills} \times .95)$. Please remit this payment to the attention of the City Finance Director by January 15, 2024.

Sincerely,

Gary Bachmann
City Finance Director
352-801-7468

Cc: File

Fruitland Park Community Redevelopment Agency **00F1**
 2023 Redevelopment Taxes (FY 2024)
 Final

00F1 (Final)

	DR420TIF	Line 2	Line 1		Line 13	
		TaxVal 1994	Tax Value	Senior Ex	Increase over	
UPDATE 12/1/2023		Base Year	2023	sos	base year	Millage
						Tax due
City of Fruitland Park		17,896,110	84,330,666		66,434,556	3.9134
Lake Co. Water Authority		17,896,110	84,330,666		66,434,556	0.2940
Lake Co. Ambulance MSTU		17,896,110	84,330,666	(212,440)	66,222,116	0.4629
Lake Co. Board of Co Commission		17,896,110	84,330,666	(212,440)	66,222,116	5.0364
						<u>\$ 611,507.43</u>

Fruitland Park Community Redevelopment Agency **00F1**
 2023 Redevelopment Taxes (FY 2024)
 Best Estimate

00F1 (Best Est)

DR420TIF

Line 2

Line 1

Line 13

Best Estimate 6/2/2023	TaxVal 1994 Base Year	Tax Value 2023	Senior Ex sos	Increase over base year	Millage	Tax due
City of Fruitland Park	17,896,110	84,376,586		66,480,476	3.9134	\$ 247,156.46
Lake Co. Water Authority	17,896,110	84,376,586		66,480,476	0.3229	20,393.22
Lake Co. Ambulance MSTU	17,896,110	84,376,586	(207,119)	66,273,357	0.4629	29,144.04
Lake Co. Board of Co Commission	17,896,110	84,376,586	(207,119)	66,273,357	5.0529	318,129.01
						<u>\$ 614,822.73</u>

Fruitland Park Community Redevelopment Agency **00F2**
 2023 Redevelopment Taxes (FY 2024)
 Best Estimate

00F2 (Best Est)

	DR420TIF	Line 2	Line 1		Line 13	
		TV 2006	<u>Tax Value</u>	Senior Ex	Increase over	
Best Estimate 6/2/2023		Base Year	2023	sos	base year	Millage Tax due
City of Fruitland Park		67,646,734	118,532,095		50,885,361	3.9134 \$ 189,178.03
Lake Co. Water Authority		67,646,734	118,532,095		50,885,361	0.3229 15,609.34
Lake Co. Ambulance MSTU		67,646,734	118,532,095	(1,600,014)	49,285,347	0.4629 21,673.48
Lake Co. Board of Co Commission		67,646,734	118,532,095	(1,600,014)	49,285,347	5.0529 236,582.23
			5%			\$ 463,043.08

Fruitland Park Community Redevelopment Agency **00F1**
 2021 Redevelopment Taxes (FY 2022)
 Certified

00F1 (Cert)

DR420TIF

Line 2

Line 1

Line 13

UPDATE 7/1/2022

TaxVal 1994	Tax Value	Senior Ex	Increase over	Millage	Tax due
Base Year	FY2023	sos	base year		
17,896,110	81,096,108		63,199,998	3.9134	\$ 234,961
17,896,110	81,096,108		63,199,998	0.3229	\$ 19,387
17,896,110	81,096,108	(212,440)	62,987,558	0.4629	\$ 27,699
17,896,110	81,096,108	(212,440)	62,987,558	5.0529	\$ 302,356
					\$ 584,403

Fruitland Park Community Redevelopment Agency **00F2**
 2021 Redevelopment Taxes (FY 2022)
 Certified

00F2 (Cert)

	DR420TIF	Line 2	Line 1		Line 13		
		TV 2006	<u>Tax Value</u>	Senior Ex	Increase over		
UPDATE 7/1/2022		Base Year	2023	sos	base year	Millage	Tax due
City of Fruitland Park		67,646,734	116,457,848		48,811,114	3.9134	\$ 181,467
Lake Co. Water Authority		67,646,734	116,457,848		48,811,114	0.3229	\$ 14,973
Lake Co. Ambulance MSTU		67,646,734	116,457,848	(1,408,980)	47,402,134	0.4629	\$ 20,845
Lake Co. Board of Co Commission		67,646,734	116,457,848	(1,408,980)	47,402,134	5.0529	\$ 227,542
							<u>\$ 444,827</u>

Fruitland Park Community Redevelopment Agency **00F2**

00F2 (Final)

2023 Redevelopment Taxes

(FY 2024)

Final

	DR420TIF	Line 2	Line 1		Line 13		
		TV 2006	<u>Tax Value</u>	Senior Ex	Increase over		
UPDATE 12/1/2023		Base Year	2023	sos	base year	Millage	Tax due
City of Fruitland Park		67,646,734	118,140,361		50,493,627	3.9134	187,722
Lake Co. Water Authority		67,646,734	118,140,361		50,493,627	0.2940	14,103
Lake Co. Ambulance MSTU		67,646,734	118,140,361	(1,459,690)	49,033,937	0.4629	21,563
Lake Co. Board of Co Commission		67,646,734	118,140,361	(1,459,690)	49,033,937	5.0364	234,607
							\$ 457,994.26

CITY OF FRUITLAND PARK
Total Community Redevelopment Taxes 2022 (FY 2023)

FP Millage (Last Year)

City of Fruitland Park	434,707.41
Lake Co. Ambulance MSTU	32,658.04
Lake Co. Water Authority	50,684.43
Lake Co. Board of Co Commission	<u>551,451.81</u>
	#####

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

ITEM TITLE:	Resolution 2024-001 New Public Works Building Change Order #7 EJCDC Standard Form of Agreement– GSB Construction and Development Inc.
MEETING DATE:	Thursday, January 11, 2024
DATE SUBMITTED:	Wednesday, December 27, 2023
SUBMITTED BY:	city attorney/city manager/public works director
BRIEF NARRATIVE:	Resolution 2024-001 Removal of fencing and gates around building air compressor and fuel pad.
FUNDS BUDGETED:	\$5,905.21 (30541-60620) decrease
ATTACHMENT	Proposed resolution, A1A Change Order #7, change order request, and estimates.
RECOMMENDATION:	Approval
ACTION:	Adopt Resolution 2024-001.

RESOLUTION 2024-001

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING CHANGE ORDER NO. 7 TO THE EJCDC STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE BETWEEN THE CITY OF FRUITLAND PARK AND GSB CONSTRUCTION & DEVELOPMENT, INC. TO PROVIDE FOR A DECREASE OF \$5,905.21 IN THE STIPULATED SUM; AUTHORIZING THE EXECUTION OF THE CHANGE ORDER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park issued Invitation to Bid No. 2022-01 for construction of the City's public works building and entered into that certain contract titled EJCDC Standard Form of Agreement between Owner and Contractor on the Basis of a Stipulated Price between the City of Fruitland Park and GSB Construction & Development Inc. (the "Contract"); and

WHEREAS, the City requested omitting fencing and gates at the air compressor pad and fuel storage canopy; and

WHEREAS, the City's requested change results in a decrease of the Stipulated Sum by \$5,266.68; therefore it is necessary to amend the Contract; and

WHEREAS, the City Commission of the City of Fruitland Park, Florida finds it is in the best interest of the City to approve Change Order No. 7.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The Stipulated Sum set forth in the Contract is decreased by \$5,905.21.

Section 2. The Commission authorizes the mayor or city manager to execute Change Order No. 7, a copy of which is attached hereto.

Section 3. This resolution shall take effect immediately upon its final adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED this 11th day of January, 2024, by the City Commission of the City of Fruitland Park, Florida.

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

CHRIS CHESHIRE, MAYOR

ATTEST:

SEAL

ESTHER COULSON, CITY CLERK, MMC

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

Approved as to form:

Anita Geraci-Carver, City Attorney

AIA® Document G701™ – 2017

Change Order

PROJECT: *(name and address)*
 Fruitland Park Public Works
 2601 Spring Lake Rd.
 Fruitland Park, FL 34731

OWNER: *(name and address)*
 The City of Fruitland Park
 506 West Berckman St.
 Fruitland Park, FL 34731

CONTRACT INFORMATION:
 Contract For: New Construction
 Date: October 13, 2022

ARCHITECT: *(name and address)*
 GatorSketch Architects
 1000 E. Hwy 50, Suite 201A
 Clermont, FL 34711

CHANGE ORDER INFORMATION:
 Change Order Number: 7
 Date: December 5, 2023

CONTRACTOR: *(name and address)*
 GSB Construction & Development, Inc.
 8470 NE 44th Dr., Suite B
 Wildwood, FL 34785

The Contract is changed as follows:

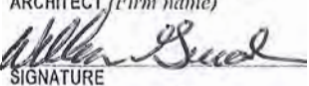

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

As per GSB Construction Change Request #7

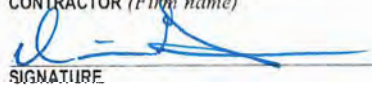
The original (Contract Sum) (Guaranteed Maximum Price) was	\$	3,234,000.00
The net change by previously authorized Change Orders	\$	13,965.35
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	\$	3,220,034.65
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) <u>(decreased)</u> (unchanged) by this Change Order in the amount of	\$	5,905.21
The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be	\$	3,214,129.44
The Contract Time will be (increased) (decreased) <u>(unchanged)</u> by	()	days.
The new date of Substantial Completion will be		

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

GatorSketch Architects
ARCHITECT *(Firm name)*

 SIGNATURE

 PRINTED NAME AND TITLE

12-19-23
 DATE

GSB Construction & Development, Inc.
CONTRACTOR *(Firm name)*

 SIGNATURE
 Dominic Giannini, Pres.
 PRINTED NAME AND TITLE

12-5-23
 DATE

The City of Fruitland Park
OWNER *(Firm name)*
 SIGNATURE
 PRINTED NAME AND TITLE

DATE

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Change Request

To: GATORSKTCH ARCHITECTS
1000 EAST HWY 50
SUITE 201A
CLERMONT, FL 34711

Number: 7
Date: 12/5/23
Job: 22-23 Fruitland Park Public Works
Phone:

Description: Chain Link Fence/Gates

We are pleased to offer the following specifications and pricing to make the following changes:
Per Owner Request, omitting the gates and fencing at the Air Compressor Pad and Fuel Storage Canopy

The total amount to provide this work is \$-5,905.21
(Please refer to attached sheet for details.)

The schedule is not affected by this change.

If you have any questions, please contact me at 352-748-1949.

Submitted by: GSB Construction & Development

Approved by: _____
Date: _____

Change Request 7 Price Breakdown
Continuation Sheet

Description: Chain Link Fence/Gates

Description	Labor	Material	Equipment	Subcontract	Other	Price
Fenes & Gates per Ocala Fence Quote				\$-5,368.37		\$-5,368.37

Subtotal: \$-5,368.37

Oh/P -\$5,368.37 10.00% \$-536.84

Total: \$-5,905.21



311 NW 11th Place
Ocala, FL 34475
(352) 274-0823
salesocalafence@gmail.com

Estimate Number:

E-6719

Estimate Prepared By:

Brandon Lower

4/3/2023

Estimate for:

GSB Construction & Development, Inc.

Job #1114 - Fruitland Park Public Works

2601 Spring Lake Rd

Fruitland Park, FL 34731

(352) 748-1949

Change Order

Line Items

CHANGE ORDER ITEMS LISTED
BELOW

Product	Description	Price	Qty	Amount
	ITEM			
* 00				
*G1582140	GALV 1-5/8" x 21' x Sch40F	\$6.97	-56.00	(\$390.32)
*GP212940	GALV 2-1/2" x 9' x SPS40	\$71.94	-3.00	(\$215.82)
*GP3940	GALV 3" x 9' x Sch40F	\$114.09	-6.00	(\$684.54)
*HOT2972KK	HOT DIP 2x9x72in KK 50ft/roll	\$12.35	-56.00	(\$691.60)
*86GDDIND15840	IND DD GATE 8Wx6 1-5/8" SPS40 9ga	\$793.53	-1.00	(\$793.53)
*PSBULLDOG3	BULLDOG HINGE 3" PS	\$31.45	-4.00	(\$125.80)
*GINDDROP72158	72"x1-5/8in DROP ROD ASMBLY	\$41.76	-1.00	(\$41.76)
Core Holes	Core machine & 1 laborer	\$75.00	-9.00	(\$675.00)
DD gate installation	Double Drive Gate Installation	\$250.00	-1.00	(\$250.00)
Installation	Installation	\$1,500.00	-1.00	(\$1,500.00)

Total \$ 5,368.37

Above additional work to be performed under same conditions as specified in original contract unless otherwise stipulated. I/We hereby agree to the specified changes and charges listed above.

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

ITEM TITLE: Resolution 2024-002 New Public Works Building Change Order #8 to EJCDC Standard Form of Agreement– GSB Construction and Development Inc.

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Wednesday, December 27, 2023

SUBMITTED BY: city attorney/city manager/public works director

BRIEF NARRATIVE: Resolution 2024-002 Removal of solid surface shower enclosures that were designed into the building in exchange for a standard tile and grout shower in both employee bathrooms at the new public works building.

FUNDS BUDGETED: \$26,820.92 (30541-60620) decrease

ATTACHMENT Proposed resolution, A1A Change Order #8, change order request, and proposal

RECOMMENDATION: Approval because it is a significant savings that can be used for a more useful purpose such as change order #9 (Bay Door Motors under item #4e). According to the architect, the solid surface was designed because of the lack of maintenance needed to the shower. Staff's opinion is that the showers will not be used that often and the regular tile and grout will be fine.

ACTION: Adopt Resolution 2024-002.

RESOLUTION 2024-002

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING CHANGE ORDER NO. 8 TO THE EJCDC STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE BETWEEN THE CITY OF FRUITLAND PARK AND GSB CONSTRUCTION & DEVELOPMENT, INC. TO PROVIDE FOR A DECREASE OF \$26,820.92 IN THE STIPULATED SUM; AUTHORIZING EXECUTION OF THE CHANGE ORDER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park issued Invitation to Bid No. 2022-01 for construction of the City's public works building and entered into that certain contract titled EJCDC Standard Form of Agreement between Owner and Contractor on the Basis of a Stipulated Price between the City of Fruitland Park and GSB Construction & Development Inc. (the "Contract"); and

WHEREAS, the City requested using ceramic tile for shower enclosures in the restroom in lieu of solid surface panels; and

WHEREAS, the City's requested change results in a decrease of the Stipulated Sum by \$26,820.92; therefore it is necessary to amend the Contract; and

WHEREAS, the City Commission of the City of Fruitland Park, Florida finds it is in the best interest of the City to approve Change Order No. 8.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The Stipulated Sum set forth in the Contract is decreased by \$26,820.92.

Section 2. The Commission authorizes the mayor or city manager to execute Change Order No. 8, a copy of which is attached hereto.

Section 3. This resolution shall take effect immediately upon its final adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED this 11th day of January, 2024, by the City Commission of the City of Fruitland Park, Florida.

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

CHRIS CHESHIRE, MAYOR

ATTEST:

SEAL

ESTHER COULSON, CITY CLERK, MMC

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

Approved as to form:

Anita Geraci-Carver, City Attorney

AIA® Document G701™ – 2017

Change Order

PROJECT: (name and address)
Fruitland Park Public Works
2601 Spring Lake Rd.
Fruitland Park, FL 34731

OWNER: (name and address)
The City of Fruitland Park
506 West Berckman St.
Fruitland Park, FL 34731

CONTRACT INFORMATION:
Contract For: New Construction
Date: October 13, 2022

ARCHITECT: (name and address)
GatorSketch Architects
1000 E. Hwy 50, Suite 201A
Clermont, FL 34711

CHANGE ORDER INFORMATION:
Change Order Number: 8
Date: December 14, 2023

CONTRACTOR: (name and address)
GSB Construction & Development, Inc.
8470 NE 44th Dr., Suite B
Wildwood, FL 34785

The Contract is changed as follows:

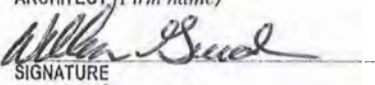
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

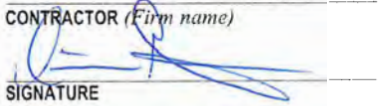
As per GSB Construction Change Request #8

The original (Contract Sum) (Guaranteed Maximum Price) was	\$	3,234,000.00
The net change by previously authorized Change Orders	\$	(19,870.56)
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	\$	3,214,129.44
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) <u>(decreased)</u> (unchanged) by this Change Order in the amount of	\$	(26,820.92)
The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be	\$	3,187,308.52
The Contract Time will be (increased) (decreased) <u>(unchanged)</u> by	()	days.
The new date of Substantial Completion will be		

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

GatorSketch Architects
ARCHITECT (Firm name)

SIGNATURE
William Gurdry, C.A.M.
PRINTED NAME AND TITLE
12-19-23
DATE

GSB Construction & Development, Inc.
CONTRACTOR (Firm name)

SIGNATURE
Dominic Giannini, Pres.
PRINTED NAME AND TITLE
12-14-23
DATE

The City of Fruitland Park
OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Change Request

To: GATORSKTCH ARCHITECTS
1000 EAST HWY 50
SUITE 201A
CLERMONT, FL 34711

Number: 8
Date: 12/8/23
Job: 22-23 Fruitland Park Public Works
Phone:

Description: Ceramic Tile Showers in Lieu of Solid Surface

We are pleased to offer the following specifications and pricing to make the following changes:

Change Request #8 is proposing the use of Ceramic Tiling for the Men's & Women's Shower Enclosures in lieu of the Solid Surface Panels

The total amount to provide this work is \$-26,820.92
(Please refer to attached sheet for details.)

The schedule is not affected by this change.

If you have any questions, please contact me at 352-748-1949.

Submitted by: GSB Construction & Development

Approved by: _____
Date: _____

Change Request 8 Price Breakdown Continuation Sheet

Description: Ceramic Tile Showers in Lieu of Solid Surface

Description	Labor	Material	Equipment	Subcontract	Other	Price
Deduct for Solid Surface Showers				\$-28,980.00		\$-28,980.00
Add Cost for Ceramic Tile Showers				\$4,597.35		\$4,597.35
Subtotal:						\$-24,382.65
			OH/P	-\$24,382.65	10.00%	\$-2,438.27
Total:						\$-26,820.92



COMMERCIAL DIVISION
GREAT LAKES CARPET & TILE
4411 NE 83RD ROAD
WILDWOOD FL 34785
PHONE: 352-330-4800 FAX:352-330-4837

PROPOSAL JE002049-004

PROPOSAL Date 12/09/22

CLIENT	PROJECT
GSB CONSTRUCTION 8470 NE 44TH DRIVE SUITE B WILDWOOD, FL 34785	FRUITLAND PARK PUBLIC WORKS 2601 SPRING LAKE ROAD FRUITLAND PARK, FL 34731

TELE #1	PROPOSAL Number	MODEL	Salesperson 1		
352-748-1949	JE002049-004	FRUITLAND PARK PUBLIC WORKS	DARREN HEARNS		
Area	Style/Item	Color/Desc	Qty	Price	Total
SHOWERS	CORIAN SHOWER PANELS	SILVERE BIRCH	106.00 SF	88.07	9,335.00
SHOWERS	CORIAN SHOWER PAN	GLACIER WHITE	1.00 EA	3,230.00	3,230.00
SHOWERS	ZURN LINEAR SHOWER DRAIN - INSTALLATION		1.00 EA	1,925.00	1,925.00
SHOWERS	CORIAN SHOWER PANELS	SILVERE BIRCH	106.00 SF	88.07	9,335.00
SHOWERS	CORIAN SHOWER PAN	GLACIER WHITE	1.00 EA	3,230.00	3,230.00
SHOWERS	ZURN LINEAR SHOWER DRAIN - INSTALLATION		1.00 EA	1,925.00	1,925.00
SHOWERS Sub Total:					28,980.00

Furnish & Install Corian Shower Panels, Pan and Zurn Linear Shower Drain as per Builder's Specs for two showers.

We PROPOSE to perform the work in accordance with the specifications as described above.

Salesperson: *Darren Hearn* Date: 12-14-2022

The above proposal prices, specification and conditions are hereby accepted. You are authorized to proceed with the work as specified. Payment will be made as indicated above.

SIGNED: _____ Date: _____



GREAT LAKES CARPET & TILE, LLC
850 S. MAIN STREET
WILDWOOD, FL 34785
352-330-4800 / FAX: 352-330-4837

PROPOSAL JE002049-008

PROPOSAL Date 12/06/23

CLIENT		PROJECT	
CSB CONSTRUCTION 8470 NE 44TH DRIVE SUITE B WILDWOOD, FL 34785		FRUITLAND PARK PUBLIC WORKS RFCO #3 ADD TILED SHOWERS 2601 SPRING LAKE ROAD FRUITLAND PARK, FL 34731	
TELE #1	PROPOSAL Number	Job Name	Salesperson 1
352-748-1940	JE002049 008	RFCO #3 - SHOWERS ADD	DARREN HEARNS
Job Phone	PROPOSAL Date		
	12/06/23		

Area	Style/Item	Color/Desc
SHOWER	SPECIALTY TILE STREAMS 12X24 COLLECTION	LIGHT GREY NATURAL FINISH
SHOWER	CROSSWOOD 1.5" (11X11) MOSAIC SHEET	PELICAN
SHOWER	KEYSTONES 2X2 GRP1	DESERT GRAY
SHOWER	RONDEC BULLNOSE TRIM 3/8" ALUM BRUSH NICKEL	RONDEC BULLNOSE TRIM 3/8" ALUM BRUSH NICKEL
SHOWER	MAPEI 4 TO 1 FLOOR MUD	2 SF/BAG ON 2" RECESS
SHOWER	MAPEI ULTRAFLEX 1 WHT 50#	ULTRAFLEX 1 WHT 50#
SHOWER	MAPEI ULTRALITE MORTAR 25#	ULTRALITE MORTAR 25#
SHOWER	MAPEI AQUA DEFENSE 55 GAL DRUM	55 GAL DRUM
SHOWER	MAPEI AQUA DEFENSE REINFORCING FABRIC 6" X 75'	37.5 SF PER ROLL / MAPELAS400F6
SHOWER	LATICRETE GROUT 25#	STERLING SILVER
SHOWER	LATICRETE PREMIUM ACRYLIC SANDED CAULK	STERLING SILVER / 78
SHOWER	LATICRETE GROUT 25#	DESERT KHAKI
SHOWER	LATICRETE PREMIUM ACRYLIC SANDED CAULK	DESERT KHAKI / 56



GREAT LAKES CARPET & TILE, LLC
850 S. MAIN STREET
WILDWOOD, FL 34785
352-330-4800 / FAX: 352-330-4837

PROPOSAL JE002049-008

PROPOSAL Date 12/06/23

CLIENT GSB CONSTRUCTION 8470 NE 44TH DRIVE SUITE B WILDWOOD, FL 34785		PROJECT FRUITLAND PARK PUBLIC WORKS RFCO #3 ADD TILED SHOWERS 2601 SPRING LAKE ROAD FRUITLAND PARK, FL 34731	
TELE #1 352-748-1949	PROPOSAL Number JE002049-008	Job Name RFCO #3 - SHOWERS ADD	Salesperson 1 DARREN HEARNS
Job Phone		PROPOSAL Date 12/06/23	

Area	Style/Item	Color/Desc
SHOWER	MOSAIC FLOOR TILE	

Additional price to furnish & Install (CT-1) Specialty Tile 12x24 Streams Light Grey Natural Finish Wall Tile with Laticrete Permacolor #78 Sterling Silver Grout with installed to 9' AFF In 114 Men's Shower and 115 Women's Shower areas only as per requested 11/30/2023. Price includes waterproofing. Price does not include epoxy grout.

Additional price to furnish & Install (1) Row of (CT-5) A/O 1.5" Crosswood CR96 Pelican Mosaic Wall Tile with Laticrete Permacolor #56 Desert Khaki Grout Installed at 4'3" AFF In 114 Men's Shower and 115 Women's Shower areas only as per requested 11/30/2023. Price includes waterproofing. Price does not include epoxy grout.

Additional price to furnish & Install Daltile 2"x2" (12"x24" Mounted) Keystones Mosaic Group 1 Desert Gray Floor Tile with Laticrete Permacolor #78 Sterling Silver Grout installed in 114 Men's Shower and 115 Women's Shower areas only as per requested 11/30/2023. Price includes waterproofing and mud bed up to 2". Price does not include epoxy grout.

SHOWER Sub Total: 4,597.35

We PROPOSE to perform the work in accordance with the specifications and as described above.

Salesperson: *Darren A. Hearn* Date: 12-08-23

The above proposal prices, specification and conditions are hereby accepted. You are authorized to proceed with the work as specified. Payment will be made as indicated above.

Signed: _____ Date: _____

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

ITEM TITLE: Resolution 2024-003 New Public Works Building Change Order #9 to EJCDC Standard Form of Agreement– GSB Construction and Development Inc.

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Wednesday, December 27, 2023

SUBMITTED BY: city attorney/city manager/public works director

BRIEF NARRATIVE: **Resolution 2024-003** Addition of eight electric bay door motors and associated electrical systems to make them operable.

FUNDS BUDGETED: \$42,676.81 (30541-60620) increase

ATTACHMENT Proposed resolution, A1A Change Order #9, review comments, change order request, continuation sheet, proposal and estimate.

RECOMMENDATION: Approval. Since the bay doors have been installed at the new public works building, it has become apparent that they are going to be an issue: they are slow to open and close using the pull chains and take a significant effort in doing so and it takes about five minutes to either open or close a door so in the course of an average work day we would have about an hour and a half involved in just opening and closing these doors on a daily basis as they are now. With the approval of the previous eight change orders, including this change order, a total contract price of \$4,014.67 is below the original price. This should not hold up the project schedule as this work will not delay receiving a temporary certificate of occupancy expected in February 2024 as staff waits for the back-up generator to be shipped. This work can be completed during that time frame.

ACTION: **Adopt Resolution 2024-003.**

RESOLUTION 2024-003

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING CHANGE ORDER NO. 9 TO THE EJCDC STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE BETWEEN THE CITY OF FRUITLAND PARK AND GSB CONSTRUCTION & DEVELOPMENT, INC. TO PROVIDE FOR AN INCREASE OF \$42,676.81 IN THE STIPULATED SUM; AUTHORIZING EXECUTION OF THE CHANGE ORDER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park issued Invitation to Bid No. 2022-01 for construction of the City's public works building and entered into that certain contract titled EJCDC Standard Form of Agreement between Owner and Contractor on the Basis of a Stipulated Price between the City of Fruitland Park and GSB Construction & Development Inc. (the "Contract"); and

WHEREAS, the City requested revised electrical drawings for and including installing electric motors for all eight existing overhead doors, along with installation of a new subpanel within the Open Bay Area to provide electric to the eight motors; and

WHEREAS, the City's requested change results in an increase of the Stipulated Sum by \$42,676.81; therefore it is necessary to amend the Contract; and

WHEREAS, the City Commission of the City of Fruitland Park, Florida finds it is in the best interest of the City to approve Change Order No. 9.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The Stipulated Sum set forth in the Contract is increased by \$42,676.81.

Section 2. The Commission authorizes the mayor or city manager to execute Change Order No. 9, a copy of which is attached hereto.

Section 3. This resolution shall take effect immediately upon its final adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED this 11th day of January, 2024, by the City Commission of the City of Fruitland Park, Florida.

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

CHRIS CHESHIRE, MAYOR

ATTEST:

SEAL

ESTHER COULSON, CITY CLERK, MMC

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

Approved as to form:

Anita Geraci-Carver, City Attorney

**AIA****Document G701™ – 2017****Change Order**

PROJECT: *(name and address)*
 Fruitland Park Public Works
 2601 Spring Lake Rd.
 Fruitland Park, FL 34731

OWNER: *(name and address)*
 The City of Fruitland Park
 506 West Berckman St.
 Fruitland Park, FL 34731

CONTRACT INFORMATION:
 Contract For: New Construction
 Date: October 13, 2022

ARCHITECT: *(name and address)*
 GatorSketch Architects
 1000 E. Hwy 50, Suite 201A
 Clermont, FL 34711

CHANGE ORDER INFORMATION:
 Change Order Number: 9
 Date: December 15, 2023

CONTRACTOR: *(name and address)*
 GSB Construction & Development, Inc.
 8470 NE 44th Dr., Suite B
 Wildwood, FL 34785

The Contract is changed as follows:

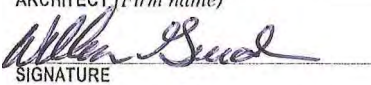

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)


As per GSB Construction Change Request #9

The original (Contract Sum) (Guaranteed Maximum Price) was	\$	3,234,000.00
The net change by previously authorized Change Orders	\$	(46,691.48)
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	\$	3,187,308.52
The (Contract Sum) (Guaranteed Maximum Price) will be <u>increased</u> (decreased) (unchanged) by this Change Order in the amount of	\$	42,676.81
The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be	\$	3,229,985.33
The Contract Time will be (increased) (decreased) <u>unchanged</u> by	()	days.
The new date of Substantial Completion will be		

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

GatorSketch Architects
 ARCHITECT *(Firm name)*

 SIGNATURE

 PRINTED NAME AND TITLE
 12/21/23
 DATE

GSB Construction & Development, Inc.
 CONTRACTOR *(Firm name)*

 SIGNATURE
 Dominic Giannini, Pres.
 PRINTED NAME AND TITLE
 12-15-23
 DATE

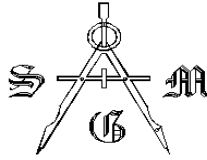
The City of Fruitland Park
 OWNER *(Firm name)*

 SIGNATURE

 PRINTED NAME AND TITLE

 DATE

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.



SGM ENGINEERING, INC.

MEP Consulting Engineers

Review Comments

Date:	12/21/2023
Job Name:	Fruitland Park Public Works
SGM Job Number:	2021-142
Reviewer:	SFD
Description:	CO #9 OH Doors & Electric

THE FOLLOWING COMMENTS ARE NOTED:

- Costs are within industry standards, no exceptions taken.

Change Request

To: GATORSKTCH ARCHITECTS
1000 EAST HWY 50
SUITE 201A
CLERMONT, FL 34711

Number: 9
Date: 12/15/23
Job: 22-23 Fruitland Park Public Works
Phone:

Description: OH Door Motors & Electric

We are pleased to offer the following specifications and pricing to make the following changes:

Per Owner request and revised electrical drawings, install electric motors for all (8) existing overhead doors. A new subpanel will be installed within the Open Bay Area to provide electric to these (8) motors.

The total amount to provide this work is \$42,676.81
(Please refer to attached sheet for details.)

The schedule is not affected by this change.

If you have any questions, please contact me at 352-748-1949.

Submitted by: DOM GIANNINI

Approved by: _____
Date: _____

Change Request 9 Price Breakdown
Continuation Sheet

Description: OH Door Motors & Electric

Description	Labor	Material	Equipment	Subcontract	Other	Price
Overhead Door Motors per DH Pace Quote				\$29,950.00		\$29,950.00
Electric for OH Door Motors per South Lake Elec Quote				\$8,847.10		\$8,847.10
Subtotal:						\$38,797.10
OH/P				\$38,797.10	10.00%	\$3,879.71
Total:						\$42,676.81

DH Pace Door Services

a DH Pace Co.
7576 Kingspointe Pkwy. Ste 100
Orlando, FL 32819

Chris Carter, Commercial Sales Rep.
Office: (407) 563-3668
Mobile: (689) 710-2449
Chris.Carter@dhpaced.com
dhpacedflorida.com



Proposal #: CC-16039

PROPOSAL SUBMITTED TO: GSB Construction			Date 11/16/2023	Attention Dominic G
STREET			Job Name GSB Construction	
City	State	ZipCode	Job Location Fruitland Park	
Phone Number	Fax Number		Job Phone	

FURNISH AND INSTALL:

Remove and dispose of existing chain hoist.

Provide and install (8) MGH 1/2HP Door Operators.

- Front Of Hood Mounted
- 120V 1PH

PROPOSAL TO INCLUDE THE FOLLOWING:

Exclusions & Clarifications:

- Permitting
- Engineering
- Removal of obstructions: (utilities, structural components, bollards, etc)
- Pit and dock structure preparation and construction
- Provision of 120v Outlets for dock accessories
- Materials to be recieved and staged in a secure location onsite
- This quote is based on our interpretation of customer supplied information. No specifications were provided for review. DH Pace is not responsible for omissions and/or inaccuracies. Price is subject to change if actual conditions differ from the information provided.
- Work to be performed during normal business hours (Monday - Friday, 7:00 AM - 5:00 PM)
- Estimated delivery time is 6-8 weeks from proposal acceptance or executed contract, shop drawing and submittal approval, and approved credit (or 50% deposit for installation to begin, balance due upon completion).
- Pricing includes all material, labor, & applicable tax.
- Standard warranty is (1) year against defects on materials and workmanship. Additional manufacturer's warranties may apply.

We hereby propose to complete in accordance with above specification, for the sum of:

Twenty Nine Thousand Nine Hundred Fifty Dollars and No Cents

\$29,950.00

Signature

Chris Carter, Commercial Sales Representative

Direct Dial: (689) 710-2449

South Lake Electric
P.O. Box 325
Groveland, FL 34736

ESTIMATE

Phone #	Fax #
352-429-2624	352-429-4724

DATE
12/14/2023

NAME / ADDRESS
GSB CONSTRUCTION & DEVELOPMENT, INC. 8470 N.E.44TH DR. SUITE B WILDWOOD, FL 34785

JOB SITE
FRUITLAND PARK PUBLIC WORKS CHANGE ORDER #5

Estimate #	P.O. NO.	TERMS	DUE DATE	Job Number
2263 Revise		Due on receipt	12/14/2023	C1326 COR5

[illegible]

		Total	\$8,847.10
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All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the proposal. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. This proposal may be withdrawn by us if not accepted by the above due date.

Accepted By: _____

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

ITEM TITLE: Resolution 2024-004 Patricia Avenue Water Line Replacement Project, Lake County CDBG Fund Administrative Services Proposal - Labor Standards Compliance

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Tuesday, January 2, 2024

SUBMITTED BY: city attorney/city manager/public works director

BRIEF NARRATIVE: Resolution 2024-004 proposal for Halff Inc. to monitor and report contractors' compliance with all Federal labor laws and standards required for this project as required by the federal money associated with this project under the Community Development Block Grant (CDBG) grant used to fund this project.

FUNDS BUDGETED: \$22,000.00 (40533-60612 PATAV)

ATTACHMENT Proposal, Lake County Patricia Avenue water line replacement project, Lake County CDBG Program Administrative Services proposal for labor standards compliance from Halff Inc.

RECOMMENDATION: Approval as this is a federal requirement for use of federal funds under the CDBG grant used to fund this project.

ACTION: Adopt Resolution 2024-004.

RESOLUTION 2024-004

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING CDBG PROGRAM ADMINISTRATIVE SERVICES PROPOSAL FOR LABOR STANDARDS COMPLIANCE DATED DECEMBER 20, 2023 FOR PATRICIA AVENUE WATER LINE REPLACEMENT PROJECT FROM HALFF IN AN AMOUNT NOT TO EXCEED \$22,000.00 FOR ADMINISTRATIVE SERVICES RELATING TO COMPLIANCE WITH CDBG PROGRAM REQUIREMENTS; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park received Lake County CDBG grant funding for the Patricia Avenue Water Line Replacement Project, and administrative services relating to compliance with the CDBG Program requirements are needed; and

WHEREAS, Halff offers the services needed by the City and a proposal in an amount not to exceed \$22,000.00 has been submitted by Halff; and

WHEREAS, the City Commission of the City of Fruitland Park, Florida finds it is in the best interest of the City to approve the proposal from Halff.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The City of Fruitland Park – Patricia Avenue Water Line Replacement Project, Lake County CDBG Program Administrative Services Proposal for Labor Standards Compliance dated December 20, 2023 from Halff in the amount not to exceed \$22,000.00, **a copy of which is attached**, is approved.

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

Section 3. This resolution shall take effect immediately upon its final adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED this 11th day of January, 2024, by the City Commission of the City of Fruitland Park, Florida.

SEAL

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

CHRIS CHESHIRE, MAYOR

ATTEST:

ESTHER COULSON, CITY CLERK, MMC

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

Approved as to form:

Anita Geraci-Carver, City Attorney



Via Email to glavenia@fruitlandpark.org

December 120, 2023

Gary LaVenía, City Manager
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, Florida 34731

RE: CITY OF FRUITLAND PARK – PATRICIA AVENUE WATER LINE REPLACEMENT PROJECT, LAKE COUNTY CDBG PROGRAM ADMINISTRATIVE SERVICES PROPOSAL FOR LABOR STANDARDS COMPLIANCE

Attention Gary LaVenía:

Halff Associates, Inc. (Halff) is pleased to present the following proposal for Davis Bacon and Related Acts (DBRA), Contract Work Hours and Safety Standards Act (CWHSSA), & Copeland Anti-Kickback Act (Copeland) labor standards compliance monitoring services as required by the Community Block Grant (CDBG) Program funded by Lake County for the City of Fruitland Park's (City's) **Patricia Avenue Water Line Replacement Project**. This monitoring work is required by the U.S. Department of Housing and Urban Development (HUD) (Funding Agency) in order to obtain reimbursement from Lake County for City payments to the construction contractor.

TASK 100 COMPLIANCE WITH THE CDBG PROGRAM REQUIREMENTS

Halff shall complete the necessary steps on behalf of the City to ensure compliance with the CDBG Program requirements during construction and program monitoring of the project. Services necessary to complete this process are:

1. Coordinate with all prime construction contractors (Prime Contractors) and their subcontractors (Subcontractors) to submit, review and process weekly certified payrolls so as to comply with the DBRA, CWHSSA, and Copeland Act.
2. Conduct a minimum of one (1) onsite visit per month to the work site(s) to interview covered employees and conduct onsite work assessments to determine compliance with DBRA, CWHSSA, and Copeland Act requirements.

FEE: \$22,000.00

Limitation of Services:

- The Client shall be responsible for providing all reference material to ensure the Contractor's ability to effectively perform the "Scope of Services". Reference material may include, but is not limited to: The Prime Contractor's submitted bid, the Prime Contractor's proposed work schedule, a list of all Subcontractors, contact information for all Prime and Subcontractors, and material provided by Lake County and the Funding Agency regarding "Scope of Services".



- Contractor(s) shall not invoice for weeks when work is not performed by any authorized Prime or Subcontractor responsible for construction on this project.

Limitation of Fees:

- Halff maintains the quoted fees include the minimum hours needed to complete the work, incidentals, and overhead for a reasonable profit.

If you have any questions or comments, please feel free to contact Brett Tobias at (352) 557-9225 or btobias@halff.com or Robin Alexander at (512) 297-4090 or ralexander@halff.com

SUMMARY FEE SCHEDULE

TASK 100	\$ 22,000.00
TOTAL	\$ 22,000.00

Representation of Authority of Parties/Signatories. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such party's obligation hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

APPROVED:

HALFF ASSOCIATES, INC.

Signature: _____

Name: Elizabeth Range-Pendell

Title: Funding Resources Program Manager

Date: _____

APPROVED:

CITY OF FRUITLAND PARK

Signature: _____

Name: Chris Cheshire

Title: Mayor

DATE: _____

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

ITEM TITLE: Resolution 2024-005 Spring Lake Water Line Replacement Project, Lake County CDBG Fund Administrative Services Proposal - Labor Standards Compliance

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Tuesday, January 2, 2024

SUBMITTED BY: city attorney/city manager/public works director

BRIEF NARRATIVE: Resolution 2024-005 proposal for Halff Inc. to monitor and report contractors' compliance with all Federal labor laws and standards required for this project as required by the federal money associated with this project under the Community Development Block Grant (CDBG) grant used to fund this project.

FUNDS BUDGETED: \$22,000.00 (40533-60619 SPGLK)

ATTACHMENT Proposal, Lake County Spring Lake water line replacement project, Lake County CDBG Program Administrative Services proposal for labor standards compliance from Halff Inc.

RECOMMENDATION: Approval as this is a federal requirement for use of federal funds under the CDBG grant used to fund this project.

ACTION: Adopt Resolution 2024-005

RESOLUTION 2024-005

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING CDBG PROGRAM ADMINISTRATIVE SERVICES PROPOSAL FOR LABOR STANDARDS COMPLIANCE DATED DECEMBER 20, 2023 FOR SPRING LAKE ROAD WATER LINE REPLACEMENT PROJECT FROM HALFF IN AN AMOUNT NOT TO EXCEED \$22,000.00 FOR ADMINISTRATIVE SERVICES RELATING TO COMPLIANCE WITH CDBG PROGRAM REQUIREMENTS; AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park received Lake County CDBG grant funding for the Spring Lake Road Water Line Replacement Project, and administrative services relating to compliance with the CDBG Program requirements are needed; and

WHEREAS, Halff offers the services needed by the City and a proposal in an amount not to exceed \$22,000.00 has been submitted by Halff; and

WHEREAS, the City Commission of the City of Fruitland Park, Florida finds it is in the best interest of the City to approve the proposal from Halff.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The City of Fruitland Park – Spring Lake Road Water Line Replacement Project, Lake County CDBG Program Administrative Services Proposal for Labor Standards Compliance dated December 20, 2023 from Halff in the amount not to exceed \$22,000.00, **a copy of which is attached**, is approved.

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

Section 3. This resolution shall take effect immediately upon its final adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED this 11th day of January, 2024, by the City Commission of the City of Fruitland Park, Florida.

SEAL

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

CHRIS CHESHIRE, MAYOR

ATTEST:

ESTHER COULSON, CITY CLERK, MMC

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

Approved as to form:

Anita Geraci-Carver, City Attorney



Via Email to glavenia@fruitlandpark.org

December 20, 2023

Gary LaVenía, City Manager
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, Florida 34731

**RE: CITY OF FRUITLAND PARK – SPRING LAKE ROAD WATER LINE REPLACEMENT
PROJECT, LAKE COUNTY CDBG PROGRAM ADMINISTRATIVE SERVICES
PROPOSAL FOR LABOR STANDARDS COMPLIANCE**

Attention Gary LaVenía:

Halff Associates, Inc. (Halff) is pleased to present the following proposal for Davis Bacon and Related Acts (DBRA), Contract Work Hours and Safety Standards Act (CWHSSA), & Copeland Anti-Kickback Act (Copeland) labor standards compliance monitoring services as required by the Community Block Grant (CDBG) Program funded by Lake County for the City of Fruitland Park's (City's) **Spring Lake Road Water Line Replacement Project**. This monitoring work is required by the U.S. Department of Housing and Urban Development (HUD) (Funding Agency) in order to obtain reimbursement from Lake County for City payments to the construction contractor.

TASK 100 COMPLIANCE WITH THE CDBG PROGRAM REQUIREMENTS

Halff shall complete the necessary steps on behalf of the City to ensure compliance with the CDBG Program requirements during construction and program monitoring of the project. Services necessary to complete this process are:

1. Coordinate with all prime construction contractors (Prime Contractors) and their subcontractors (Subcontractors) to submit, review and process weekly certified payrolls so as to comply with the DBRA, CWHSSA, and Copeland Act.
2. Conduct a minimum of one (1) onsite visit per month to the work site(s) to interview covered employees and conduct onsite work assessments to determine compliance with DBRA, CWHSSA, and Copeland Act requirements.

FEE: \$22,000.00

Limitation of Services:

- The Client shall be responsible for providing all reference material to ensure the Contractor's ability to effectively perform the "Scope of Services". Reference material may include, but is not limited to: The Prime Contractor's submitted bid, the Prime Contractor's proposed work schedule, a list of all Subcontractors, contact information for all Prime and Subcontractors, and material provided by Lake County and the Funding Agency regarding "Scope of Services".



- Contractor(s) shall not invoice for weeks when work is not performed by any authorized Prime or Subcontractor responsible for construction on this project.

Limitation of Fees:

- Halff maintains the quoted fees include the minimum hours needed to complete the work, incidentals, and overhead for a reasonable profit.

If you have any questions or comments, please feel free to contact Brett Tobias at (352) 557-9225 or btobias@halff.com or Robin Alexander at (512) 297-4090 or ralexander@halff.com

SUMMARY FEE SCHEDULE

TASK 100	\$ 22,000.00
TOTAL	\$ 22,000.00

Representation of Authority of Parties/Signatories. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such party's obligation hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

APPROVED:

HALFF ASSOCIATES, INC.

Signature: _____

Name: Elizabeth Range-Pendell

Title: Funding Resources Program Manager

Date: _____

APPROVED:

CITY OF FRUITLAND PARK

Signature: _____

Name: Chris Cheshire

Title: Mayor

DATE: _____

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

ITEM TITLE: Public Works Vehicle Four-Post Vehicle Lift
Purchase Quotes

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Wednesday, December 27, 2023

SUBMITTED BY: city manager/public works director

BRIEF NARRATIVE: Three quotes for a 27,000 lb capacity four-post BendPak vehicle lift as well as a pair of 15,000 lb rolling bridge jacks to be used in conjunction with the four-post lift as follows:

- 1) Northern Tool, \$33,799.97
- 2) Wrenchers LLC, \$27,325
- 3) BendPak® Inc., \$31,395

This is a budgeted item that will be installed at the new public works building. The current lift staff uses only handles 12,000 lbs; therefore, there are quite a few vehicles and equipment cannot be currently worked on without this heavier lift. The lift currently being used will be moved to the new building along with this new lift allowing the mechanic to work on multiple vehicles at any one time.

FUNDS BUDGETED: \$27,325.00 (30541-60640)

ATTACHMENT Quotes and descriptions

RECOMMENDATION: Purchase the four-post lift and rolling bridge jacks from Wrenchers LLC at a price of \$27,325. All three quotes are for the exact same equipment.

ACTION: Approve staff's recommendation.

 Order Online and Pick Up in Store Today

Product Experts Available Now: 1-800-221-0516



Search



2×FREE GIFT CARD ON ALL ORDERS OVER \$100

EXTENDED - LAST CHANCE! Use Promo Code **285565**

Cart (3 Items)



**BendPak Rolling Bridge Jack for 4-Post Truck and Car Lifts —
15,000-Lb. Capacity, Model# RBJ15000**

Item # 144266

\$9299.98

Reg. \$4649.99 ea.

Qty: 2 

[Save for Later](#)

[Remove](#)



Shipping: Free shipping (lower 48 states) - Factory shipped



Store Pickup: Not available - online only



Repair Plan — 1 Year \$299.99

[Add to Cart](#)

[See Plan Benefits](#)

Complete Your Solution



[Add Northern Tool to Home Screen](#)





BendPak 4-Post Truck Lift — 27,000-Lb. Capacity, Model# HDS-27X

Item # 144252

\$24,499.99

Qty: 1 ▼

[Save for Later](#)

[Remove](#)



Shipping: Free shipping (lower 48 states) - Factory shipped



Store Pickup: Not available - online only

Complete Your Solution



Promo Code

Promo Code

Apply

Order Summary

Product Total	\$33,799.97
Delivery	TBD
Tax	TBD

[See Delivery Options](#)

Order Total **\$33,799.97**

Checkout





Quote



Entered Date	Taken By	Customer #	Order #
12/21/23	CE01	484123153824	747636-00
PO #	Requested Ship Date		Page #
12212023	12/21/23		1

Bill To	Ship To	Correspondence To
City of Fruitland 2601 Spring Lake Rd General Delivery Fruitland Park, FL 34731 United States	City of Fruitland 2601 Spring Lake Rd General Delivery Fruitland Park, FL 34731 United States	5240 Willis Road Theodore, AL 36582 USA (800) 261-7729 sales@wrenchers.com www.wrenchers.com

Instructions

Ship Point	Via	Shipped	Terms
BendPak Mobile (MB01)	Freight		Pmt w/Order

Notes

Line	Product and Description	UPC Item	Order Quantity	Shipped Quantity	Qty UM	Unit Price	Price UM	Amount(Net)
1	5175162 HDS-27 HDS-27 27,000 Lb. Capacity / Standard 27,000 Lb. Capacity / Standard	00000	1.00	1.00	EA	19,395.00	EA	19,395.00
2	LTDACCDEL LIMITED ACCESS DELIVERY LIMITED ACCESS DELIVERY DELIVERIES TO SCHOOLS, GOVERNMENT, FARMS, AND OTHER TIME CONSUMING AREAS	00000	1.00	1.00	EA	70.00	EA	70.00

2	Lines Total	Total Order Quantity	2.00				Subtotal	19,465.00
							Taxes	0.00
							Total	19,465.00



Quote



Entered Date	Taken By	Customer #	Order #
12/21/23	CE01	484123153824	747725-00
PO #	Requested Ship Date		Page #
1221.2023.	12/21/23		1

Bill To	Ship To	Correspondence To
City of Fruitland 2601 Spring Lake Rd General Delivery Fruitland Park, FL 34731 United States	City of Fruitland 2601 Spring Lake Rd General Delivery Fruitland Park, FL 34731 United States	5240 Willis Road Theodore, AL 36582 USA (800) 261-7729 sales@wrenchers.com www.wrenchers.com

Instructions

Ship Point	Via	Shipped	Terms
BendPak Mobile (MB01)	Freight		Pmt w/Order

Notes

Line	Product and Description	UPC Item	Order Quantity	Shipped Quantity	Qty UM	Unit Price	Price UM	Amount(Net)
1	5175031 RBJ15000 RBJ15000, 15,000-lb. Capacity / Rolling Bridge Jack	00000	2.00	2.00	EA	3,895.00	EA	7,790.00
2	LTDACCDEL LIMITED ACCESS DELIVERY LIMITED ACCESS DELIVERY DELIVERIES TO SCHOOLS, GOVERNMENT, FARMS, AND OTHER TIME CONSUMING AREAS	00000	1.00	1.00	EA	70.00	EA	70.00
2	Lines Total	Total Order Quantity	3.00				Subtotal	7,860.00
							Taxes	0.00
							Total	7,860.00

BendPak.



HDS-27

IN STOCK SKU 5175162

\$22,795.00

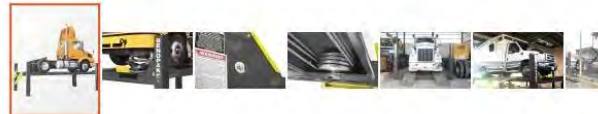
\$1900/mo suggested payments with 12-month special financing. [Learn how](#)

Qty

1

BUY NOW

QUESTIONS?

PAYMENTS AS LOW AS
\$798/mo[Add to Compare](#)[Add to Wish List](#)

27,000-lb. Capacity / Four-Post Lift / Standard

If you need a bigger, better four-post lift that can handle a 27,000-lb., Class 7 semi-truck, you need the HDS-27. Bigger sheaves and beefier components carry on our legacy of dependability. If your shop services commercial and/or municipal vehicles, this lift is practically mandatory.

DESCRIPTION

Construction, Municipal and Commercial Vehicles Welcome

This is where our car lifts really step into the next level of lifting. While the HDS-18E is an entry-level lift in the medium-duty truck category, the HDS-27 is well-suited to take your business well beyond the needs of most private drivers. This garage lift brings you into the realm of construction equipment, commercial flatbed trucks, concrete mixers, garbage trucks, buses, etc.

Every BendPak four-post lift, regardless of lift capacity, is made to exacting standards and gets the job done without undue strain or pain on the equipment. When we rate a truck lift at 27,000 lbs., that means anything at or under that weight limit is a cinch for our lifts to handle. We superbly over-engineer everything, so you can keep the "biggest and baddest" commercial and municipal vehicles up to code and ready for the next great haul.

Extended runways

Longer runways accommodate a wide variety of vehicle wheelbases, allowing you to steer massive trucks and buses onto our ramps without damaging your vehicle chassis.

Dual-hub cable sheaves

We take the time, cost and effort to bring you the best. Each sheave contained within the runway and cross tubes is a massive 12" in diameter, and the sheave axles, at 4" in diameter, greatly extend the lifespan of your lift by reducing the overall wear put on these parts. Manufacturing sheave components are even bigger than ones offered by our competition, which ensures superior quality in our product. Additionally, BendPak parts always meet or exceed ALI standards for load bearing and safety.

Heavy-duty aircraft cable

Each of the four, 1/2" diameter, 6 x 25 galvanized lifting cables has a 14,000-lb. breaking strength, so a four-post lift as massive as this has the engineering to keep your vehicles safe at all times, especially during periods of heavy use. They won't rust out or break apart due to bad weather, chemicals or random, floating garage particulate.



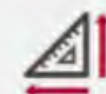
Study In Lift Design

Lift Comparisons And More.



Concrete Specs

Minimum Floor Requirements



Specifications

Download The Latest Specs



Warranty

Covered By 5-2-1 Warranty



Balancing Safety

Finding Center Of Balance



Best Car Lift Guide

Introduction To Car Lift Types



Things To Know

Before Buying A Car Lift

Built-in lubrication

The sheaves and sheave axles are fitted with grease nipples to lubricate the parts as they move. This is an essential feature that is also a form of auto-maintenance, so you have little to do during your periodic service checks.

Flow restrictor

This truck lift provides the best that modern hydraulic technology has to offer. Integrated into the hydraulic cylinder is a flow restrictor that provides a safe, slow descent. This is true even in the extremely rare occurrence of a burst or ruptured hydraulic hose.

Large base plates

Substantial 12" x 12" base plates support the massive columns.

Spring-loaded safety locks

When the HDS-27 truck lift rises, spring-loaded safety locks engage the moving platforms. Safety ladders are standard and can be adjusted to keep the runways level, which is especially useful for sloped floors.

Push-button pneumatic lock release

The steel and aluminum pneumatic cylinders are aircraft-quality and certified to last for years without service. Lowering the lift release off the locks is done with one push against the pneumatic lock release. Just another simple way we put you in total control of your lift operations.

Secondary lock system

Two locks are better than one! A secondary slack-cable lock engages in case of cable failure, which is unlikely to occur. Still, we prepare our heavy-duty lifts for the worst to keep you working at your best.

Integrated design

Tucked safely into the structure of the four-post lift columns, our lifting cables, airlines, safety latches and cable sheaves are kept away from inclement weather, hazardous chemical erosion and garage dirt/debris. The column structure is the safest and most logical place to conceal the working parts of the lift. Internally routed parts are also crucial to creating the beautiful BendPak aesthetic our customers have come to know and love!

Adjustable height locking positions

Four-post lifts accommodate many different vehicle types, so we've made sure you can adjust the height to suit your needs and safely lock your vehicle in place.

Electric-hydraulic power system

Our car lifts are designed with all operator buttons within reach, so you can raise, lower or shut down the system at any time. One-push button controls make the whole process that much smoother.

Flexible protective conduit

All of BendPak's heavy-duty cables are fitted with a protective casing that is flexible and non-conductive to electricity. Your hoses will be intact and serviceable for many years without service, and the non-metallic tubing will ensure you're never shocked by anything other than the great value of your purchase.

Rolling bridge jacks

Bridge jacks raise the wheels above the runways, which lets operators perform wheel and brake service on the car. Since the HDS-27 Series supports some extremely heavy vehicles, the truck and SUV adapter set is a necessity for wheel/brake service on these lifts. Commercial-grade hydraulic pumps come standard and require 125 PSI and 10 – 20 CFM.

Choose extended length

Some vehicles at the 27,000-lb. lift capacity begin to develop monstrous proportions. Garage trucks, for instance, are wide, tall and feature wide wheel bases. You need a car lift that can handle all those dimensions, plus the weight, without crapping out on you. The super-long HDS-27X may be the better option for your shop. Just be sure to discuss your service needs with a trained BendPak service representative if you need help deciding which 27K four-post lift is right for you.

**Not all BendPak lift models meet the standards as prescribed by ANSI/ALI ALCTV-2011 or ANSI/UL 201. Consult www.autolift.org for a complete list or contact BendPak via contact@bendpak.com.*

Accessories for the HDS-27 (5175162)



Rolling Oil Drain Pan

15 Gallon Rolling Drain Pan For 4-Post Lifts

SKU# 5150509

\$525.00

[VIEW DETAILS](#)



JP-6

Telescoping Sliding Jack Platform /
6,000-lb. Capacity

SKU# 5175349

\$442.00

[VIEW DETAILS](#)



WSA-100

Air-Electric Workstation / Fits
BendPak 2-Post & 4-Post Lifts

SKU# wsa-100

\$600.00

[VIEW DETAILS](#)



LITESTIX LS3MDX

SKU# 5150063

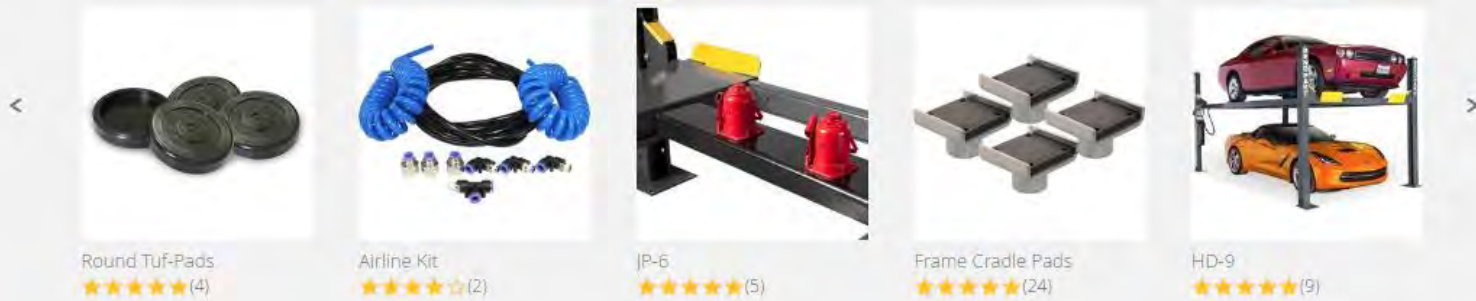
\$99.00


~~\$115.00~~

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HDS-27



Four-Post Lifts

SKU# 5175162

27,000-lb. Capacity, Heavy-Duty Truck Lift, Extended Ramps

Questions? Contact BendPak's Sales Team

sales@bendpak.com | 1-800-253-2363

Monday - Friday, 7AM to 4:30PM PST

Construction, Municipal and Commercial Vehicles Welcome

This is where our lifts really step into the next level of lifting. If you need a bigger, better [four-post lift](#) that can handle a 27,000-lb., Class 7 semi-truck, you need the HDS-27. Bigger sheaves and beefier components carry on our legacy of dependability. If your shop services commercial and/or municipal vehicles, a lift of this stature is practically mandatory. Get your hands on this utterly massive truck lift and bring a higher level of service to your garage or shop.

Choose Extended Length

SKU#	Model	Description
5175164	HDS-27X	Extended Length

Features

- 27,000-lb. lifting capacity
- Extended length runways available
- Includes 48" extended steel approach ramps
- Supersized 12" diameter cable sheaves
- Stainless steel lifting cables
- Grease nipples
- Single hydraulic under-runway cylinder
- Integrated flow restrictor
- Durable powder coat
- Spring-loaded safety locks
- Second lock system on constant guard
- Fully enclosed lifting cables
- Multiple adjustable height locking positions
- Maintenance-free electric hydraulic power system
- Conveniently positioned operator controls
- 12" x 12" base plates
- Runways feature a durable matte finish
- Optional rolling jacks

Note: An air supply (minimum 30 psi / 3 CFM) is required for the safety-lock mechanisms to disengage. It is solely the responsibility of the end-user to provide, install and maintain the air supply.

Not all BendPak lift models meet the standards as prescribed by ANSI/ALI ALCTV-2017 or ANSI/UL 201. Consult www.autolift.org for a complete list or contact BendPak via contact@bendpak.com.



Extended Runways

We extend the runways on our heavy-duty truck lifts to keep your cargo safe. Steep ramps sometimes cause drivers to accidentally hit the pedal too hard and overshoot their target. A gradual climb maximizes loading and unloading convenience, as well as safety.

Dual-hub cable sheaves

Simply put, bigger sheaves and sheave axles make for a sturdier, safer and more powerful car lift. We build our four-post lift sheaves 12" in diameter, accompanied by 4" diameter sheave axles. You can expect low-maintenance and high-functioning parts for many years to come.

Heavy-duty aircraft cable

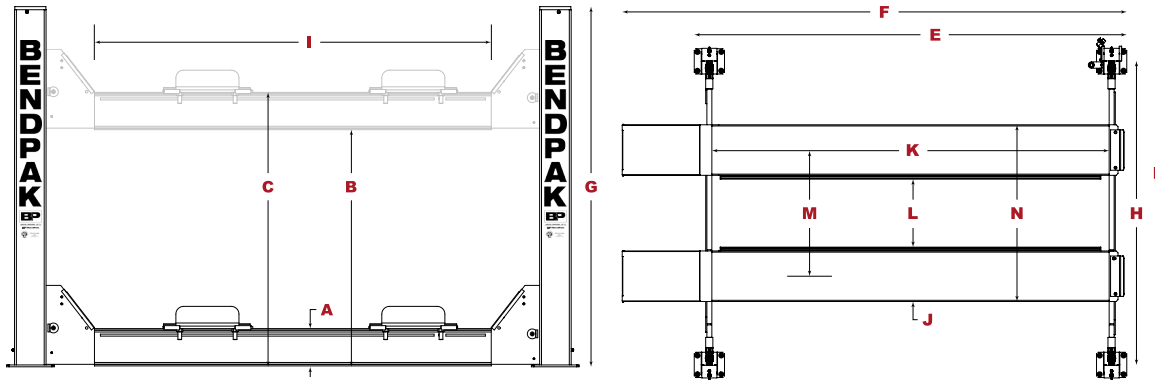
Our 1/2" diameter, 6 x 25 stainless-steel lifting cables have a 14,000-lb. breaking strength per cable. The four cables alone, without the hydraulic cylinder, offer more than enough power to safely lift your 35,000-lb. truck. We over-engineer our components and proudly wear our ALI Certification on the columns of our four-post lifts for all the world to see.

Built-in lubrication

Grease nipples are useful devices because they make the HDS-27 a self-lubricating, auto-maintaining powerhouse. This massive car lift reduces your costs by giving you quality parts, like self-lubricating sheaves, which require only periodic attention.

Large base plates

Truck lift base plates are made a little wider than the bases of our lighter-duty four-post lift models: 12" x 12" plate dimensions are sturdy and can be easily bolted into suitable concrete flooring for years.



Model	HDS-18E	HDS-27	HDS-27X
SKU#	5175968	5175162	5175164
Lifting Capacity	18,000 lbs. (8,165 kg)	27,000 lbs. (12,247 kg)	27,000 lbs. (12,247 kg)
A - Min. Runway Height	8.25" (210 mm)	8.5" (216 mm)	8.5" (216 mm)
B - Max. Rise	58" (1,473 mm)	58" (1,473 mm)	58.25" (1,480 mm)
C - Max. Lifting Height	69.5" (1,765 mm)	69.5" (1,765 mm)	69.5" (1,765 mm)
D - Overall Width	153.5" (3,899 mm)	153.5" (3,899 mm)	153.5" (3,899 mm)
E - Outside Length	257" (6,528 mm)	257" (6,528 mm)	317.5" (8,065 mm)
F - Overall Length	312.75" (7,944 mm)	312.75" (7,944 mm)	372.75" (9,468 mm)
G - Height of Columns	91.25" (2,318 mm)	91.25" (2,318 mm)	91.25" (2,318 mm)
H - Width Between Columns	133.5" (3,391 mm)	133.5" (3,391 mm)	133.5" (3,391 mm)
I - Drive-Thru Clearance	109" (2,769 mm)	109" (2,769 mm)	109" (2,769 mm)
J - Runway Width	22" (559 mm)	22" (559 mm)	22" (559 mm)
K - Length of Runways	257.5" (6,541 mm)	257.5" (6,541 mm)	317.5" (8,065 mm)
L - Width Between Runways	40" (1,016 mm) or 45.5" (1,156 mm)	40" (1,016 mm) or 45.5" (1,156 mm)	40" (1,016 mm) or 45.5" (1,156 mm)
M - Runway Centerline	62" (1,575 mm) or 67.5" (1,715 mm)	62" (1,575 mm) or 67.5" (1,715 mm)	62" (1,575 mm) or 67.5" (1,715 mm)
N - Outside Edge of Runways	84" (2,134 mm) or 89.5" (2,273 mm)	84" (2,134 mm) or 89.5" (2,273 mm)	84" (2,134 mm) or 89.5" (2,273 mm)
Min Wheelbase @ Rated Capacity	145" (3,683 mm)	185" (4,699 mm)	230" (5,842 mm)
Min Wheelbase @ 75% Capacity	125" (3,175 mm)	160" (4,064 mm)	195" (4,953 mm)
Min Wheelbase @ 50% Capacity	105" (2,667 mm)	135" (3,429 mm)	165" (4,191 mm)
Min Wheelbase @ 25% Capacity	85" (2,159 mm)	110" (2,794 mm)	130" (3,302 mm)
Locking Positions	9	9	9
Lock Spacing	every 6" (152 mm)	every 6" (152 mm)	every 6" (152 mm)
Lifting Time	75 sec	75 sec	75 sec
Motor	220 VAC / 60 Hz / 1 Ph	220 VAC / 60 Hz / 1 Ph	220 VAC / 60 Hz / 1 Ph

An air supply (minimum 30 psi / 3 CFM) is required for the safety-lock mechanisms to disengage. It is solely the responsibility of the end-user to provide, install and maintain the air supply.

Not all BendPak lift models meet the standards as prescribed by ANSI/ALI ALCTV-2017 or ANSI/UL 201. Consult www.autolift.org for a complete list or contact BendPak via contact@bendpak.com.

RBJ15000

4-Post Bridge Jacks

SKU# 5175031

15,000-Lb. Capacity, Rolling Bridge Jack

BendPak®

Questions? Contact BendPak's Sales Team

sales@bendpak.com | 1-800-253-2363

Monday - Friday, 7AM to 4:30PM PST

Rolling Bridge Jack Made for an HDS-35 Four-Post Lift

Our 15,000-lb. capacity [bridge jack](#) is made just for the HDS-35 four-post lift. This four-post lift is truly made for massive trucks and commercial equipment. Check out the RBJ15000 if you need to perform wheel service on heavy-duty vehicles.

Bridge Jack Series

SKU#	Model	Description
5175988	RBJ4500	4,500-lb Capacity
5175987	RBJ6000	6,000-lb Capacity
5175986	RBJ7000	7,000-lb Capacity
5175985	RBJ9000	9,000-lb Capacity
5175031	RBJ15000	15,000-lb Capacity
5175032	RBJ18000	18,000-lb Capacity
5175033	RBJ25000	25,000-lb Capacity



Features

- 15,000-lb. lifting capacity
- Rubber contact pads
- Stackable adapters
- High-pressure hydraulic power unit
- Optional air-line kit

Specifications

Lifting Capacity	15,000 lbs. (6,804 kg)
Support Arm Width	41" - 51.5" (1,041 mm - 1,308 mm)
Pad Only	4.5" - 14.5" (114 mm - 362 mm)
Pad + Adapter	8" - 18" (203 mm - 457 mm)
Arm Reach	39.5" - 63.75" (1,003 mm - 1,619 mm)
Shipping Weight	360 lbs. (164 kg)
Shipping Dimensions	36" x 22" x 21" (914 mm x 559 mm x 533 mm)

Commercial-grade air-hydraulic pump requires 125 psi and 10 – 20 CFM.



Boat Trailer Platform
3,000-lb. Capacity / Telescoping Boat Trailer Tongue Platform
SKU# 5175801
\$452.00
[VIEW DETAILS](#)



WSA-100
Air-Electric Workstation / Fits BendPak 2-Post & 4-Post Lifts
SKU# wsa-100
\$362.00
[VIEW DETAILS](#)



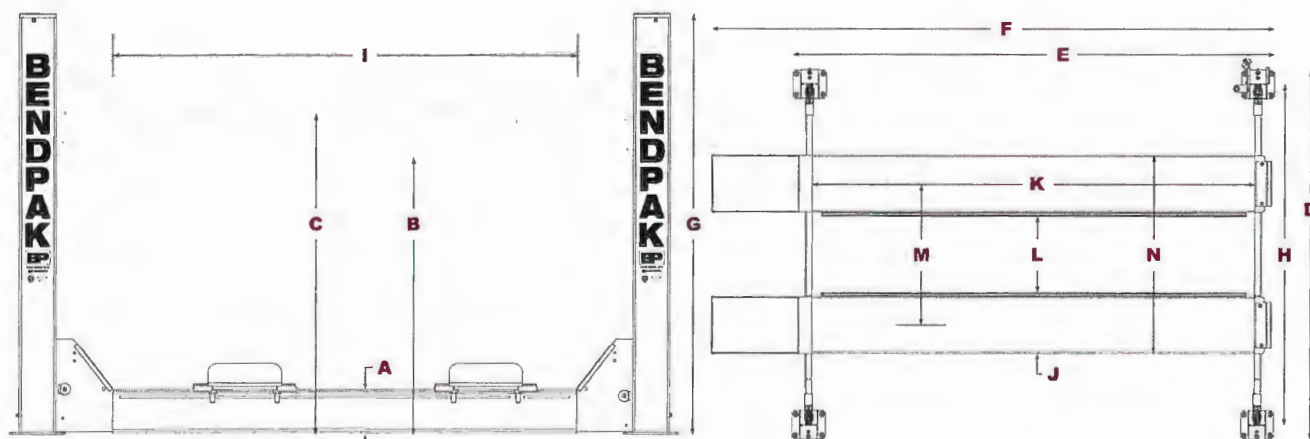
LITESTIX LS36SMD
SKU# 5150029
\$96.00
~~\$99.00~~
[VIEW DETAILS](#)



Rolling Oil Drain Pan
15 Gallon Rolling Drain Pan For Post Lifts
SKU# 5150509
\$525.00
[VIEW DETAILS](#)

SPECIFICATIONS

HDS-27



- 27,000-lb. lifting capacity
- CE Approved and Certified. Meets or exceeds the standards prescribed by European Standard EN 1493
- Supersized 12" diameter cable sheaves
- Galvanized lifting cables
- Grease nipples
- Single hydraulic under-runway cylinder
- Integrated flow restrictor
- Durable powder coat
- Spring-loaded safety locks
- Second lock system on constant guard
- Fully enclosed lifting cables
- Multiple adjustable height locking positions
- Maintenance-free electric hydraulic power system
- Conveniently positioned operator controls
- 12" x 12" base plates
- Runways feature a durable matte finish
- Optional rolling jack available

Capacity



Lifting Capacity*	BEWARE of Fraudulent Sites Learn More 27,000 lbs. (12,247 kg)
*Max Capacity / Front Axle	13,500 lbs. (6,123 kg)
*Max Capacity / Rear Axle	13,500 lbs. (6,123 kg)

Rise

A - Min. Runway Height:	9.5" (241 mm)
B - Max. Rise:	60" (1,524 mm)
C - Max. Lifting Height:	69.5" (1,765 mm)
Time to Full Rise:	75 seconds

Outside Dimensions

D - Overall Width:	153.5" (3,899 mm)
E - Outside Length:	257" (6,528 mm)
F - Overall Length:	312.75" (7,944 mm)
G - Height of Columns:	91.25" (2,318 mm)

Inside Dimensions

H - Width Between Columns:	133.5" (3,391 mm)
I - Drive-Thru Clearance:	109" (2,769 mm)

Runways

J - Runway Width:	22" (559 mm)
K - Length of Runways:	255.5" (6,490 mm)
L - Width Between Runways:	40" (1,016 mm) or 45.25" (1,149 mm)
M - Runway Centerline:	67.5" (1,708 mm) or 72.5" (1,842 mm)
N - Outside Edge of Runways:	89.25" (2,267 mm) or 94.5" (2,400 mm)

Minimum Wheelbase

Rated Capacity:	185" (4,699 mm)
75% Capacity:	160" (4,064 mm)
50% Capacity:	135" (3,429 mm)
25% Capacity:	110" (2,794 mm)

Locking

Locking Positions:	13
Lock Spacing:	Every 4" / 100 mm

Power Unit

Motor: **BEWARE of Fraudulent Sites. Learn More**

Noise: 45 dB

Shipping

Weight: 6,109-lbs. (2,770 kg)

Dimensions: 266" x 27" x 36" (6,756 mm x 686 mm x 914 mm)

Note: An air supply (minimum: 30 psi / 3 CFM) is required for the safety-lock mechanisms to disengage. It is solely the responsibility of the end-user to provide, install and maintain the air supply.

Note: Not all BendPak lift models meet the standards as prescribed by ANSI/ALI ALCTV-2017 or ANSI/UL 201. Consult www.autolift.org for a complete list or contact BendPak via contact@bendpak.com.

BendPak lifts are supplied with concrete fasteners that meet the criteria of the American National Standard ANSI/ALI ALCTV-(Current). Buyer is responsible for all charges relating to any special regional structural or seismic anchoring requirements specified by any other agencies or codes such as the Uniform Building Code (UBC) or International Building Code (IBC).

WARNING: California Prop 65



User Manual

[DOWNLOAD](#)



Sales Sheet

[DOWNLOAD](#)



Warranty

[DOWNLOAD](#)

HDS-27 Reviews

Other top rated products



Round Tuf-Pads
★★★★☆(5)



JP-6
★★★★☆(6)




Frame Cradle Pads
★★★★★(24)



HD-9
★★★★★(9)



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10APX
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 Write A Review  Ask A Question

4-Post Rolling Bridge Jacks for Full Wheel Service

A rolling bridge jack is the only way to turn a **four-post lift** into a full-service **car lift**. Each frame-engaging jack lifts one-half of your car, and two will raise all four wheels off the runways. Wheel service becomes a cinch, and your BendPak might be the last lift you ever purchase for service and vehicle storage.

BendPak offers seven rolling bridge jack models that are designed to hold between 4,500 lbs. and 25,000 lbs. each. Each jack is placed on top of a four-post lift, so it can slide between the runways. It elevates the frame of your vehicle to permit access to the wheels. Bridge jacks help get the most out of your car lift and dramatically increase your service abilities. You'll be able to change tires without sending your wheels across the street. Simply balance them on your own **wheel balancer**. If you purchased an **alignment lift** and **wheel aligner**, you can perform full alignment services after returning fresh, balanced tires and wheels to the car. By not having to change lifts, you revolutionize your workflow with greater efficiency, and ultimately, more profit.



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RJ45W

4,500-lb. Capacity / Rolling Bridge Jack / Easy-Roll Wheels

BendPak RJ45W rolling bridge jack is designed to hold up to 4,500 lbs. and features easy-to-roll wheels that make sliding simple between the four-post lift runways. Use this 4-post bridge jack with your BendPak HD-9 series four-post car lift for increased versatility and productivity.

Special Price **\$1,725.00**

~~Regular Price \$1,975.00~~

[LEARN MORE](#)

[BUY NOW](#)





RJ45LP

4,500-lb. Capacity / Rolling Bridge Jack / Easy-Roll Wheels / Low-Profile

BendPak RJ45LP rolling bridge jack is designed to hold up to 4,500 lbs. and features a low-profile design with easy-to-roll wheels. Use this 4-post bridge jack with your BendPak HD-9 series four-post car lift for increased versatility and productivity.

Starting at **\$1,975.00**

[**LEARN MORE**](#)[**BUY NOW**](#)

RJ6W

6,000-lb. Capacity / Rolling Bridge Jack / Easy-Roll Wheels

This 6,000-lb. capacity rolling bridge jack is specifically designed for use with a full-sized scissor lift or four-post lift. The RJ6W provides you with the ability and added versatility to raise the wheels off the runways of your car lift.

Starting at **\$1,975.00**

[**LEARN MORE**](#)[**BUY NOW**](#)



RJ7W

7,000-lb. Capacity / Rolling Bridge Jack / Easy-Roll Wheels

This 7,000-lb. capacity rolling bridge jack is made for an HDS-14 series four-post lift. Each rolling jack comes complete with three safety-lock positions and stackable pad adapters to provide added clearance when needed.

Starting at **\$2,000.00**

[LEARN MORE](#)





[BUY NOW](#)



RJ9W

9,000-lb. Capacity / Rolling Bridge Jack / Easy-Roll Wheels

9,000-lb. Capacity / Rolling Bridge Jack / Easy-Roll wheels

BendPak's 9,000-lb. capacity rolling bridge jack is ideal for use on the HDS-18E four-post lift, especially if your vehicles have an unbalanced center of gravity. This jack is ideal for heavier trucks and SUVs.    

Starting at **\$3,495.00**

[LEARN MORE](#)[BUY NOW](#)

RBJ15000

15,000-lb. Capacity / Rolling Bridge Jack

Our 15,000-lb. capacity bridge jack is made just for the HDS-27 four-post lift. This particular car lift is truly made for massive trucks and commercial equipment. Check out the RBJ15000 jack if you need to perform full wheel service on heavy-duty vehicles.

Special Price **\$4,300.00**

Regular Price ~~\$4,595.00~~

[LEARN MORE](#)[BUY NOW](#)



RBJ18000

18,000-lb. Capacity / Rolling Bridge Jack

The powerful 18,000-lb. capacity RBJ18000 rolling bridge jack is made for use with your HD-35 4-Post series lift. Sometimes a vehicle's center of gravity isn't in the exact middle of the vehicle. Even a 30,000-lb. vehicle might require a jack that is rated for more than half the vehicle's weight.

Starting at **\$4,995.00**

[**LEARN MORE**](#)[**BUY NOW**](#)

RBJ25000

25,000-lb. Capacity / Rolling Bridge Jack

This is our most powerful rolling bridge jack ever, with 25,000 lbs. of muscle meant to service some of the biggest commercial fleets on earth. Use this jack on the 40,000-lb. capacity HDS40 truck lift to perform wheel service on almost any heavy-duty vehicle on wheels.

Starting at **\$5,095.00**

[**LEARN MORE**](#)[**BUY NOW**](#)



Lift Now, Pay Over Time

with the Synchrony Car Care™ Credit Card.

Convenient monthly payments make your equipment purchase simple.

[LEARN MORE](#)

Accommodate an Incredible Variety of Vehicle Types

BendPak's scissor-style rolling bridge jacks offer peerless jacking speed and convenience. One unit provides you with the ability to raise two wheels off the lift runways, while two jacks can lift the entire car for full wheel service. Their exclusive telescoping roller design adjusts to different tread widths, so you don't need an adapter to work on a variety of vehicles. Reaching factory-approved jacking points has never been easier, and precision rollers enable you to position them anywhere beneath the car.

Please note: each jack would ideally lift half the weight of your car or truck, but the center of gravity may

not be the dead-center of the lifted vehicle. You must know the weight distribution of each vehicle before placing rolling bridge jacks, so you don't accidentally overload one of the jacks. In some cases, bridge jacks in the front and back of the vehicle being lifted require different lift capacities.

BendPak offers eight four-post bridge jacks:

- RJ45LP / 4,500 lbs.
- RJ45W / 4,500 lbs.
- RJ6W / 6,000 lbs.
- RJ7W / 7,000 lbs.
- RJ9W / 9,000 lbs.
- RBJ15000 / 15,000 lbs.
- RBJ18000 / 18,000 lbs.
- RBJ25000 / 25,000 lbs.



Two Jacks Make One Full Set

While you can certainly use a single bridge jack effectively in your garage, two jacks work together to effectively replace a two-post lift or scissor-lift. Sliding two hydraulic jacks along the inner lift platforms is effortless. An airline kit will let both units share the same air compressor source without requiring you to unplug or reconnect any hoses. Stackable pad adapters come standard with every purchase. Enjoy the

view!



Free Shipping Policy and Warranty

Every bridge jack we offer comes with **free shipping** and a **full warranty plan**. This means that even if you decide to purchase your bridge jack at a separate time from the purchase of your lift, you're not getting "dinged" for shipping costs on smaller equipment.

Note: Not all BendPak lift models meet the standards as prescribed by ANSI/ALI ALCTV-2017 or ANSI/UL 201. Consult **www.autolift.org** for a complete list or contact BendPak via **contact@bendpak.com**.

BendPak lifts are supplied with concrete fasteners that meet the criteria of the American National Standard ANSI/ALI ALCTV-(Current). Buyer is responsible for all charges relating to any special regional structural or seismic anchoring requirements specified by any other agencies or codes such as the Uniform Building Code (UBC) or International Building Code (IBC).

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

ITEM TITLE: Second Reading and Public Hearing – Ordinance 2023-022
Wastewater System Asset Management and Fiscal Sustainability Plan

MEETING DATE: Thursday, January 11, 2023

DATE SUBMITTED: Monday, November 22, 2023

SUBMITTED BY: city attorney/city manager/public works director

BRIEF NARRATIVE: **Ordinance 2023-022** This is for adoption (by resolution) of the Wastewater Asset Management Plan prepared by Florida Rural Water for The City of Fruitland Park free of charge. This asset management plan was prepared for the city as a requirement for loan forgiveness on the State Revolving Fund (SRF) loan that was taken by the city to fund the recent sewer force main expansion from Poinsettia Avenue to Urick Street. The original SRF agreement was extended six months in order to get this plan in place to come into compliance with the terms of the SRF loan. This management plan is a third-party view on the health of the city's wastewater system; gives recommendations on deficiencies in the system and provides a roadmap on how and when to fix these deficiencies. It is designed to be a living document that gets updated from time to time but the city is not bound to follow it as it is written unless the city chooses to.

This also provides a start on the Global Positioning System mapping of the city's wastewater assets into a software system called Diamond Maps that would enable staff to continue mapping assets into. Within this software it allows the user to insert useful data like materials, date of installation, expected life expectancy and such that can be used to more effectively monitor the system.

FUNDS BUDGETED: None

ATTACHMENTS: Ordinance 2023-022, Wastewater Asset Management Plan with exhibits, and affidavit.

RECOMMENDATION: Approve Ordinance 2023-022. The first reading was held on December 14, 2023.

ACTION: Enact Ordinance 2023-022 to become effective immediately as provided by law.

ORDINANCE 2023-022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, CREATING CHAPTER 104 OF THE CODE OF ORDINANCES AND ADOPTING THE CITY OF FRUITLAND PARK WASTEWATER SYSTEM ASSET MANAGEMENT AND FISCAL SUSTAINABILITY PLAN PREPARED BY FLORIDA RURAL WATER ASSOCIATION IN PARTNERSHIP WITH FDEP AND SRF; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fruitland Park, Florida, commissioned Florida Rural Water Association to prepare an asset management and fiscal sustainability plan; and

WHEREAS, an asset management and fiscal sustainability plan is necessary for participation in the State's Revolving Fund Program, and provides other benefits to the City; and

WHEREAS, the City Commission of the City of Fruitland Park, Florida finds it is in the public's best interest to adopt the City of Fruitland Park Wastewater System Asset Management and Fiscal Sustainability Plan prepared by Florida Rural Water Association in partnership with FDEP and SRF.

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

Section 1. **CHAPTER 104. ADOPTED UTILITY PLANS.** The Code of Ordinances of the City of Fruitland Park, Florida, is hereby amended by adding Chapter 104 which reads as follows:

CHAPTER 104. ADOPTED UTILITY PLANS.

Sec. 104.01 – Wastewater System.

The City of Fruitland Park Wastewater System Asset Management and Fiscal Sustainability Plan prepared by Florida Rural Water Association in partnership with FDEP and SRF (the "Asset Management Plan") is adopted. A copy of the adopted plan is on file in the office of the city clerk.

Section 3. **INCLUSION IN THE CODE**

It is the intention of the City Commission of the City of Fruitland Park that the provisions of this Ordinance shall become and be made a part of City of Fruitland Park Code of Ordinances and that the sections of this Ordinance may be re-numbered or re-lettered and the word "Ordinance" may be changed to "Section", "article", or such other appropriate word or phrase to accomplish such intentions.

Section 4. CONFLICT

All ordinances or parts of ordinances, resolutions or parts of resolutions, which are in conflict with this ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinances, in which case those ordinances so affected shall be hereby repealed in their entirety.

Section 5. EFFECTIVE DATE

This ordinance shall become effective upon passage by City Commission of Fruitland Park, Florida as provided by law.

PASSED AND ORDAINED this ____ day of January, 2024, by the City Commission of the City of Fruitland Park, Florida.

SEAL

CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA

Chris Cheshire, MAYOR

ATTEST:

ESTHER COULSON, CITY CLERK, MMC

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

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

First Reading: December 14, 2023
Second Reading:

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President
Monticello

BRUCE MORRISON
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EMAIL
frwa@frwa.net

WEBSITE
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FLORIDA RURAL WATER ASSOCIATION

2970 WELLINGTON CIRCLE • TALLAHASSEE, FL 32309-7813
(850) 668-2746

October 13th , 2023

Chris Cheshire, Mayor
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

Dear Mayor Cheshire:

The Florida Rural Water Association (FRWA) is pleased to submit the Wastewater System Asset Management and Fiscal Sustainability (AMFS) plan to the City of Fruitland Park. FRWA prepared this Plan in partnership with the FDEP Clean Water State Revolving Fund (CWSRF) Program to identify your system's most urgent and critical needs.

Water and wastewater systems represent critical infrastructure designed to protect the public health and the environment. This report assesses the current conditions of your wastewater fixed capital assets (e.g., Wastewater Treatment Facilities, collection system, manholes and lift stations), and more importantly provides recommendations, procedures and tools to assist with long range asset protection and utility reinvestment. FRWA will be available to support Fruitland Park's Wastewater System's AMFS plan recommendations and implementation.

The following report is considered a living document with tools for your use which must be updated at least annually (quarterly updates are recommended) by the system's utility management. FRWA will provide electronic copies for your use and future modification and will remain available to assist in updating and revising the system's AMFS plan.

As a valued FRWA member, it is our goal to help make the most effective and efficient use of your limited resources. This tool is an unbiased, impartial, independent review and is solely intended for achievement of Wastewater system fiscal sustainability and maintaining your valuable utility assets. Florida Rural Water Association has enjoyed serving you and wishes your system the best in all its future endeavors.

Sincerely,

Patrick Dangelo

FRWA Utility Asset Management Team

Copy: Mike Chase, CWSRF State Revolving Fund
Gary Williams, Florida Rural Water Association, Executive Director

City of Fruitland Park Wastewater System Asset Management and Fiscal Sustainability Plan



Prepared for:

City of Fruitland Park

FLA374245

Prepared by:

FLORIDA RURAL WATER ASSOCIATION

Asset Management Program

In partnership with

Florida Department of Environmental Protection

and

State Revolving Fund Program

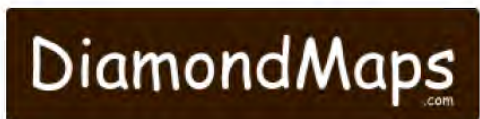


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Executive Summary

Asset Management Plan Defined

Asset Management Plan (AMP) - The International Infrastructure Management Manual defines an asset management plan as a “plan developed for the management of one or more infrastructure assets that combines multi-disciplinary management techniques (including technical and financial) over the life cycle of the asset in the most cost effective manner to provide a specific level of service.”

Lowest life cycle cost refers to the best appropriate cost for rehabilitating, repairing, or replacing an asset. While the level of service is determined by the utility consisting of its staff, customers, board members and regulators. Asset management is implemented through an asset management program and includes a written asset management plan.

Benefits of an AMP:

Implementing and maintaining an active Asset Management Plan will provide numerous benefits to the Utility and its Customers, such as:

- Prolonging asset life and aiding in rehabilitation/repair/replacement decisions through informed, efficient and focused operations and maintenance.
- Increased operational efficiencies.
- Informed operational and management decisions.
- Increased knowledge of asset criticality.
- Meeting consumer demands with a focus on system sustainability and improved communication.
- Setting rates based on sound operational and financial planning.
- Budgeting by focusing on activities critical to sustained performance.
- Meeting system service expectations and regulatory requirements.
- Improving responses to emergencies.
- Improving security and safety of assets.
- Capital improvement projects that meet the true needs of the system and community.
- Provides an impartial unbiased report to help explain rate sufficiency to the community.

State Revolving Fund Requirement:

An active Asset Management Plan (AMP) is a requirement for participation in the State Revolving Fund Program (SRF). Asset Management and Fiscal Sustainability (AMFS) program details are identified in Rulemaking Authority FS. Law Implemented 403.8532 (FS. History—New 4-7-98, Amended 8-10-98, 7-17-17) and Florida Administrative Code (FAC) 62-503.700(7). To be accepted for the interest rate adjustment and to be eligible for

Asset Management and Fiscal Sustainability Plan

reimbursement, an asset management plan must be adopted by ordinance or resolution and written procedures must be in place to not only implement the plan, but to do so in a timely manner.

The plan must include each of the following:

- (a) Identification of all assets within the project sponsor's system.
- (b) An evaluation of the current age, condition, and anticipated useful life of each asset.
- (c) The current value of the assets.
- (d) The cost to operate and maintain all assets.
- (e) A capital improvement plan based on a survey of industry standards, life expectancy, life cycle analysis, and remaining useful life.
- (f) An analysis of funding needs.
- (g) An analysis of population growth and drinking water and wastewater use projections, as applicable, for the sponsor's planning area, and a model, if applicable, for impact fees; commercial, industrial and residential rate structures.
- (h) The establishment of an adequate funding rate structure.
- (i) A threshold rate set to ensure the proper operation of the utility; if the sponsor transfers any of the utility proceeds to other funds, the rates must be set higher than the threshold rate to facilitate the transfer and proper operation of the utility.
- (j) A plan to preserve the assets; renewal, replacement, and repair of the assets, as necessary; and a risk-benefit analysis to determine the optimum renewal or replacement time.

AMP Development Stakeholders:

The development of this AMFS plan involved the collective efforts of the City Management and Staff, the Florida Department of Environmental Protection State Revolving Fund (FDEP-SRF), and the Florida Rural Water Association (FRWA). Resources included Engineers (technical and financial), Certified Operators (operation and maintenance), Rate Sufficiency Analysts and utility staff with first-hand experience with the system.

Critical Assets and Priority Action List:

The Table below contains a listing of the City of Fruitland Park Critical Assets and Processes that were found to need Capital and/or Operational funding to operate as designed and within Regulatory Compliance. Please see Section 4 for a detailed description of the asset improvements listed below.

City of Fruitland Park Critical Asset List				
Asset Name	Installed	Design Life	Condition	Consequence of Failure
Chelsea Lift Station	2006	50	Poor	Moderate
Transfer Station Holding Tank / Headworks	2008	50	Average*	Major

Based on the list of Critical Assets that were found to need Capital and/or Operational funding and the State requirements for participation in the State Revolving Fund Program (SRF), a Priority Action Plan was developed to help the City prioritize action items and establish target dates for timely completion. The Priority Action Plan is found on the following page.

*The asset's current state is considered as average, but it is not performing with optimal effectiveness or efficiency. Recommendations for enhancements are located in section 4.

**City of Fruitland Park
Priority Action List**

Action Item	Target Date(s)	Cost Type	Cost	Responsible Party or Parties
1. Pass Resolution Adopting AMFS Plan	Within 60 Days from Receipt of Final Plan	Administrative	No Cost	Commission and City Manager
2. Determine Level of Service (LOS) Attributes, Goals, Targets, and Metrics and Prepare LOS Agreement	90 Days after Adoption	Planning	No Cost *	Commission, City Manager, City Clerk, Staff and Public
3. Train Staff and Begin Using AMFS Tools (Diamond Maps or similar)	90 Days After Adoption	Administrative	Annual Cost - \$540 + Local Service Provider Training - No Cost*	City Manager, Operator or Designee
4. Conduct / Complete Rate Sufficiency Study and Adjust Rate Structure as Needed with RevPlan	90 Days After Adoption then Annually	Planning	No Cost	City Manager, Operator and Finance Staff
5. Develop Change Out/Repair and Replacement Program for Critical Assets	Within One (1) Year After Adoption	Planning	No Cost*	Operator or Designee
6. Develop Operation and Maintenance Program and Procedures	Within One(1) Year After Adoption	Planning	No Cost*	Operator or Designee

**City of Fruitland Park
Priority Action List**

7. Purchase and install rain shields on manholes	Within 2 years After Adoption	Operational	\$17,400	Public Works Supervisor, Staff
8. Conduct engineer review on Chelsea Lift station design and operation	FY 2024	Capital	Cost variable depending on Professional Services Scope of Work	Public Works Director and Engineer
9. Annual smoke testing on gravity system	On-going Beginning FY 2024	Operational	\$250 annually	Public Works Director, Staff
10. Clean and Camera collection system (33% annually)	On-going Beginning FY 2024	Operational	\$5,000 per year	Public Works Director, Staff
11. Design / Build headworks at transfer station	FY26, FY27	Planning / Capital	\$500,000	City Manager, Public Works Director, Engineer
12. Continue North expansion as outlined in Wastewater Master Plan	FY26-31	Capital	Cost variable depending on Professional Services Scope of Work	City Manager, Public Works Director and Engineer

City of Fruitland Park Priority Action List				
13. Implement Annual Asset Replacement Program	Annually	Operational	Cost will Vary Based on Asset Replacement Program and Strategy	City Manager, Operator or Designee

* As a member of the Florida Rural Water Association, FRWA is able to assist the City of Fruitland Park with this Service.

Fiscal Strategy and AMP Process Recommendations:

Based on this asset management and fiscal sustainability study, **specific recommendations** related to capital expenditures and operating expenditures over the next five years found in the Preliminary Action List are as follows:

1. Adopt this Asset Management and Fiscal Sustainability Plan (AMFS) study in the form of a Resolution. Appendix A contains a sample AMFS Resolution for the City of Fruitland Park.
2. Engage a Florida Registered Engineer to support the Utility in review, funding, planning, design, permitting, and construction of critical capital and operational action items as recommended in this AMFS study.
3. Make funding applications to the following programs/agencies in support of Utility System Upgrades/Improvements as recommended by this AMFS study. A synopsis of utility funding programs can be found at the following link: <http://www.frwa.net/funding.html>
 - a. FDEP-State Revolving Fund (SRF)
 - b. Regional Water Management District
 - c. Florida Department of Economic Opportunity Community Development Block Grant (CDBG)
 - d. USDA Rural Development Direct Loan/Grant (USDA RD)
 - e. FDEO Rural Infrastructure Fund Grant (RIF)
 - f. Local Funding Initiative Requests
4. Evaluate and Adopt a Utility rate structure that will ensure rate sufficiency as necessary to implement capital improvements.
5. Begin using Diamond Maps for Asset Management Planning (AMP) and Computerized Maintenance Management System (or another CMMS of your choice).
6. Continue to build your asset management program by:
 - A. Collecting critical field data and attributes on any new or remaining assets.
 - B. Improving processes which provide cost savings and improved service.
 - C. Implementing a checklist of routine maintenance measures.
 - D. Benchmarking critical processes annually.
 - E. Develop policies that will support funding improvements.
 - F. Develop manuals, standard operating procedures and guidelines for critical processes.

- G. Identify responsible persons to implement processes to protect critical assets.
- H. At end asset management training annually.

1. Introduction

In accordance with FDEP Rule 62-503.700(7), F.A.C., State Revolving Fund (SRF) recipients are encouraged to implement an asset management plan to promote utility system long-term sustainability. To be accepted for the **financing rate adjustment and to be eligible for principal forgiveness/reimbursement**, an asset management plan must:

1. Be adopted by Ordinance or Resolution.
2. Have written procedures in place to implement the plan.
3. Be implemented in a timely manner.

The plan must include each of the following:

- A. Identification of all assets within the project sponsor's (utility) system.
- B. An evaluation of utility system assets' current age, condition and anticipated useful life of each asset.
- C. Current value of utility system assets.
- D. Operation and maintenance cost of all utility system assets.
- E. A Capital Improvement Program Plan (CIPP) based on a survey of industry standards, life expectancy, life cycle analysis and remaining useful life.
- F. An analysis of funding needs.
- G. The establishment of an adequate funding rate structure.
- H. An asset preservation plan to include renewal, replacement, repair as necessary and a risk assessment to identify risks and consequences of failure as it pertains to replacement.
- I. An analysis of population growth and wastewater treatment demand projections for the utility's planning area and an impact fee model, if applicable, for commercial, industrial and residential rate structures.

- J. A threshold rate set to ensure proper wastewater system operation and maintenance. If the potential exists for the project sponsor to transfer any of the system proceeds to other funds, rates must be set higher than the threshold rate to facilitate the transfer and maintain proper operation of the system.

Fiscal Sustainability represents the accounting and financial planning process needed for proper management of system assets. It assists in determining such things as:

1. Asset maintenance, repair, or replacement cost;
2. Accurate and timely capital improvement project budgeting;
3. Forecasting near and long-term capital improvement needs;
4. Whether the system is equipped for projected growth; and
5. Adequate reserves exist to address emergency operations.

Fiscal sustainability analysis requires a thorough understanding of the system's assets' current condition and needs. Therefore, fiscal sustainability follows asset management and is improved by sound asset management. Conversely, asset management requires a healthy fiscal outlook, since servicing and care of current assets is not free. Timely expenditures for proper servicing and care of current assets are relatively small when compared to repair and replacement expenditures that inevitably occur with component failure due to neglect.

Having a solid AMFS plan in place will benefit the City of Fruitland Park in determining which assets are to be insured and for what amount, and to more effectively and efficiently identify its capital improvement needs and solutions. Additionally, the State Revolving Fund (SRF) requires a system to adopt and implement an AMFS plan to qualify for loan interest rate reduction if funding is sought. An AMFS helps a system more effectively and efficiently identify its capital improvement needs and solutions.

This AMFSP's intended approach is to assist the City of Fruitland Park with conducting a basic inventory and condition assessment of its current assets. It is expected that the City will periodically re-evaluate the condition of its assets, at least annually, to determine asset remaining useful life. A reminder can be established for staff that a given component is nearing time for servicing, repair, or replacement. Furthermore, major capital improvement needs can be reassessed periodically as they are met or resolved.

In short, this plan is not designed to be set in stone, but is intended to be a living, dynamic, evolving document. It is recommended that the City conduct at least an annual plan review and revise it as necessary throughout the year, resulting in a practical and useful tool for staff.

2. Asset Management Plan

Components of Asset Management:

Asset Management can be described as ‘a process for maintaining a desired level of customer service at the best appropriate cost’. Within that statement, ‘a desired level of service’ is simply what the utility wants their assets to provide. ‘Best appropriate cost’ is the lowest cost for an asset throughout its life. The goal is providing safe, reliable service while at the same time being conscious of the costs involved both short and long term.

Asset Management includes building an inventory of the utility’s assets, developing and implementing a program that schedules and tracks all maintenance tasks, generally through work orders, and developing a set of financial controls that will help manage budgeted and actual annual expenses and revenue. By performing these tasks, targeting the system’s future needs will be much easier.

Asset Management provides documentation that helps the utility understand the assets they have, how long these assets will last, and how much it will cost to maintain or replace these assets. The Plan also provides financial projections which show the utility whether rates and other revenue mechanisms are sufficient to supply the utility’s future needs, 5, 10, even 20 years ahead.

Asset Management is made up of five core questions:

1. What is the current status and condition of the utility’s assets?
2. What is Level of Service (LOS) required?
3. What assets are considered critical to meeting the required LOS?
4. What are the utility’s Capital Improvement Program Plan (CIPP), Operations and maintenance plan (O&M), and asset’s Minimum Life Cycle Cost strategies?
5. What is the utility’s long term financial strategy?

Implementation:

In developing this plan, FRWA has collected information on most of the wastewater system assets. The information has been entered into Diamond Maps, a cloud based geographical information system (GIS). FRWA, in partnership with FDEP, has contracted with Diamond Maps to develop Asset Management software specifically for small systems at an affordable cost. Continuing with Diamond Maps will cost \$19 per month for a single license, or as many licenses as necessary at the rates listed in the following table.

Meter Count	Unlimited Use Subscription
250	\$15/month
500	\$20/month
1000	\$30/month
2000	\$45/month
3000	\$60/month
4000	\$75/month
5000	\$90/month
10,000	\$165/month

The software is easy to use, as it is set up for small communities and for water/wastewater systems.

There is no obligation to continue this service if the City of Fruitland Park desires to purchase alternative software. Diamond Maps can be explored at <http://diamondmaps.com>. If the City decides to use Diamond Maps as their asset management tool, it will be easy to move the data collected by FRWA to the City's account.

Having an asset management tool to keep data current is essential for tracking the utility's assets into the future, to assist with planning and funding for asset rehabilitation or replacement, to schedule and track asset maintenance by issuing work orders and assigning tasks to personnel who will perform the work and update in the system.

In addition to the CMMS tool, Diamond Maps, the Florida Rural Water Association (FRWA) has partnered with the Florida Department of Environmental Protection (FDEP) State Revolving Loan (SRF) program and Raftelis Financial Consultants to create an online financial tracking and revenue sufficiency modeling tool, RevPlan.

RevPlan is designed to enhance asset and financial management for small/medium Florida water and wastewater utilities. It provides a free-to-member online tool to achieve financial resiliency, and to maintain utility assets for long-term sustainability. Additionally, RevPlan is programmed to populate asset information directly from Diamond Maps.

By inputting your accurate budgetary, operation and maintenance costs, capital improvement plan costs, existing asset and funding information, this tool assists the user in identifying any rate adjustments and/or external funding necessary to meet the utility finance requirements, and the impact rate increases/borrowing may have on customers.

There are a few important elements of a successful RevPlan outcome:

- The tool is only as accurate as the information used.
- One person should be assigned the task of annual RevPlan updates.
- Updating asset information in Diamond Maps is essential.

FRWA staff has entered a preliminary model into RevPlan to help the utility get started. The assets collected along with financial information provided by the system were entered to create the model. Each year (or as projects come about) the system is encouraged to update RevPlan and use it to help understand the impacts of future projects and rate increases. Details from the model are located in the financial section of the plan.

Level of Service (LOS):

As a provider of wastewater services, a utility must decide what Level of Service (LOS) is required for its customers. When setting these goals, most importantly, the utility must decide the level of service it will provide. Ideally, these goals would be conveyed to the utility's customers via a 'Level of Service Agreement'. This document demonstrates the utility's accountability in meeting the customer's needs and its commitment to do so. On the following page are four key elements regarding LOS:

1. Provide safe and reliable service while meeting regulatory requirements;
2. Budget improvement projects focused on assets critical to sustained performance based on sound operational and financial planning;
3. Maintain realistic rates and adjust as necessary to ensure adequate revenue reserves for targeted asset improvement; and,
4. Ensure long-term system resilience and sustainability.

Targets must be set for individual parameters. Metrics should be created to help the utility direct efforts and resources toward predetermined goals. The established goals must include consideration of costs, budgets, rates, service levels, and level of risk. These goals are set in an agreement between the utility and its customers.

In 2008, a unique coalition representing the "Collaborating Organizations," which include the U.S. Environmental Protection Agency and a growing number of major water sector associations, supported an approach developed by water sector leaders for water utility management. This approach can be used by the wastewater sector as well and is based around the Ten Attributes of an Effectively Managed Utility and Five Keys to Management Success—known as Effective Utility Management (EUM). These Attributes provide a clear set of reference points and are intended to help utilities maintain a balanced focus on all important operational areas rather than reactively moving from one problem to the next or focusing on the "problem of the day."

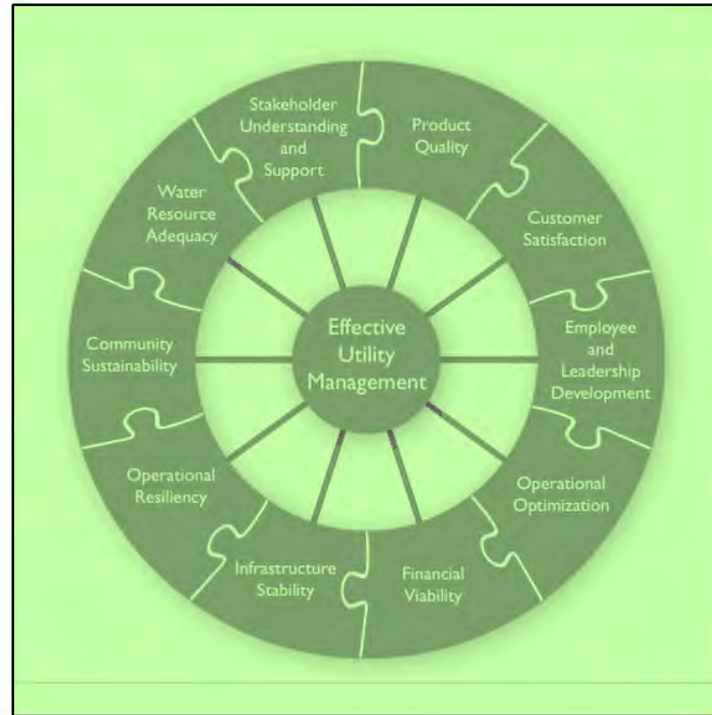
The Ten Attributes of an Effectively Managed Utility provide useful and concise goals for utility managers seeking to improve organization-wide performance. The Attributes describe desired outcomes that are applicable to all water and wastewater utilities. They comprise a comprehensive framework related to operations, infrastructure, customer satisfaction, community sustainability, natural resource stewardship, and financial performance.

Water and wastewater utilities can use the Attributes to select priorities for improvement, based on each organization's strategic objectives and the needs of the community it serves. The Attributes are not presented in a particular order, but rather can be viewed as a set of opportunities for improving utility management and operations.

To begin, the utility will assess current conditions by ranking the importance of each Attribute to the utility, based on the utility's vision, goals, and specific needs. The ranking should reflect the interests and considerations of all stakeholders (managers, staff, customers, regulators, elected officials, community interests, and others).

Once you have chosen to improve one or more Attributes, the next step is to develop and implement a plan for making the desired improvements. Improvement plans support the implementation of effective practices in your chosen attribute area(s). An effective improvement plan will:

1. **Set Near- and Long-term Goals:** Set goals as part of the improvement plan to help define what is being worked toward. Near- and long-term goals for the utility should be linked to the strategic business plan, asset management plan, and financial plan. Goals should also be "SMART."
 - **S – Specific:** What exactly will be achieved? Make the goals specific and well defined. Each goal should be clear to anyone with even a basic knowledge of the utility.
 - **M – Measurable:** Can you measure whether you are achieving the objective? You must be able to tell how close you are to achieving the goal. You must also be able to determine when success is achieved.
 - **A – Assignable and Attainable:** Can you specify who is responsible for each segment of the objective? Is the goal attainable? Setting a goal to have zero sewer overflows is great, but perhaps unrealistic, knowing operators do not have control over when and where overflows happen in systems. A better choice might be to set a goal that



states the utility will undertake an extraneous flow reduction project to reduce the impact of illegal storm connections.

- **R – Realistic:** Do you have the capacity, funding, and other resources available? The staff and resources of the utility must be considered when setting goals. Available personnel, equipment, materials, funds, and time play a role in setting realistic targets.
 - **T – Time-Based:** What is the timeframe for achieving the objective? There must be a deadline for reaching the goal. Adequate time must be included to meet the target. However, too much time can lead to apathy and negatively affect the utility's performance.
2. **Identify Effective Practices:** Each At ribute area for improvement will be supported by effective practices implemented by the utility. A substantial number of water sector resources exist that detail effective utility practices for each of the At ributes.
 3. **Identify Resources Available and Resources Needed:** For each practice/activity to be implemented as part of the improvement plan, identify resources (financial, informational, staff, or other) that exist on-hand, and those that are needed, to support implementation.
 4. **Identify Challenges:** For the overall improvement plan and for specific practices/activities to be implemented, identify key challenges that will need to be addressed.
 5. **Assign Roles and Responsibilities:** For each improvement action, identify roles and responsibilities for bringing the implementation to completion.
 6. **Define a Timeline:** Establish start date, milestones, and a completion target for each activity/improvement action.
 7. **Establish Measures:** Establish at least one (or more) measure of performance for items to be implemented under the improvement plan.

More information and resources on Effective Utility Management (EUM) can be found at www.WaterEUM.org.

The idea is to set goals and meet them. Reaching the goals should not be overly easy. Effort should be involved. The goals should target areas where a need exists. If the bar is set too low, the process is pointless. Most importantly, the utility must decide the level of service it will provide.

The table below shows examples of what might be included as Level of Service goals. The LOS items for the City of Fruitland Park must be specific to the system and ideally, conveyed to the utility's customers via a 'Level of Service Agreement'. This document demonstrates the utility's accountability in meeting the customer's needs and its commitment to do so.

Fruitland Park Wastewater (WW) Level of Service Goals Examples			
Attribute and Service Area	Goal	Performance Targets	Timeframe/Reporting
Service Delivery - Health, Safety and Security	Reduce the number and duration of sewer overflows	Provide employees with training necessary to be proactive in system maintenance and to rapidly and efficiently make emergency system repairs.	Annual report to Commission
Infrastructure Stability - Asset Preservation and Condition	Improve system wide preventive maintenance (PM)	Develop a comprehensive Preventive Maintenance weekly schedule for equipment and system components and complete all preventative maintenance tasks as scheduled.	Monthly report to City Manager
Infrastructure Stability - Asset Preservation and Condition	Establish a Predictive Maintenance Schedule (PdMS)	Develop a weekly PdMS to continuously monitor equipment for signs of unexpected problems. Adjust the PdMS as needed.	Monthly report to City Manager
Infrastructure Stability - Asset Preservation and Condition	Develop an Asset Replacement Strategy	Develop an asset replacement strategy to be updated at least annually, including financing options.	Annual report to City Manager and Commission
Financial Viability - Service Quality and Cost	Assure that the utility is financially self-sustaining.	Perform an annual utilities rate analysis and make any needed rate adjustments every three to five years.	Annual report to City Manager and Commission
Financial Viability - Service Quality and Cost	Enact automatic inflationary rate adjustments	Annual evaluation of the adequacy of inflationary rate adjustments	Annual report to City Manager and Commission
Financial Viability - Service Quality and Cost	Minimize Life of Asset Ownership costs	Bi-annual evaluation of unexpected equipment repairs compared to the Preventive Maintenance Schedule (PMS). Adjust the PMS if warranted.	Biannual report to City Manager
Infrastructure Stability - Conservation, Compliance, Enhancement	Improve reliability of the collection system	Annual evaluation of the collection system, including piping, manholes, and lift stations. Develop a long range plan for replacements and improvements with timelines and funding options.	Annual report to City Manager and Commission
Infrastructure Stability - Asset Preservation and Condition	Identify Inflow and Infiltration	Smoke test specific sections of the collection system	Annual report to City Manager and Commission

Best Management Practices: (BMP):

Utility owners, managers, and operators are expected to be responsible stewards of the system. Every decision must be based on sound judgment. Using Best Management Practices (BMPs) is an excellent tool and philosophy to implement. BMPs can be described as utilizing methods or techniques found to be the most effective and practical means in achieving an objective while making optimum use of the utility's resources.

The purpose of an Asset Management and Fiscal Sustainability plan is to help the utility operate and maintain their system in the most effective and financially sound manner. An AMFS plan is a living document and is not intended to sit on a shelf. It must be maintained, updated, and modified as conditions and situations change. Experience will help the utility fine tune the plan through the years.

3. System Description

City of Fruitland Park Overview:

Fruitland Park is located just northeast of Orlando and southeast of The Villages, Florida. Only approximately 3 square miles, it's part of serene Lake County and is on the western side of Lake Griffin and a body of water called Dead River. The area of the town was originally set led before the American Civil War. It's location on Lake Griffin provided a route for the shipment of goods and people via the Ocklawaha River to [Palatka](#) on the St. Johns River and the world beyond. The first set ler was **Calvin Lee**, who set out the area's first citrus grove.

Fruitland Park, Florida, is a city with a rich and vibrant history that dates back to the late 19th century. Originally set led by pioneer families in the 1870s, the area was known for its fertile soil and abundant citrus groves, which played a pivotal role in shaping the city's identity. In 1885, the arrival of the Tavares and Gulf Railroad brought a new wave of set lers and economic opportunities to the region. The city's name, Fruitland Park, was inspired by the lush fruit orchards that flourished in the area. Over the years, Fruitland Park continued to grow and evolve, with a post office established in 1887 and the incorporation of the city in 1927. Today, it remains a charming community that celebrates its agricultural heritage while embracing modern development and progress, making it a unique and welcoming place in Central Florida.

According to the latest census data in 2021 and information found within <https://www.city-data.com/city/Fruitland-Park-Florida.html> The following data was compiled:

1. Population: The population of the City of Fruitland Park was 8,605 in the 2021 census, which represents a substantial 170% increase since the year 2000. This remarkable

population growth can be indicative of the city's attractiveness and potential for further development.

2. Median Household Income: The estimated median household income in 2021 was \$72,384. This figure provides insight into the economic well-being of the city's residents and can be an important factor in assessing the overall quality of life.
3. Per Capita Income: The per capita income was reported at \$39,989. This metric is an average income measure per person in the city, and it gives an idea of individual income levels.
4. Cost of Living Index: The cost of living index in March 2022 was 91.3. A value below the national average of 100 suggests that living in the City of Fruitland Park is relatively more affordable than the U.S. average.
5. Poverty Rate: Fruitland Park's poverty rate of 11.3% in 2021 is notably lower than the state average of 12.7%, indicating that the city has a relatively lower incidence of poverty compared to the overall state of Florida.

Form of Government

There are five city commission districts with one commission member elected by district by the voters in that district for a term of four years. The city commission shall give due consideration to the multiple constitutional principles involved in the electoral process and give due regard for the opportunity of minority representation on the city commission as part of the redistricting process. An incumbent commissioner's seat number and/or group may change due to the realignment process occurring during districting.

On November 4, 2014, the electors adopted an amendment providing that each commissioner reside within and represent a district and be elected by such district's voters, that the mayor be elected by and from the commission annually beginning at the first commission meeting after the November 2016 election or soon as possible thereafter and provide procedures and guidelines for districts and redistricting. (Charter Amendment Ordinance 2014-017.)

The city commission meets on the second and fourth Thursday of the month, at 6:00 pm, city chambers in city hall.

System Government

City of Fruitland Park Elected Officials	
Chris Cheshire	Mayor / District 3
Patrick DeGrave	Vice Mayor / District 1
John Mobilian	District 2
John L. Gunter	District 4
Chris Bell	District 5
Appointed Officials	
Esther B Coulson	City Clerk
Anita Geraci-Carver	City Attorney
Gary La Venia	City Manager

System Management and Wastewater Staff

Name	Title
Robb Dicus	Public Works Director
Terry Ribble	Utility Supervisor
Preslee Harmon	Public Works Office Manager
Shawn Calvin	Roads and Streets Crew Leader
Terry Ribble	Utility Supervisor
Josh Greenough	Public Works Service Worker
Eric Smith	Public Works Service Worker

Dominique Wynn	Public Works Service Worker
James Geldart	Public Works Service Worker
Jesse Summer	Public Works Service Worker
Matt Reinert	Public Works Service Worker
Robert Willis	Public Works Service Worker
Rick Hall	Custodian
Don Conger	Mechanic
David Harrington	Public Works Service Worker
Michael Bart Phillips	Public Works Service Worker

System Overview:

The system is comprised of 588 wastewater connections that include residential and commercial accounts. The treatment facility was taken offline, and modifications were made to connect to the Town of Lady Lake’s Wastewater System in 2018. The Fruitland Park WWTF was an existing 0.098 million gallons per day (MGD) annual average daily flow (AADF) permitted capacity extended aeration wastewater treatment facility. The initial collection system was installed in the mid 2000’s and since then upgrades and expansions have occurred.

4. Current Asset Conditions

Wastewater Treatment Plant:

The Wastewater Treatment Plant (WWTP) was taken offline in 2018 and the City of Fruitland Park entered into an agreement with the Town of Lady Lake to purchase bulk treatment capacity at the Town’s existing WWTP. The 200,000 gallon aeration tank that holds the untreated wastewater before sending out has accumulated heavy buildup of solids and debris and requires constant cleaning. A headworks system to filter out debris and sediment should be planned and designed by the City’s engineer.

Lift Stations:

The City maintains six (6) capital lift stations within its system, alongside one (1) transfer station. The Transfer Station, situated at the abandoned WWTP, has undergone modifications to redirect wastewater flow towards the Town of Lady Lake. The initial collection system, as well as the additional lift stations, have been recently installed and receive proper maintenance.

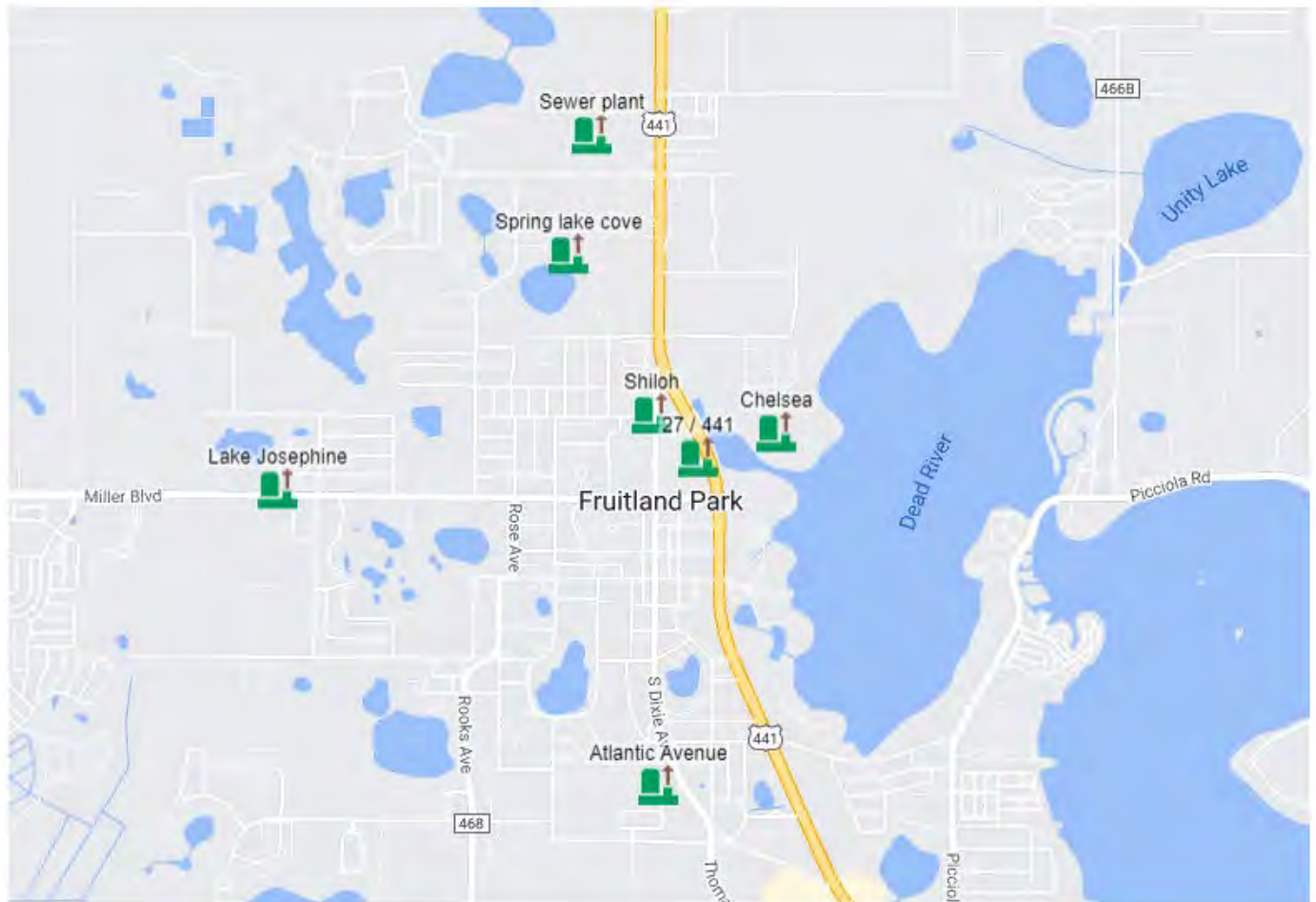
All assets at the lift stations appeared to be in good to average working condition, with no immediate issues reported. However, the assessment did identify a problem at the Chelsea Run lift station. This station's original design forces it to short cycle or back up into the invert, leading to the accumulation of grease and solids within the wet well. Addressing this design flaw will necessitate an engineering review.

To ensure uninterrupted operation of the lift stations during power failures, the City should plan for the availability of 3 bypass pumps or generators. Various types of applications are available, including pad-mounted bypass pumps or generators and portable versions. The City should evaluate and select the most suitable application to meet its specific needs, considering factors such as costs, sizing, maintenance, fuel requirements, and initial purchase prices.

Conducting annual draw-down tests and cleaning wet wells as needed can significantly extend the lifespan of the pumps and associated equipment. Additionally, diagnostic testing should be performed on pumps, motors, and other electrical equipment to proactively identify assets requiring repair or replacement before they fail.

City of Fruitland Park Lift Station Deficiencies		
Lift Station Name	Deficiencies noted	Lat / Long
Chelseas Run	Buildup of grease and solids, short cycling of pumps, short life span of pumps	<u>28.864467</u> <u>-81.900600</u>

Estimated Repair Cost: cost varies by scope of work needed after engineering review.



Manholes:

FRWA conducted a comprehensive examination of all manholes within the system, involving location, inspection, and assessment. In total, 58 manholes were jointly identified by city personnel and FRWA's staff. Considering the relatively recent construction of most of these manholes and the collection system, it's noteworthy that the overall condition of these manholes ranged from good to average.

Typically, a well-maintained manhole can have a life cycle exceeding 50 years. Manholes play a crucial role in the collection system, facilitating cleaning, inspections, connections, and repairs. Consequently, it is imperative to conduct annual inspections and meticulously document them in Diamond Maps, thus creating a comprehensive historical database that serves as a valuable

reference for past and future work. Diamond Maps' work order feature can be effectively utilized for crafting inspection and maintenance programs.

In the event that aging or damaged manholes are encountered, exploring rehabilitation methods could prove cost-effective compared to full replacements. By rehabilitating existing manholes and restoring their structural integrity, the need to procure entirely new manholes can be circumvented upon identifying deficiencies.

Throughout the assessment of the 58 manholes, the following breakdown emerged:

- Twelve (12) were in excellent or new condition (21%)
- Forty-four (44) were in average condition (79%)

To prevent excess rainwater infiltration, it is advisable to install rain dishes on both existing and new manholes. These rain dishes restrict the ingress of water, helping minimize infiltration, intrusion, and its associated consequences, such as prolonged lift station run times, unaccounted-for treatment costs, and the accumulation of dirt and debris. On average, the cost of purchasing and installing a rain dish by the system is approximately \$300 per unit.

Total cost for installing rain shields on existing (58) manholes: \$17,400.

Gravity and Force Mains:

During the data collection process, the FRWA team did not assess the condition of the gravity sewer and force mains. As of 2019, the sanitary sewer transmission system encompassed roughly 13.4 miles of sewer force main piping. However, the ongoing development on the south side of the City, along with various projects completed since then, has led to an increase in the total length of more than 15,000 feet. This force main piping network is comprised of various sizes and materials, ranging from 2 inches in diameter to 10 inches in diameter.

According to the Wastewater Master Plan, the North expansion, scheduled to commence in 2025, is expected to introduce approximately 11,400 feet of additional force main. A breakdown of the diameter and lengths of these force mains is provided below, as per the 2019 master plan:

Table 10. Force Main Piping Summary

Diameter (inches)	Length (feet)	Diameter (inches)	Length (feet)
1.5	984	4.0	10,464
2.0	11,387	6.0	823
2.5	4,370	8.0	19,235
3.0	10,979	10.0	12,253

Inflow and Infiltration:

Throughout the assessment, no issues related to inflow and infiltration were identified. The limited number of manholes and gravity sewer mains in the system simplifies the City's ability to carry out smoke testing and conduct necessary cleaning and camera inspections when required. As the system both ages and expands, it is advisable to include annual cleaning and smoke testing in the maintenance plan, addressing any deficiencies documented in Diamond Maps.

Inflow and infiltration can result in several adverse consequences, including prolonged operational times at lift stations, unaccounted-for wastewater treatment, increased equipment wear, and potential safety and health risks. Furthermore, when a gravity line experiences inflow and infiltration, it can lead to the unwanted leakage of wastewater from the pipe.

5. Operations and Maintenance Strategies: (O&M)

O&M consists of preventive and emergency/reactive maintenance. The strategy for O&M varies by the asset, criticality, condition, and operating history. All assets have a certain risk associated with their failure. This risk must be used as the basis for establishing a maintenance program to make sure that the utility addresses the highest risk assets. In addition, the maintenance program should address the level of service performance objectives to ensure that the utility is running at a level acceptable to the customer. Unexpected incidents could require changing the maintenance schedule for some assets, including those found during routine inspections and O&M activities. Utility staff will record condition assessments when maintenance is performed, at established intervals, or during scheduled inspections. As an asset is repaired or replaced, its condition will improve and therefore it can reduce the overall risk of the asset failing. The maintenance strategy will be revisited annually.

Two important considerations in planning O&M strategies are:

- Unplanned repairs should be held at 30% or less of annual maintenance activities.
- Unplanned maintenance in excess of 30% indicates a need to evaluate causes and adjust strategies.

Staff Training:

Utility maintenance is quite unique. It can involve one or a combination of wastewater system repairs, customer service issues, troubleshooting and repair, pump and motor repairs and other technical work. This skill set is not common. Training staff, whether they are new or long-term employees, is very important. It is recommended that the City initiate or enhance their training program for its employees. In addition to technical training, safety training is also necessary. Treatment Plants and distribution/collection systems can be dangerous places to work. Electrical safety, troubleshooting panel boxes, trenching and shoring, and confined space entry are just a few of the topics that could benefit the City and its staff.

FRWA personnel can provide some of the training needed by the City of Fruitland Park staff members. Training services that we offer to members are listed on our website <http://www.frwa.net/> under the Training Tab.

There is no such thing as too much training. The more your staff knows, the more capable, safe, and professional they become. This enhanced sense of professionalism will improve the quality of overall service and accountability to the community.

Preventive Maintenance:

Preventive maintenance is performing the day-to-day work necessary to keep assets operating properly, which includes the following:

- Regular and ongoing annual tasks necessary to keep the assets at their required service level.
- Day-to-day and general upkeep designed to keep the assets operating at the required levels of service.
- Tasks that provide for the normal care and attention of the asset including repairs and minor replacements.
- The base level of preventative maintenance as defined in equipment owner's manuals.

These preventative maintenance guidelines are supplemented by industry accepted best management practices (BMPs).

Equipment must be maintained according to the manufacturer's recommendations to achieve maximum return on investment. By simply following the manufacturer's suggested preventive

maintenance the useful life of equipment can be increased two to three times when compared to “run till failure” mode of operation. Communities that have disregarded preventive maintenance practices can achieve positive returns from a relatively small additional investment. Deferred maintenance tasks that have not historically been performed due to inadequate funding or staffing must be programmed into future operating budgets. Proper funding provides staffing and supplies to achieve life expectancy projected by the manufacturer and engineer.

Table 5.A below is a sample O&M Program for this system and is based on best management practices, manufacturers’ recommended service intervals, staff experience, and other sources. This schedule is only an example. The true schedule must be created by the City of Fruitland Park staff, based on their historical knowledge and information gleaned from the O&M Manuals and other sources. This schedule is only an example.

Diamond Maps can be used to schedule maintenance tasks. Recurring items can be set up in advance. In fact, all maintenance activities can be coordinated in Diamond Maps using its work order feature. Table 5.B, found on the following page, is a sample of work orders that are specific to the City of Fruitland Park.

Table 5.A: Sample O&M Program

Task Name	Frequency	Task Name	Frequency
Visually Inspect Lift Stations for Damage or Tampering	Per Visit	Respond to any complaints	As they Occur
Ensure proper operation of equipment (note any issues)	Per Visit	Decommission unnecessary equipment	As they Occur
Calibrate all meters and necessary equipment	Per Visit	Perform P/M on pumps and motors	Manufacturer Recommendation
Complete all log work	Per Visit	Exercise vales in system and at lift stations	Annually
Collect all samples	As Required by Permit	Inspect storage tanks	Annually
Perform general housekeeping	Weekly	Calibrate meter and backflows	Annually
Exercise Generator	Monthly	Inspect manholes	Annually
Confirm submit al of monthly reports	Monthly	Update FSAMP	Annually

Performing the work is important. Tracking the work is also important. Being able to easily check on when specific maintenance tasks were performed or are scheduled will make a utility run more efficiently and prolong the life of critical equipment.

Table 5.B: Sample Work Orders – Diamond Maps

WO#	Status	Title	Description
W1003	Planned	Manhole Inspection	Inspect Manhole and notate Deficiencies
W1004	Planned	Basic Work Order	Inspect Manhole and notate Deficiencies
W1005	Planned	Manhole Inspection	Inspect Manhole and notate Deficiencies
W1006	Planned	Sewer Main Cleaning	Clean Sewer Main
W1007	Planned	Lift Station Check	Check Lift Station for run times and proper operation.
W1008	Planned	Lift Station Check	Check Lift Station for run times and proper operation.
W1009	Planned	PM Generator	Check Generator for proper operation and perform manufacture recommendation maintenance.
W1010	Planned	PM Generator	Check Generator for proper operation and perform manufacture recommendation maintenance.
W1011	Planned	Lift Station Annual Check	Perform draw down test and meg pump motors
W1012	Planned	Annual Lift Station Check	Check Generator for proper operation and perform manufacture recommendation maintenance.
W1013	Planned	Smoke Test	Smoke test gravity sewer main and notate findings.

Proactive vs Reactive Maintenance:

Reactive maintenance is often carried out by customer requests or sudden asset failures. Required service and

maintenance to fix the customer's issue(s) or asset failure is identified by staff inspection and corrective action is then taken. Reactive maintenance is sometimes performed under emergency conditions, such as a lift station failing causing a sewer backup. As mentioned above, if your system is responding to and performing reactive/emergency maintenance more than 30% of the time, you will need to adjust your maintenance schedules and increase proactive maintenance schedules.

Proactive maintenance consists of preventive and predictive maintenance. Preventive maintenance includes scheduled tasks to keep equipment operable. Predictive maintenance tasks try to determine potential failure points. An example of predictive maintenance is infrared analysis of electrical connections. Using special equipment, a technician can "see" loose or corroded connections that would be invisible to the naked eye. This allows the utility to "predict" and correct a potential problem early. Assets are monitored frequently, and routine maintenance is performed to increase asset longevity and prevent failure. Upon adoption of this AMFSP plan, the FRWA Utility Asset Management (UAM) team will upload the City of Fruitland Park asset data definition file into "Diamond Maps" and will populate the field data. The appropriate City personnel will be trained on Diamond Maps functionality and can immediately begin using it for scheduling and tracking system asset routine and preventive maintenance.

6. Capital Improvement Plan

A Capital Improvement Plan is a multi-year financial planning tool that looks into the future to forecast the City's asset needs. It encourages the system and the community to forecast not only what expenditures they intend and expect to make, but also to identify potential funding sources in order to more properly plan for the acquisition of the asset. The CIP is designed to be a flexible planning tool and is updated and revised on an annual basis.

Capital improvement projects generally create a new asset that previously did not exist or upgrades or improves an existing component's capacity. These projects are the consequence of growth, environmental needs, or regulatory requirements. Included in a CIP are typically:

1. Any expenditure that purchases or creates a new asset or in any way improves an asset beyond its original design capacity.
2. Any upgrades that increase asset capacity.
3. Any construction designed to produce an improvement in an asset's standard operation beyond its present ability.

Capital improvement projects will populate this list. Renewal expenditures do not increase the asset's design capacity, but restores an existing asset to its original capacity, such as:

Asset Management and Fiscal Sustainability Plan

1. Any activities that do not increase the capacity of the asset. (i.e., activities that do not upgrade and enhance the asset but merely restore them to their original size, condition and capacity, for example, rebuilding an existing pump).
2. Any rehabilitation involving improvements and realignment or anything that restores the assets to a new or fresh condition (e.g. manhole rehab/replacement or gravity main replacement).

In making renewal decisions, the utility considers several categories other than the normally recognized physical failure or breakage. Such renewal decisions include the following:

1. Structural
2. Capacity
3. Level of service failures
4. Outdated functionality
5. Cost or economic impact

Utility staff and management are typically aware of assets requiring repair or rehabilitation. Reminders in the Diamond Maps task calendar alert staff when an asset begins to decline based on the manufacturer's recommended life cycle. Staff members can use these reminders and recommendations in their decision-making. Since the utility's anticipated needs change each year, the CIP is updated annually to reflect these evolving requirements.

As of now, there is no established Capital Improvement Program for the Wastewater System. While a Wastewater Master Plan previously contained much of the information mentioned above, outlining two major expansions of the Wastewater System, the South portion has been completed, and planning for the north section is scheduled to commence in FY25.

Despite recent improvements and an overall good to average condition of the Wastewater system, a formal Capital Improvement Plan is essential to address needs not covered in the master plan or within a single-year budget. It is recommended that the findings from this plan, known system needs, and equipment or upgrades are integrated into the CIP. Below is a sample CIP for the Wastewater system for reference.

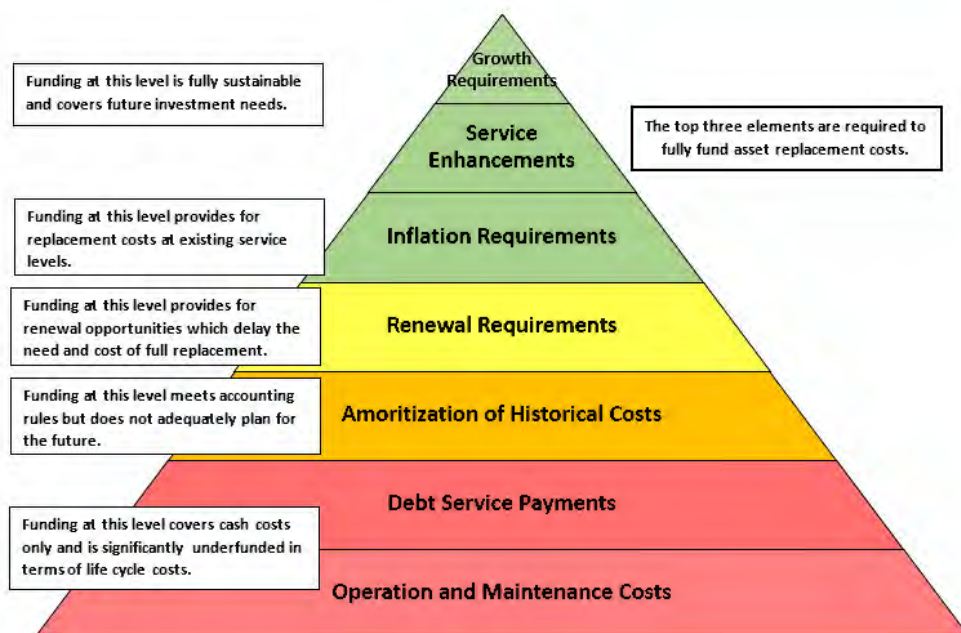
City of Fruitland Park Capital Wastewater Improvement Plan								
Item	Funding Source	FY 25	FY26	FY27	FY28	FY29	FY30	Fy31
Install Rain shields on manholes	Revenues		\$ 17,400					
camera inspection of gravity mains	Revenues	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Purchase sewer jet rig	Revenues			\$ 40,000				
convert grinder / septic to gravity sewer	Grant / Loan				\$600,000 grant \$400,000 loan			
Design / Build headworks at transfer station	Revenues		\$50,000 (Planning)	\$450,000 (Construction)				
Purchase 3 generators or bypass pumps	loan		\$ 150,000					

7. Financial

Budget/Financial Sufficiency

In order for an Asset Management Plan to be effectively put into action, it must be integrated with financial planning and long-term budgeting. The development of a comprehensive financial plan will allow the City of Fruitland Park to identify the financial resources required for sustainable asset management based on existing asset inventories, desired levels of service, and projected growth requirements.

The pyramid below depicts the various cost elements and resulting funding levels that should be incorporated into Asset Plans that are based on best practices.



This report, with the assistance of RevPlan, helps identify a financial plan by presenting a current scenario for consideration and culminating with final recommendations. A full RevPlan model with recommendations will be presented upon the completion of the drinking water AMP.

Financial Performance

Financial data available from the annual financial statements were copied into a Financial Health Checkup tool provided by the Environmental Finance Center at the University of Chapel Hill. This free tool assists in the assessment of the financial performance of a utility fund by computing key financial indicators that measure a variety of important metrics. Each metric is compared against targets and demonstrates the financial strengths and weaknesses of the utility fund in the past five years.

As indicated by the Snapshot chart, the City of Fruitland Park met three out of the six financial targets indicating the need to continue strengthening the utility fund.



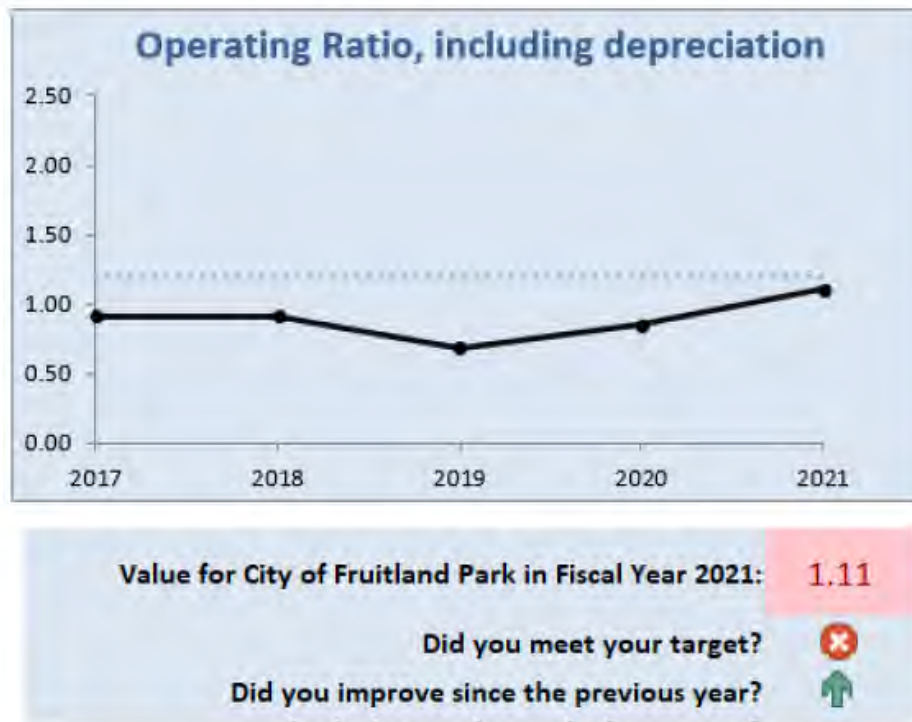
Key:

Blue line = target

Above dotted line = exceeded target (good)

Below dotted line = did not meet target (needs improvement)

Operating Ratio (including depreciation): Did the system generate the revenue needed to pay for O&M and a little for capital? Benchmark is 1.2.

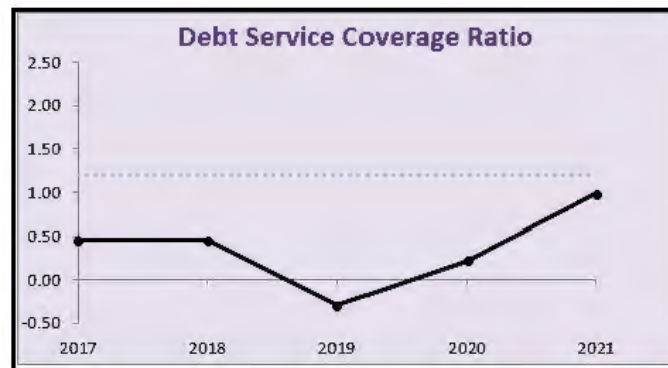


Operating Ratio (not including depreciation): Did the system generate the revenues to pay for O&M by itself? Benchmark is 1.0 although recommended is 1.5



Debt Service Coverage: Did the system generate the revenues needed to pay for O&M and existing debt service? Benchmark is >1.2.

Asset Management and Fiscal Sustainability Plan



Value for City of Fruitland Park in Fiscal Year 2021: 0.98

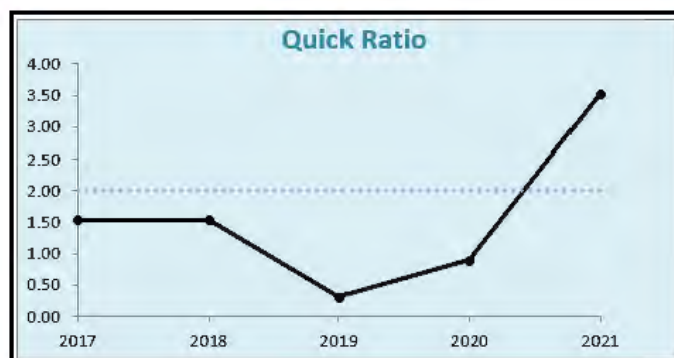
Did you meet your target in Fiscal Year 2021?



Did you improve since the previous year?



Quick Ratio: Did you have enough liquidity to pay your current liabilities at the end of the year? Benchmark is at least 2.0.



Value for City of Fruitland Park in Fiscal Year 2021: 3.5

Did you meet your target in Fiscal Year 2021?

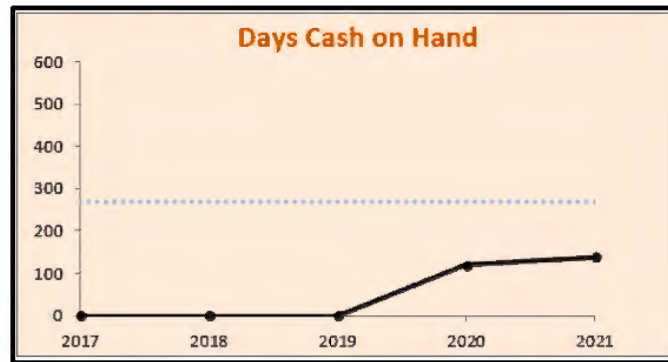


Did you improve since the previous year?

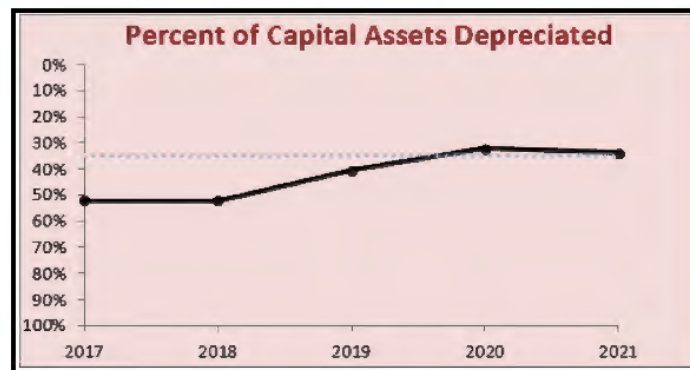


Days Cash on Hand: How many days could you continue to operate the utility with the cash levels available? Benchmark is 270 days.

Asset Management and Fiscal Sustainability Plan



Percent of Capital Assets Depreciated: How much have your utility's assets depreciated (nearing the end of their lives)? Benchmark is staying away from 100%.



Based on the analysis of key financial indicators, it is recommended that the City of Fruitland Park continue its efforts to strengthen the utility fund. This proactive approach is crucial for ensuring the availability of funds to cover daily operational expenses, service debt obligations, address capital replacement needs, handle unforeseen emergencies, and mitigate revenue shortfalls. Given the aging infrastructure of the wastewater system and the increasing percentage of

depreciated assets, it is imperative for the Enterprise fund to achieve full sustainability. This includes securing funding levels that encompass asset renewal, complete replacement costs, potential service improvements, and the requirements of a growing community. It is advisable to implement a RevPlan model at the end of each fiscal year to assess necessary rate adjustments, ensuring that the system can achieve self-sustainability and meet its expanding obligations. The positive trend in financial indicators resulting from previous rate adjustments underscores the effectiveness of this approach.

Asset Statistics

The table below summarizes the asset information from the City collected by FRWA and found in RevPlan:

City of Fruitland Park Wastewater System	
Total Replacement Cost of Wastewater System	\$ 8,050,185.94
Percent of Assets Needing Replacement	0%
Annual Replacement Cost of System	\$ 190,091.80

Please note that the \$8.1 million dollar replacement cost of the Wastewater system documented above, along with the annual replacement cost of \$190,091.80 for the system is low. These figures do not include certain assets such as large equipment, vehicles, sewer force mains and some property improvements normally associated with maintaining a utility system. As a result, any proposed rate adjustments suggested by FRWA should be considered a minimum or a starting point for review and consideration by the City.

Reserves

Reserve balances for utility systems are funds set aside for a specific cash flow requirement, financial need, project, task, or legal covenant. All types of reserves can play a significant role in addressing current and future challenges facing utility systems, such as demand volatility, water and wastewater supply costs, large capital requirements, asset replacements, natural disasters and potential liabilities from system failures associated with aged infrastructure. All utilities should establish formal financial policies relative to reserves. Such policies should articulate how these balances are established, their use, and how the adequacy of each respective reserve fund

balance is determined. Once reserve targets are established, they should be reviewed annually during the budgeting process.

In the City of Fruitland Park, the unrestricted cash available at end of FY 2021 was \$554,543 with annual operating expenses (without depreciation) of approximately \$1,237,469 in FY 2021 giving the City 164 days of cash on hand according to the Audited Budget. Please note that these figures are from the last audited budget and may not reflect current amounts or past trends like listed above in the cash on hand chart. The chart above is a historic trend and not current amounts.

For planning purposes and without a stated reserve policy from the City, FRWA builds the financial model by ensuring the annual unrestricted reserve funding is adequate to 270 days of the current year operation and maintenance budget. While there is not a one size fits all approach to building reserves, FRWA cautions utilities about dropping below 90 days and encourages them to work towards a balance of cash on hand equal to or greater than 270 days. Cash reserves are essential to ensure a utility's long-term financial sustainability and resiliency. Each utility system has its own unique circumstances and considerations that should be factored into the selection of the types of reserves and corresponding policies that best meet its needs and objectives.

Rates

A 'rule of thumb' FRWA subscribes to regarding rates is that base charges pay for fixed expenses and usage charges fund the variable expenses. Rates should generate sufficient revenue to cover the full cost of operating a Wastewater system. By charging customers the full cost of water and wastewater, smaller systems send a message that water and wastewater are a valued commodity that must be used wisely and not wasted. When rates are set to cover the full cost of production, collection, and treatment, systems are more likely to have financial stability and security.

The current residential and commercial Wastewater rate structure is as follows:

Single Family Residential Wastewater Rates - Inside City

Base Rate	11/10/2022
¾" Meter or Smaller	\$25.00
1" Meter	25.00
1½" Meter	25.00
2" Meter	25.00
Volumetric Rate [4]	
All Consumption Per 1,000 Gallons	\$5.65
Up to 10,000 Gallons	0.00
All Consumption Per 1,000 Gallons	\$0.00
Above 10,000 Gallons	0.00

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Multi-Family Residential Wastewater Rates - Inside City

Base Rate	
¾" Meter or Smaller	\$25.00
1" Meter	41.67
1½" Meter	83.33
2" Meter	133.33
3" Meter	250.00
4" Meter	416.67
6" Meter	833.33
8" Meter	1,133.33
10" Meter	1,916.67
Volumetric Rate	
All Consumption Per 1,000 Gallons	\$5.65

Single Family Residential Wastewater Rates – Outside City

Base Rate	
¾" Meter or Smaller	\$31.25
1" Meter	31.25
1½" Meter	31.25
2" Meter	31.25
Volumetric Rate [4]	
All Consumption Per 1,000 Gallons	\$7.07
Up to 10,000 Gallons	0.00
All Consumption Per 1,000 Gallons	\$0.00
Above 10,000 Gallons	0.00

Multi-Family and Commercial Wastewater Rates – Outside City

Base Rate	
¾" Meter or Smaller	\$31.25
1" Meter	52.08
1½" Meter	104.17
2" Meter	166.67
3" Meter	312.50
4" Meter	520.83
6" Meter	1,041.67
8" Meter	1,666.67
10" Meter	2,395.83

Volumetric Rate	
All Consumption Per 1,000 Gallons	\$7.07

(a) Sewer pump, electric connection fee: \$400.00

Rate Recommendation:

FRWA is currently completing a Water Asset Management Plan for the City. Once the total assets and costs for both systems are calculated, a complete RevPlan model will be produced and all rate recommendations will be detailed for both systems. Outside of current rate amounts other items that can impact revenue are things like:

- Billing for vacant or abandoned lots
- Develop fines or fees for intentional damage done to City owned equipment at customer residence.
- Keep unaccounted for water and wastewater to a minimum.
- Reevaluate contracts with bulk customers and other service providers.

8. Energy Management

Energy costs often make up twenty-five to thirty percent of a utility's total operation and maintenance costs. They also represent the largest controllable cost of providing water and wastewater services. EPA's *"Ensuring a Sustainable Future: An Energy Management Guidebook for Wastewater and Water Utilities"* provides details to support utilities in energy management and cost reduction by using the steps described in this guidebook. The Guidebook takes utilities through a series of steps to analyze their current energy usage, use energy audits to identify ways to improve efficiency and measure the effectiveness of energy projects.

Energy Conservation and Cost Savings

The System should ensure all assets, not just those connected to a power source, are evaluated for energy efficiency. The following are common energy management initiatives the System should implement going forward:

1. Load management
2. Replace weather-stripping and insulation on buildings
3. Installation of insulated metal roofing over energy inefficient shingle roofing
4. On-demand hot water heaters
5. Variable frequency driven pumps and electrical equipment
6. Energy efficient infrastructure
7. LED lighting
8. Meg electric motors
9. MCC electrical lug thermal investigation
10. Flag underperforming assets for rehabilitation or replacement

The above 10 energy saving initiatives are just a start and most can be accomplished in-house. A more comprehensive energy audit, conducted by an energy consultant/professional, is recommended to evaluate how much energy is consumed system-wide and identify measures that can be taken to utilize energy more efficiently. The primary goal is reducing power consumption and cost through physical or operational changes.

Each system will have unique opportunities to reduce energy use or cost depending on system specific changes and opportunities within the power provider's rate schedules. For example, an audit of an individual wastewater treatment plant (WWTP) will attempt to pinpoint wasted or unneeded facility energy consumption.

With the cost of electricity rising, the reduction of energy use should be a priority for systems. A key deliverable of an energy audit is a thorough analysis of the effect of overdesign on energy efficiency. Plants are designed to perform at maximum flow and loading conditions. Unfortunately, most plants are not efficient at average conditions. Aging infrastructure is another

source of inefficient usage of energy in WWTPs across the country. The justification for addressing aging infrastructure related energy waste is also included in the energy audit process.

Energy Conservation Measures

The table on the following page provides typical water and wastewater high-use energy operations and associated potential energy saving measures.

High Energy Using Operations	Energy Saving Measures
Lighting	<ul style="list-style-type: none">• Motion sensors• T5 low and high bay fixtures• Pulse start metal halide• Indirect fluorescent• Super-efficient T8s• Comprehensive control for large buildings
Heating, Ventilation, Air Conditioning (HVAC)	<ul style="list-style-type: none">• Water source heat pumps• Prescriptive incentives for remote telemetry units• Custom incentives for larger units• Low volume fume hood• Occupancy controls• Heat pump for generator oil sump

Energy Audit Approach

An energy audit is intended to evaluate how much energy is consumed and identify measures that can be taken to utilize energy more efficiently. The primary goal is reducing power consumption and cost through physical and operational changes. Each system will have unique opportunities to reduce energy use or cost depending on system specific changes and opportunities within the power provider's rate schedules. An audit of an individual treatment plant is an attempt to pinpoint wasted or unneeded facility energy consumption. It is recommended to perform an energy audit every two to three years to analyze a return on investment.

Minimum Equipment Information to Gather	Additional Equipment Information to Gather	Conditions to Consider
<ul style="list-style-type: none"> • Pump style • Number of pump stages • Pump and motor speed(s) • Pump rated head (name plate) • Motor rated power and voltage (name plate) • Full load amps • Rated and actual pump discharge • Operation schedules 	<ul style="list-style-type: none"> • Pump manufacturer's pump curves • Actual pump curve • Power factor • Load profile • Analysis of variable frequency drives (vfd's) if present • Pipe sizes • Water level (source) • Motor current • Pump suction pressure • Discharge pressure 	<ul style="list-style-type: none"> • Maintenance records • Consistently throttled values • Excessive noise or vibrations • Buildup of sand and/or grit • Evidence of wear or cavitation on pump, impellers, or pump bearings. • Out-of-alignment conditions • Significant flow rate/ pressure variations • Active by-pass piping • Restrictions in pipes or pumps • Restrictive/leaking pump shaft packing

A wastewater system energy audit approach checklist, similar to the one above for pumps and motors, can be a useful tool to identify areas of potential concern and to develop a plan of action to resolve them.

Several grants and loans are available to systems for completing such projects. A list of common funding sources is found in Section 9 of this Plan.

Please know that FRWA offers Energy Assessments to our members and SRF recipients that are participating in the AMFSP program. It is recommended that audits be completed every two to three years. For future energy assessments, please contact your local Circuit Rider or the FRWA office to participate.

9. Conclusions

Our conclusions are based on our observations during the data collection procedure, discussions with Fruitland Park staff, regulatory inspection data, and our experience related to similar assets.

Areas needing attention are detailed in Section 4 and include:

Sewer Mains:

- Begin annual smoke testing and notate findings in diamond maps.
- Develop a cleaning and camera inspection plan to identify defects and needed repairs in trouble areas.
- Continue expanding the collection system according to Wastewater Utility Master Plan and converting grinder stations to gravity sewer mains when available.

Asset Management and Fiscal Sustainability Plan

- Begin developing a septic to sewer plan to remove older homes from septic tanks (or grinder stations) to gravity sewer.

Manholes:

- Install rain dishes on all (56) manholes.
- Continue annual assessments on manholes to ensure condition and deficiencies are noted in Diamond Maps as the manholes age.

Lift Stations:

- Review design and operations at Chelsea lift station.
- Perform lift station checks two times a week (minimum), annual draw down tests.
- Purchase / install 3 generators or bypass pumps.
- Annually update assessment of lift stations in diamond maps.
- Have engineer design and plan headworks at master transfer station.

Energy Audit:

- Conduct energy audit and update annually. FRWA can assist with initial audit and updates. Recommendations should be implemented once complete.

Other Areas:

- An Asset Management Planning (AMP) and Computerized Maintenance Management System (CMMS) program must be implemented to maintain assets efficiently and effectively.
- Continue to pursue alternative revenue funding sources for capital improvement projects as defined in the Capital Improvement Plan.
- Staff training on maintenance, safety, and use of the AMP/CMMS tool must be completed.
- Strengthen the wastewater system fund in order to cover daily expenses, debt service, capital replacement costs, emergencies, and unexpected revenue shortfalls. Rates must be increased and routinely monitored to ensure adequate funding for operations and system improvements. Cash reserves are essential to a utility's operation and it is recommended that the City maintain a wastewater fund cash reserve.

- Perform regular audits of Energy Saving initiatives. Even small changes in energy use can result in large savings.
- The Asset Management Plan must be adopted by Resolution or Ordinance. This demonstrates the utility's commitment to the plan. After adoption, implementation of the AMP must occur.

Implementing this Asset Management and Fiscal Sustainability Plan:

Implementing an Asset Management and Fiscal Sustainability Plan requires several items:

1. **Assign specific personnel** to oversee and perform the tasks of Asset Management.
2. **Develop and use a Computerized Maintenance Management System (CMMS) program.** The information provided in this FSAMP plan will give the utility a good starting point to begin. Properly maintaining assets will ensure their useful life is extended and will ultimately save money. Asset maintenance tasks are scheduled and tracked, new assets are captured, and assets removed from service are retired properly using CMMS. Transitioning from reactive to preventive and predictive maintenance philosophies will net potentially large savings for the utility. Diamond Maps is one example among many options that are available. FRWA can help with set up and implementation.
3. **Develop specific Level of Service items.** Create a Level of Service (LOS) Agreement and inform customers of the Utility's commitment to providing the stated LOS. Successes can be shared with customers. This can dramatically improve customer relations. This also gives utility employees goals to strive for and can positively impact morale. We have included a draft LOS list in [Section 2 – Level of Service](#).
4. **Develop specific Change Out/Repair/Replacement Programs.** The City should budget for Repair and Replacement and evaluate the system to adjust the annual budgeted amounts accordingly. An example includes budgeting for a certain number of stepped system refurbishments each year.
5. **Modify the existing rate structure.** Continue to make sure adequate funds are available to properly operate and maintain the facilities. Rate increases, when required, can be accomplished in a stepped fashion rather than an 'all now' approach to lessen the resulting customer impact.
6. **Explore financial assistance options.** Financial assistance is especially useful in the beginning stages of Asset Management since budget shortfalls likely exist and high cost items may be needed quickly. For a table of common funding sources, see [Funding Sources for Water and Wastewater Systems](#).

7. **Revisit the AMFS plan annually.** An Asset Management Plan is a living document. It can be revised at any time but must be revisited and evaluated at least once each year. Common updates or revisions include:

- Changes to your asset management team;
- Updates to the asset inventory;
- Updates to asset condition and criticality ranking charts;
- Updates to asset condition and criticality assessment procedures
- Updates to operation and maintenance activities;
- Changes to financial strategies and long-term funding plans.

The annual review should begin by asking yourself:

“What changes have occurred since our last AMFS plan update?”

Funding Sources for Water and Wastewater Systems

On the following page is a table of common funding sources, including web links and contact information. All municipal systems should be making the effort to secure funding, which can be in the form of low or no interest loans, grants or a combination of both.

Asset Management and Fiscal Sustainability Plan

Agency/Program	Website	Contact
FDEP Drinking Water State Revolving Fund Program (DWSRF)	https://floridadep.gov/wra/srf/content/dwsrf-program	Eric Myers Eric.Myers@FloridaDEP.gov 850-245-2969
FDEP Clean Water State Revolving Fund Loan Program (CWSRF)	https://floridadep.gov/wra/srf/content/cwsrf-program	Mike Chase Michael.Chase@FloridaDEP.gov 850-245-2913
USDA Rural Development- Water and Wastewater Direct Loans and Grants	https://www.rd.usda.gov/programs-services/rural-economic-development-loan-grant-program https://www.rd.usda.gov/programs-services/water-waste-disposal-loan-grant-program	Jeanie Isler jeanie.isler@fl.usda.gov 352-338-3440
Economic Development Administration- Public Works and Economic Adjustment Assistance Programs	https://www.eda.gov/resources/economic-development-directory/states/fl.htm https://www.grants.gov/web/grants/view-opportunity.html?oppld=294771	Greg Vaday gvaday@eda.gov 404-730-3009
National Rural Water Association- Revolving Loan Fund	https://nrwa.org/initiatives/revolving-loan-fund/	Gary Williams Gary.Williams@frwa.net 850-668-2746
Florida Department of Economic Opportunity- Florida Small Cities Community Development Block Grant Program	https://www.floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/florida-small-cities-community-development-block-grant-program	Roger Doherty roger.doherty@deo.myflorida.com 850-717-8417
Northwest Florida Water Management System - Cooperative Funding Initiative (CFI)	https://www.nwfwater.com/Water-Resources/Funding-Programs	Christina Coger Christina.Coger@nwfwater.com 850-539-5999

Closing

This Asset Management and Fiscal Sustainability plan is presented to the City of Fruitland Park for consideration and final adoption. Its creation would not be possible without the cooperation of the System staff and the Florida Department of Environmental Protection State Revolving Fund (FDEP-SRF).

As a valued FRWA member, it is our goal to help make the most effective and efficient use of your limited resources. The Asset Management and Fiscal Sustainability Plan is an unbiased, impartial, independent review and is solely intended for achievement of drinking water and wastewater system fiscal sustainability and maintaining your valuable utility assets. The Florida Rural Water Association has enjoyed serving you and will happily assist the City of Fruitland Park with any future projects to ensure your Asset Management Plan is a success.

Appendix A: Sample Resolution

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE CITY OF FRUITLAND PARK, APPROVING THE WASTEWATER SYSTEM ASSET MANAGEMENT AND FISCAL SUSTAINABILITY PLAN; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes provide for financial assistance to local government agencies and public systems to finance construction of utility system improvements; and

WHEREAS, the Florida Department of Environmental Protection State Revolving Fund (SRF) has designated Fruitland Park's Wastewater system improvements, identified in the Asset Management and Fiscal Sustainability Plan, as potentially eligible for available funding; and

WHEREAS, as a condition of obtaining funding from the SRF, the system is required to implement an Asset Management and Fiscal Sustainability Plan for the system's Wastewater System Improvements; and

WHEREAS, the City Commission of the City of Fruitland Park has determined that approval of the attached Asset Management and Fiscal Sustainability Plan for the proposed improvements, in order to obtain necessary funding in accordance with SRF guidelines, is in the best interest of the System.

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

Section 1. That the City of Fruitland Park City Commission hereby approves the City of Fruitland Park Wastewater System Asset Management and Fiscal Sustainability Plan, attached hereto and incorporated by reference as a part of this Resolution.

Asset Management and Fiscal Sustainability Plan

Section 2. That the City Manager is authorized to take all actions necessary to effectuate the intent of this Resolution and to implement the Wastewater System Asset Management and Fiscal Sustainability Plan in accordance with applicable Florida law and Board direction in order to obtain funding from the SRF.

Section 3. That the City of Fruitland Park will annually evaluate existing rates to determine the need for any increase and will increase rates in accordance with the financial recommendations found in the Wastewater System Asset Management and Fiscal Sustainability Plan or in proportion to the System's needs as determined by the Board in its discretion.

Section 4. That this Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED on this _____ day of _____, 2023.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Manager

City of Fruitland Park Atorney

Appendix B: Master Asset List

Dry Wells								
Asset Name	Condition	Replacement Cost	Design Life	COF	Install Year	Replace Year	Map Latitude	Map Longitude
Mirror lake lift station dry well	Average	45000	50	Moderate	2014	2048	28.8485025	-81.9066608
Lake Josephine lift station dry well	Average	25000	50	Moderate	2017	2048	28.8620397	-81.9261321
Shiloh lift station dry well	Average	8500	50	Moderate	2011	2048	28.8652806	-81.906979
Chelsea's Run lift station dry well	Average	8500	50	Moderate	2006	2048	28.8644275	-81.9006069
Spring lake cove lift station dry well	Average	8500	50	Moderate	2008	2048	28.8725692	-81.9111287
Us 27/441 lift station dry well	Average	10000	50	Moderate	2010	2048	28.8633462	-81.9045051

Asset Management and Fiscal Sustainability Plan

Gravity Sewer Mains								
ID	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
1	2019	140514	50	Average	Moderate	2048	28.8656103	-81.9016276
2	2019	16740	50	Average	Moderate	2048	28.8655551	-81.8995886
3	2019	72096	50	Average	Moderate	2048	28.8664925	-81.9008454
4	2019	61668	50	Average	Moderate	2048	28.8665881	-81.8998023
5	2006	44808	50	Average	Moderate	2048	28.8670434	-81.9113821
6	2006	42954	50	Average	Moderate	2048	28.8670455	-81.9102684
7	2006	47796	50	Average	Moderate	2048	28.8670397	-81.9091552
8	2006	24324	50	Average	Moderate	2048	28.8659559	-81.9113842
9	2006	23916	50	Average	Moderate	2048	28.8659543	-81.9102724
10	2014	85596	50	Average	Moderate	2048	28.8477073	-81.9063665
11	2014	54774	50	Average	Moderate	2048	28.8473424	-81.9080055
13	2020	12858	50	Excellent	Moderate	2068	28.8486346	-81.9069192
14	2020	12282	50	Excellent	Moderate	2068	28.8496855	-81.907393
15	2020	23184	50	Excellent	Moderate	2068	28.8497718	-81.9085737
18	2006	117144	50	Average	Moderate	2048	28.8651759	-81.9087169
19	2020	15432	50	Good	Moderate	2058	28.8483164	-81.907561
20	2022	10422	50	Good	Moderate	2058	28.8485134	-81.9084361
21	2020	56106	50	Excellent	Moderate	2068	28.8491242	-81.9069125
22	2022	22404	50	Good	Moderate	2058	28.8487844	-81.9086049
23	2019	10428	50	Average	Moderate	2048	28.8682316	-81.9018487
24	2019	10608	50	Average	Moderate	2048	28.867359	-81.9008035

Asset Management and Fiscal Sustainability Plan

Electrical Equipment								
Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
Mirror lake lift station control panel	2014	54000	20	Average	Moderate	2033	28.8484627	-81.9066721
Lake Josephine LS control Panel	2016	50000	20	Average	Moderate	2033	28.8620925	-81.9261053
Lake Josephine lift station genset	2017	80000	20	Average	Moderate	2033	28.8619288	-81.9261532
Lake Josephine transfer switch	2017	10000	20	Average	Moderate	2033	28.8620499	-81.9261687
Dixie ave lift station control panel	2011	50000	20	Average	Moderate	2033	28.8652759	-81.9069254
Chelsea Run LS control panel	2006	15000	20	Average	Moderate	2033	28.8644548	-81.9006239
Spring Lake control panel	2008	9500	20	Average	Moderate	2033	28.8725009	-81.9111382
Lady lake lift station control panel	2018	85000	20	Average	Moderate	2033	28.877863	-81.9099983
Lady lake master lift station transfer switch	2018	12500	20	Average	Moderate	2033	28.8778312	-81.9099977
Lady lake lift station genset	2018	100000	25	Average	Moderate	2036	28.8778693	-81.9099768
27/441 lift station control panel	2010	18000	20	Average	Moderate	2033	28.8633711	-81.9044565

Grinder Pit Control Panels								
Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
205 Rose Ave.	2008	600	30	Average	Moderate	2038	28.8597835	-81.9137325
309 college Ave	2008	600	30	Average	Moderate	2038	28.860234	-81.9111838
609 Willard Ave.	2008	600	30	Average	Moderate	2038	28.8575561	-81.9143569
312 w. berckman st.	2008	600	30	Average	Moderate	2038	28.8580446	-81.9107974
310 w berckman st.	2008	600	30	Average	Moderate	2038	28.8580439	-81.910749
301 e mirror lake dr.	2008	600	30	Average	Moderate	2038	28.857524	-81.9095388

Asset Management and Fiscal Sustainability Plan

Grinder Pit Control Panels

Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
206 berckman st	2008	600	30	Average	Moderate	2038	28.8581147	- 81.9088568
208 berckman st	2008	600	30	Average	Moderate	2038	28.8581393	- 81.9091274
205 w berckman st	2008	600	30	Average	Moderate	2038	28.857353	- 81.9086553
309 college ave - 2	2008	600	30	Average	Moderate	2038	28.8611565	- 81.9111046
309_1 college ave	2008	600	30	Average	Moderate	2038	28.8612621	- 81.9112506
401 w miller st	2008	600	30	Average	Moderate	2038	28.8615977	- 81.9103251
36151 water oak	2008	600	30	Average	Moderate	2038	28.8754409	-81.903951
2381 us hwy 441	2008	600	30	Average	Moderate	2038	28.8760562	- 81.9058834
2349 hwy 441	2008	600	30	Average	Moderate	2038	28.8768305	- 81.9061595
2345 hwy 441	2008	600	30	Average	Moderate	2038	28.8739393	- 81.9060528
2641 hwy 441	2008	600	30	Average	Moderate	2038	28.8729982	- 81.9060113
2387 hwy 441	2008	600	30	Average	Moderate	2038	28.8751308	- 81.9060952
2405 hwy 441 -2	2008	600	30	Average	Moderate	2038	28.8749986	- 81.9059401
2405 hwy 441 -1	2008	600	30	Average	Moderate	2038	28.8747861	- 81.9059018
2409 water oak dr	2008	600	30	Average	Moderate	2038	28.8747937	- 81.9043062
2405-7 hwy 441	2008	600	30	Average	Moderate	2038	28.8749336	- 81.9051736
33558 hwy 441	2008	600	30	Average	Moderate	2038	28.8751757	- 81.9054745
2313 hwy 441	2008	600	30	Average	Moderate	2038	28.8782586	- 81.9058298
3089 hgw 441 park front gate	2008	600	30	Average	Moderate	2038	28.8573478	- 81.9022374

Asset Management and Fiscal Sustainability Plan

Grinder Pit Control Panels

Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
Park bathroom pavilion	2008	600	30	Average	Moderate	2038	28.8584789	- 81.9005652
State Park camp storage lot	2008	600	30	Average	Moderate	2038	28.8605826	- 81.9010491
Unit 8 - state park	2008	600	30	Average	Moderate	2038	28.8596168	- 81.9022467
Park Ranger Shop	2008	600	30	Average	Moderate	2038	28.8560333	- 81.9010178
Ranger house 1	2008	600	30	Average	Moderate	2038	28.8563523	- 81.9012448
Ranger house 2	2008	600	30	Average	Moderate	2038	28.855655	- 81.8993135
Ranger camp site	2008	600	30	Average	Moderate	2038	28.8555717	- 81.8987078
Fly gas station	2008	600	30	Average	Moderate	2038	28.8509396	- 81.9002334
3261 unit D	2008	600	30	Average	Moderate	2038	28.8506361	- 81.8993333
3261 unit b	2008	600	30	Average	Moderate	2038	28.8514716	- 81.9002153
3261 unit a	2008	600	30	Average	Moderate	2038	28.8513547	- 81.9005297
3261 unit f	2008	600	30	Average	Moderate	2038	28.851055	- 81.9000308
3261 unit E	2008	600	30	Average	Moderate	2038	28.8507532	- 81.8998887
3261 US HWY 27/441 UNIT 2	2008	600	30	Average	Moderate	2038	28.8510982	- 81.8993833
3261 unit c	2008	600	30	Average	Moderate	2038	28.8512401	- 81.8995236
3225 hgw 441	2008	600	30	Average	Moderate	2038	28.8523399	- 81.9009823
3223 hwy 441	2008	600	30	Average	Moderate	2038	28.8523901	- 81.9010811
3195 hwy 441	2008	600	30	Average	Moderate	2038	28.8535437	- 81.9018458

Asset Management and Fiscal Sustainability Plan

Grinder Pit Control Panels								
Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
Ace hardware	2008	600	30	Average	Moderate	2038	28.845969	- 81.8980264
3439 hwy 441	2008	600	30	Average	Moderate	2038	28.8458812	- 81.8976282
3430 hwy 441	2008	600	30	Average	Moderate	2038	28.8461219	- 81.8991393
3410 hwy 441	2008	600	30	Average	Moderate	2038	28.8467821	- 81.8995567
Trinity church	2008	600	30	Average	Moderate	2038	28.8469614	- 81.9047899
Trinity church -2	2008	600	30	Average	Moderate	2038	28.8469865	- 81.9057582
Campers inn rv	2008	600	30	Average	Moderate	2038	28.851495	- 81.9024572
505 Pennsylvania Avenue	2008	600	30	Average	Moderate	2038	28.8519926	- 81.9035993
501 Pennsylvania	2008	600	30	Average	Moderate	2038	28.8525689	- 81.9036896
3150 hwy 441	2008	600	30	Average	Moderate	2038	28.8543181	- 81.9036158
Connect point church 193 E LAVISTA ST	2008	600	30	Average	Moderate	2038	28.8553957	- 81.9040155
206 lavilla	2008	600	30	Average	Moderate	2038	28.8564343	- 81.9059047
112 villa	2008	600	30	Average	Moderate	2038	28.8568737	- 81.9058282
115 villa	2008	600	30	Average	Moderate	2038	28.8569027	- 81.9052882
111 villa	2008	600	30	Average	Moderate	2038	28.8571935	- 81.9052942
203 Beckman	2008	600	30	Average	Moderate	2038	28.8575811	- 81.9052443
107 villa	2008	600	30	Average	Moderate	2038	28.8573503	- 81.9057921
207 berckman	2008	600	30	Average	Moderate	2038	28.8576548	- 81.9048803

Asset Management and Fiscal Sustainability Plan

Grinder Pit Control Panels

Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
201 rose ury	2008	600	30	Average	Moderate	2038	28.856847	- 81.9041247
201 ruser ury -2	2008	600	30	Average	Moderate	2038	28.8563099	- 81.9042487
110 berckman	2008	600	30	Average	Moderate	2038	28.8581376	- 81.9056499
106 park	2008	600	30	Average	Moderate	2038	28.8582458	- 81.9061954
103 dixi	2008	600	30	Average	Moderate	2038	28.8581736	- 81.9063478
3050 hwy 441	2008	600	30	Average	Moderate	2038	28.8576238	- 81.9038799
Wtp	2008	600	30	Average	Moderate	2038	28.8650682	- 81.9083005
Soccer field	2008	600	30	Average	Moderate	2038	28.8660301	- 81.9078998
507 dixi	2008	600	30	Average	Moderate	2038	28.8635885	- 81.9061595
Family dollar	2008	600	30	Average	Moderate	2038	28.8622075	- 81.9080979
Post office	2008	600	30	Average	Moderate	2038	28.861998	- 81.9078523
304 w miller	2008	600	30	Average	Moderate	2038	28.8616356	- 81.9096659
201 w Miller	2008	600	30	Average	Moderate	2038	28.8609758	- 81.9083293
197 w miller	2008	600	30	Average	Moderate	2038	28.8612555	- 81.9081877
302 iona	2008	600	30	Average	Moderate	2038	28.8604158	- 81.9076906
American legion	2008	600	30	Average	Moderate	2038	28.8597147	- 81.9078716
Lions club	2008	600	30	Average	Moderate	2038	28.8592952	- 81.9083352
200 W FOUNTAIN ST - 2	2008	600	30	Average	Moderate	2038	28.8592919	- 81.9083555

Asset Management and Fiscal Sustainability Plan

Grinder Pit Control Panels

Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
Public works	2008	600	30	Average	Moderate	2038	28.8587438	- 81.9087388
City hall	2008	600	30	Average	Moderate	2038	28.8583714	- 81.9121588
United Pentecoastal	2008	600	30	Average	Moderate	2038	28.858626	- 81.9115564
Fire Dept	2008	600	30	Average	Moderate	2038	28.8588532	- 81.9127648
WTP	2008	600	30	Average	Moderate	2038	28.8568488	- 81.9083526
208 railroad	2008	600	30	Average	Moderate	2038	28.857066	-81.90898
300 mirror lake	2008	600	30	Average	Moderate	2038	28.8550238	-81.909968
302 mirror lake	2008	600	30	Average	Moderate	2038	28.8545344	- 81.9099398
304 mirror lake	2008	600	30	Average	Moderate	2038	28.8542243	- 81.9099642
401 mirror lake	2008	600	30	Average	Moderate	2038	28.8540107	- 81.9093871
402 fruitland	2008	600	30	Average	Moderate	2038	28.8537986	- 81.9075634
202 dixi	2008	600	30	Average	Moderate	2038	28.8565251	- 81.9071793
102 dixi	2008	600	30	Average	Moderate	2038	28.857576	- 81.9071472
107 berckman st	2008	600	30	Average	Moderate	2038	28.8576497	-81.907835
105 iona	2008	600	30	Average	Moderate	2038	28.8575231	- 81.9076225
114 gardenia	2008	600	30	Average	Moderate	2038	28.8582128	- 81.9080027
110 iona	2008	600	30	Average	Moderate	2038	28.8586753	- 81.9071236
114 dixi	2008	600	30	Average	Moderate	2038	28.8589989	- 81.9069978
101 dixi	2008	600	30	Average	Moderate	2038	28.8572533	- 81.9065179
111 dixi	2008	600	30	Average	Moderate	2038	28.8569417	- 81.9064482

Asset Management and Fiscal Sustainability Plan

Grinder Pit Control Panels

Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
104 dixi	2008	600	30	Average	Moderate	2038	28.8582069	- 81.9070221
106 dixi	2008	600	30	Average	Moderate	2038	28.8586046	- 81.9070367
203 dixi	2008	600	30	Average	Moderate	2038	28.85941	- 81.9065163
300 dixi	2008	600	30	Average	Moderate	2038	28.860547	- 81.9070941
311 dixi	2008	600	30	Average	Moderate	2038	28.8610055	- 81.9063571
305 miller	2008	600	30	Average	Moderate	2038	28.861079	- 81.9068815
304 villa	2008	600	30	Average	Moderate	2038	28.8613011	- 81.9058087
305 villa	2008	600	30	Average	Moderate	2038	28.8613389	- 81.9052594
305 fountain	2008	600	30	Average	Moderate	2038	28.8588349	- 81.9038095
302 fountain	2008	600	30	Average	Moderate	2038	28.8593305	- 81.9040493
3180 hwy 441	2008	600	30	Average	Moderate	2038	28.8535496	- 81.9029105
3200 hwy 441	2008	600	30	Average	Moderate	2038	28.8530438	- 81.9028128
3350 hwy 441	2008	600	30	Average	Moderate	2038	28.8484642	- 81.9002971
2732 spring lake	2008	600	30	Average	Moderate	2038	28.875627	- 81.9077114
Lake county fire station	2008	600	30	Average	Moderate	2038	28.8763977	- 81.9115589
2450 hwy 441	2008	600	30	Average	Moderate	2038	28.8731711	- 81.9070099
2440 hwy 441	2008	600	30	Average	Moderate	2038	28.8739958	- 81.9071962

Asset Management and Fiscal Sustainability Plan

Manholes								
Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
wwManH-1	2006	4860	50	Average	Moderate	2048	28.8682328	-81.9015767
wwManH-2	2006	3780	50	Average	Moderate	2048	28.8685862	-81.9021239
wwManH-3	2006	5460	50	Average	Moderate	2048	28.8682304	-81.9021206
wwManH-4	2006	4320	50	Average	Moderate	2048	28.8671253	-81.9021147
wwManH-5	2006	3750	50	Average	Moderate	2048	28.8665039	-81.9021313
wwManH-6	2006	4650	50	Average	Moderate	2048	28.8660863	-81.9021307
wwManH-7	2006	5250	50	Average	Moderate	2048	28.8656042	-81.9021367
wwManH-8	2006	4260	50	Average	Moderate	2048	28.8664968	-81.9011753
wwManH-9	2006	3600	50	Average	Moderate	2048	28.8664882	-81.9005155
wwManH-10	2006	6180	50	Average	Moderate	2048	28.8673506	-81.9005271
wwManH-11	2006	5250	50	Average	Moderate	2048	28.8673673	-81.9010799
wwManH-12	2006	4650	50	Average	Moderate	2048	28.8683656	-81.9005033
wwManH-13	2006	5760	50	Average	Moderate	2048	28.8681875	-81.8994404
wwManH-14	2006	5940	50	Average	Moderate	2048	28.8674433	-81.8995788
wwManH-15	2006	6240	50	Average	Moderate	2048	28.8667663	-81.8995803
wwManH-16	2006	8040	50	Average	Moderate	2048	28.8664099	-81.9000242
wwManH-17	2006	6600	50	Average	Moderate	2048	28.8656164	-81.9011185
wwManH-18	2006	2460	50	Average	Moderate	2048	28.8655585	-81.899152

Asset Management and Fiscal Sustainability Plan

Manholes								
Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
wwManH-19	2006	8340	50	Average	Moderate	2048	28.8655517	-81.9000251
wwManH-20	2006	4920	50	Average	Moderate	2048	28.8644478	-81.9000432
wwManH-21	2017	4260	50	Average	Moderate	2048	28.8465321	-81.9073286
wwManH-22	2017	4380	50	Average	Moderate	2048	28.8465285	-81.9063887
wwManH-23	2017	4560	50	Average	Moderate	2048	28.8473247	-81.906364
wwManH-24	2017	4140	50	Average	Moderate	2048	28.8473379	-81.9076102
wwManH-25	2017	4200	50	Average	Moderate	2048	28.8473468	-81.9084008
wwManH-26	2017	3840	50	Average	Moderate	2048	28.84721	-81.9085009
wwManH-27	2017	3660	50	Average	Moderate	2048	28.8466553	-81.9085215
wwManH-28	2017	3000	50	Average	Moderate	2048	28.8465482	-81.9083663
wwManH-29	2017	4800	50	Average	Moderate	2048	28.8480898	-81.9063689
wwManH-30	2017	4560	50	Average	Moderate	2048	28.8485143	-81.906474
wwManH-31	2020	3540	50	Good	Moderate	2058	28.8487833	-81.9066301
wwManH-32	2020	4050	50	Good	Moderate	2058	28.849465	-81.9071949
wwManH-33	2020	3840	50	Good	Moderate	2058	28.8499059	-81.907591
wwManH-34	2020	3720	50	Good	Moderate	2058	28.8499352	-81.9079988
wwManH-35	2020	1930	50	Good	Moderate	2058	28.8496083	-81.9091486
wwManH-36	2020	3540	50	Good	Moderate	2058	28.8494011	-81.909036

Asset Management and Fiscal Sustainability Plan

Manholes								
Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
wwManH-37	2020	3960	50	Good	Moderate	2058	28.8488437	-81.9086483
wwManH-38	2020	2700	50	Good	Moderate	2058	28.8487194	-81.9085721
wwManH-39	2020	3240	50	Good	Moderate	2058	28.8491635	-81.9077194
wwManH-40	2020	2460	50	Good	Moderate	2058	28.8483073	-81.9083001
wwManH-41	2020	3840	50	Good	Moderate	2058	28.8481469	-81.9079137
wwManH-42	2020	4800	50	Good	Moderate	2058	28.8484859	-81.9072082
wwManH-43	2006	10920	50	Average	Moderate	2048	28.8651647	-81.9082691
wwManH-44	2006	10380	50	Average	Moderate	2048	28.865187	-81.9091647
wwManH-45	2006	7650	50	Average	Moderate	2048	28.8653956	-81.9091523
wwManH-46	2006	7650	50	Average	Moderate	2048	28.866496	-81.9091552
wwManH-47	2006	4350	50	Average	Moderate	2048	28.8675834	-81.9091552
wwManH-48	2006	3420	50	Average	Moderate	2048	28.868679	-81.909161
wwManH-49	2006	3300	50	Average	Moderate	2048	28.8684621	-81.9102616
wwManH-50	2006	4320	50	Average	Moderate	2048	28.8675904	-81.9102628
wwManH-51	2006	6060	50	Average	Moderate	2048	28.8665005	-81.9102739
wwManH-52	2006	3300	50	Average	Moderate	2048	28.8654081	-81.9102709
wwManH-53	2006	3060	50	Average	Moderate	2048	28.8654005	-81.911387
wwManH-54	2006	5400	50	Average	Moderate	2048	28.8665113	-81.9113814

Asset Management and Fiscal Sustainability Plan

Manholes								
Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
wwManH-55	2006	4200	50	Average	Moderate	2048	28.8675755	-81.9113827
wwManH-56	2006	3240	50	Average	Moderate	2048	28.8685577	-81.9113756

Motors								
Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
Lady lake lift station blower motor 1	2018	15000	20	Average	Moderate	2033	28.877745	-81.9101096
Lady lake lift station Blower motor 2	2018	15000	20	Average	Moderate	2033	28.8777462	-81.9100786

Pumps								
Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
Mirror lake lift station pump 1	2014	10000	20	Average	Moderate	2033	28.8484716	-81.9066667
Mirror lake lift station pump #2	2014	10000	20	Average	Moderate	2033	28.8484556	-81.9066463
Lake Josephine lift station pump 1	2016	20000	20	Average	Moderate	2033	28.8620829	-81.926104
Lake Josephine lift station pump 2	2016	15000	20	Average	Moderate	2033	28.8620829	-81.926104
Dixie Ave lift station pump 1	2023	12500	20	Good	Moderate	2037	28.8653312	-81.9069271
Dixie Ave lift station pump 2	2011	12500	20	Average	Moderate	2033	28.8653322	-81.9069683
Chelsea's Run lift station pump 1	2005	12500	20	Average	Moderate	2033	28.8644424	-81.9006062
Chelsea's run lift station pump 2	2005	12500	20	Average	Moderate	2033	28.8644641	-81.9006059
Spring lake cove lift station pump 1	2008	12500	20	Average	Moderate	2033	28.8725233	-81.9111609

Asset Management and Fiscal Sustainability Plan

Pumps								
Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
Spring lake cove lift station pump 2	2017	12500	20	Average	Moderate	2033	28.8725322	-81.9111251
27/441 lift station pump 1	2010	25000	20	Average	Moderate	2033	28.8633246	-81.9045471
27/441 lift station pump 2	2010	25000	20	Average	Moderate	2033	28.8633074	-81.904593
Transfer Pump 1	2018	48000	20	Average	Moderate	2033	28.8778943	-81.910047
Transfer Pump 2	2018	48000	20	Average	Moderate	2033	28.8778943	-81.9100215

Storage Tank								
Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
Aeration tank / holding tank	2018	800000	50	Average	Major	2048	28.8778508	-81.9100805

Treatment Equipment								
Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
Lady lake lift station Blower 1	2018	20000	25	Average	Moderate	2036	28.877767	-81.9101079
Lady lake lift station Blower 2	2018	18000	25	Average	Moderate	2036	28.8777661	-81.9100831

Wet wells								
Asset Name	Condition	Design Life	Replacement Cost	COF	Install Year	Replace Year	Map Latitude	Map Longitude
Mirror lake lift station wet well	Average	50	150000	Moderate	2006	2048	28.8484686	-81.9066509
Lake Josephine wet well	Average	50	150000	Moderate	2016	2048	28.8620693	-81.9261019
Dixie Ave lift station wet well	Average	50	150000	Moderate	2011	2048	28.8653041	-81.9069224

Asset Management and Fiscal Sustainability Plan

Wet wells								
Asset Name	Condition	Design Life	Replacement Cost	COF	Install Year	Replace Year	Map Latitude	Map Longitude
Chelsea's run lift station wet well	Average	50	150000	Moderate	2006	2048	28.8644736	- 81.9005906
Spring lake lift station wet well	Average	50	125000	Moderate	2008	2048	28.8725551	- 81.9111561
Us 27/441 lift station wet well	Average	50	150000	Moderate	2010	2048	28.8633629	- 81.9046007

Grinder Pit Tanks								
Asset Name	Install Year	Condition	Replace Cost	Design Life	COF	Replace Year	Map Latitude	Map Longitude
604 Laurel	2008	Average	900	50	Moderate	2058	28.8586251	-81.9138148
205 w berckman st	2008	Average	900	50	Moderate	2058	28.8573266	-81.9086362
3265 unit d	2008	Average	900	50	Moderate	2058	28.8506667	-81.8993439
3261 unit c	2008	Average	900	50	Moderate	2058	28.8512387	-81.8995138
3439 hwy 441	2008	Average	900	50	Moderate	2058	28.8458792	-81.8976783
3430 hwy 441	2008	Average	900	50	Moderate	2058	28.8461252	-81.8991346
City hall	2008	Average	900	50	Moderate	2058	28.8583349	-81.9121641
Fire department	2008	Average	900	50	Moderate	2058	28.8588839	-81.9127596
3431 hwy 441	2008	Average	900	50	Moderate	2058	28.8459658	-81.8980452
3350 hwy 27	2008	Average	900	50	Moderate	2058	28.8484943	-81.9002941
3261 unit E	2008	Average	900	50	Moderate	2058	28.8507473	-81.8999011
3261 unit b	2008	Average	900	50	Moderate	2058	28.8514911	-81.9002243
3261 unit a	2008	Average	900	50	Moderate	2058	28.8513748	-81.9005341
3230 hwy 27	2008	Average	900	50	Moderate	2058	28.851483	-81.902425
3235 hwy 27	2008	Average	900	50	Moderate	2058	28.8523416	-81.9010046
3223 hwy 27	2008	Average	900	50	Moderate	2058	28.8523769	-81.9010582
505 Pennsylvania Ave	2008	Average	900	50	Moderate	2058	28.851977	-81.9035962
501 Pennsylvania Ave	2008	Average	900	50	Moderate	2058	28.8525823	-81.903673
3195 hwy 27	2008	Average	900	50	Moderate	2058	28.8534799	-81.901837
3200 hwy 27	2008	Average	900	50	Moderate	2058	28.8530371	-81.9027596
3188 hwy 27	2008	Average	900	50	Moderate	2058	28.8535258	-81.9029528
301 hwy 27	2008	Average	900	50	Moderate	2058	28.8542987	-81.9036045
402 fruitland st	2008	Average	900	50	Moderate	2058	28.8537964	-81.9075381
300 fruitland st	2008	Average	900	50	Moderate	2058	28.8540525	-81.9094022
304 e. mirror lake dr	2008	Average	900	50	Moderate	2058	28.8542122	-81.9098958
302 e mirror lake dr	2008	Average	900	50	Moderate	2058	28.8545176	-81.9099011

Asset Management and Fiscal Sustainability Plan

Grinder Pit Tanks								
Asset Name	Install Year	Condition	Replace Cost	Design Life	COF	Replace Year	Map Latitude	Map Longitude
300 e mirror lake dr	2008	Average	900	50	Moderate	2058	28.855011	-81.9099302
201 Railroad st	2008	Average	900	50	Moderate	2058	28.856837	-81.9083155
208 railroad st	2008	Average	900	50	Moderate	2058	28.8570347	-81.9089682
301 berckman st	2008	Average	900	50	Moderate	2058	28.857515	-81.9095371
107 berkman	2008	Average	900	50	Moderate	2058	28.8576654	-81.907825
105 iona	2008	Average	900	50	Moderate	2058	28.8575103	-81.9075997
102 dixi	2008	Average	900	50	Moderate	2058	28.8575644	-81.907133
101 s dixi ave	2008	Average	900	50	Moderate	2058	28.8572402	-81.906492
111 s dixi ave	2008	Average	900	50	Moderate	2058	28.8569625	-81.9064604
107 villa	2008	Average	900	50	Moderate	2058	28.8573642	-81.9058059
112 s villa ave	2008	Average	900	50	Moderate	2058	28.8568826	-81.905814
115 s villa ave	2008	Average	900	50	Moderate	2058	28.8569037	-81.9053031
111 s villa ave	2008	Average	900	50	Moderate	2058	28.8571786	-81.9053031
203 s villa ave	2008	Average	900	50	Moderate	2058	28.8576273	-81.9052199
207 berckman	2008	Average	900	50	Moderate	2058	28.8576566	-81.9048887
3050 hwy 27	2008	Average	900	50	Moderate	2058	28.8576229	-81.9038914
201 rose ury	2008	Average	900	50	Moderate	2058	28.8568401	-81.9041345
201 ruser ury -2	2008	Average	900	50	Moderate	2058	28.8563058	-81.904238
193 E LAVISTA ST	2008	Average	900	50	Moderate	2058	28.8553882	-81.9039995
3277 hwy 441	2008	Average	900	50	Moderate	2058	28.8509536	-81.9002433
3261 hwy 441	2008	Average	900	50	Moderate	2058	28.8510372	-81.9000476
3261 US HWY 27/441 UNIT 2	2008	Average	900	50	Moderate	2058	28.8511017	-81.8993565
200 urick st	2008	Average	900	50	Moderate	2058	28.8469257	-81.9047917
200 urick -2	2008	Average	900	50	Moderate	2058	28.8470431	-81.9057626
Ranger camp site	2008	Average	900	50	Moderate	2058	28.8555684	-81.8986967
Ranger house 2	2008	Average	900	50	Moderate	2058	28.8556625	-81.8993121
Park Ranger Shop	2008	Average	900	50	Moderate	2058	28.8560371	-81.9010078
Ranger house 1	2008	Average	900	50	Moderate	2058	28.8563477	-81.9012384
3089 hwy 441 park front gate	2008	Average	900	50	Moderate	2058	28.8573572	-81.9022362
Park bathroom pavilion	2008	Average	900	50	Moderate	2058	28.8584765	-81.9005545
Unit 8 - state park	2008	Average	900	50	Moderate	2058	28.8596221	-81.9022386
State Park camp storage lot	2008	Average	900	50	Moderate	2058	28.8605823	-81.9010679
305 fountain st	2008	Average	900	50	Moderate	2058	28.8588454	-81.9038184
302 fountain st	2008	Average	900	50	Moderate	2058	28.8593255	-81.904061

Asset Management and Fiscal Sustainability Plan

Grinder Pit Tanks								
Asset Name	Install Year	Condition	Replace Cost	Design Life	COF	Replace Year	Map Latitude	Map Longitude
203 n dixi st	2008	Average	900	50	Moderate	2058	28.8593952	-81.9065147
114 dixi st	2008	Average	900	50	Moderate	2058	28.8589918	-81.9070216
110 n iona ave	2008	Average	900	50	Moderate	2058	28.8586665	-81.9071195
106 dixi	2008	Average	900	50	Moderate	2058	28.8585964	-81.9070364
104 n dixi ave	2008	Average	900	50	Moderate	2058	28.8582081	-81.9070319
103 n dixi ave	2008	Average	900	50	Moderate	2058	28.8581646	-81.90636
106 Park ave	2008	Average	900	50	Moderate	2058	28.8582386	-81.9061924
110 berckman st	2008	Average	900	50	Moderate	2058	28.8581294	-81.9056501
202 s dixi ave	2008	Average	900	50	Moderate	2058	28.8565556	-81.9071705
206 lavilla	2008	Average	900	50	Moderate	2058	28.8564429	-81.9058857
312 w berckamn st	2008	Average	900	50	Moderate	2058	28.8580276	-81.9107941
310 w berckman st	2008	Average	900	50	Moderate	2058	28.8580287	-81.9107444
208 berckman st	2008	Average	900	50	Moderate	2058	28.8581337	-81.9091494
206 berckman st	2008	Average	900	50	Moderate	2058	28.8581266	-81.908857
United Pentecoastal	2008	Average	900	50	Moderate	2058	28.858625	-81.911541
114 gardenia	2008	Average	900	50	Moderate	2058	28.8581975	-81.9080013
Public works	2008	Average	900	50	Moderate	2058	28.8587303	-81.9087357
200 W FOUNTAIN ST	2008	Average	900	50	Moderate	2058	28.859286	-81.9083414
200 W FOUNTAIN ST - 2	2008	Average	900	50	Moderate	2058	28.8592869	-81.9083766
American Legion	2008	Average	900	50	Moderate	2058	28.8597098	-81.9078911
309 college ave	2008	Average	900	50	Moderate	2058	28.860234	-81.9112192
309 college ave - 1	2008	Average	900	50	Moderate	2058	28.8612582	-81.9112433
309 college ave - 2	2008	Average	900	50	Moderate	2058	28.8611677	-81.9111078
400 Sunny ct.	2008	Average	900	50	Moderate	2058	28.8615843	-81.9103267
304 w miller st	2008	Average	900	50	Moderate	2058	28.8616207	-81.9096642
106 W MILLER ST	2008	Average	900	50	Moderate	2058	28.8622224	-81.9080957
104 W MILLER ST	2008	Average	900	50	Moderate	2058	28.8620168	-81.907853
197 w miller	2008	Average	900	50	Moderate	2058	28.8612526	-81.9081976
201 w miller	2008	Average	900	50	Moderate	2058	28.8609706	-81.9083097
302 iona	2008	Average	900	50	Moderate	2058	28.8603982	-81.9076903
300 n dixi ave	2008	Average	900	50	Moderate	2058	28.8605591	-81.9070941
305 w miller st	2008	Average	900	50	Moderate	2058	28.86109	-81.9068828
311 N DIXIE AVE	2008	Average	900	50	Moderate	2058	28.8610019	-81.9063674
304 villa	2008	Average	900	50	Moderate	2058	28.861302	-81.9057966
305 N. villa	2008	Average	900	50	Moderate	2058	28.8613375	-81.9052682
507 n. dixie ave	2008	Average	900	50	Moderate	2058	28.8635804	-81.9061808
WTP	2008	Average	900	50	Moderate	2058	28.8650705	-81.9082908

Asset Management and Fiscal Sustainability Plan

Grinder Pit Tanks								
Asset Name	Install Year	Condition	Replace Cost	Design Life	COF	Replace Year	Map Latitude	Map Longitude
Soccer field	2008	Average	900	50	Moderate	2058	28.86603	-81.9078747
2461 hwy 441	2008	Average	900	50	Moderate	2058	28.8730052	-81.9059879
2450 hwy 441	2008	Average	900	50	Moderate	2058	28.873172	-81.9069964
2435 hwy 441	2008	Average	900	50	Moderate	2058	28.8739409	-81.9060632
2405 hwy 441 -1	2008	Average	900	50	Moderate	2058	28.8747748	-81.9059007
2405 hwy 441 -2	2008	Average	900	50	Moderate	2058	28.8749943	-81.9059285
33558 hwy 441	2008	Average	900	50	Moderate	2058	28.8751682	-81.9054738
2387 hwy 441	2008	Average	900	50	Moderate	2058	28.8751343	-81.9061068
2405-7 hwy 441	2008	Average	900	50	Moderate	2058	28.8749336	-81.905183
2409 watroak dr	2008	Average	900	50	Moderate	2058	28.8747927	-81.9042966
36151 water oak	2008	Average	900	50	Moderate	2058	28.8754509	-81.903953
2381 us hwy 441	2008	Average	900	50	Moderate	2058	28.8760534	-81.9058708
2732 spring lake	2008	Average	900	50	Moderate	2058	28.8756381	-81.9077116
2349 hwy 441	2008	Average	900	50	Moderate	2058	28.8768228	-81.90616
Lake county fire station	2008	Average	900	50	Moderate	2058	28.8763999	-81.9115512
2313 hwy 441	2008	Average	900	50	Moderate	2058	28.8782444	-81.9058284
3410 Hwy 441	2006	Average	900	50	Moderate	2058	28.8467958	-81.8995554

Grinder Pumps								
Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
City hall	2008	1500	30	Average	Moderate	2048	28.8583353	-81.9121596
Fire department	2008	1500	30	Average	Moderate	2048	28.8588843	-81.9127637
604 Laurel	2008	1500	30	Average	Moderate	2048	28.8586251	-81.9138148
State Park camp storage lot	2008	1500	30	Average	Moderate	2048	28.8605823	-81.9010679
309 college ave	2008	1500	30	Average	Moderate	2048	28.860234	-81.9112192
309 college ave - 1	2008	1500	30	Average	Moderate	2048	28.8612582	-81.9112433
309 college ave - 2	2008	1500	30	Average	Moderate	2048	28.8611677	-81.9111078
400 Sunny ct.	2008	1500	30	Average	Moderate	2048	28.8615843	-81.9103267
304 w miller st	2008	1500	30	Average	Moderate	2048	28.8616207	-81.9096642

Asset Management and Fiscal Sustainability Plan

Grinder Pumps								
Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
106 W MILLER ST	2008	1500	30	Average	Moderate	2048	28.8622224	-81.9080957
104 W MILLER ST	2008	1500	30	Average	Moderate	2048	28.8620168	-81.907853
197 w miller	2008	1500	30	Average	Moderate	2048	28.8612526	-81.9081976
201 w miller	2008	1500	30	Average	Moderate	2048	28.8609706	-81.9083097
302 iona	2008	1500	30	Average	Moderate	2048	28.8603982	-81.9076903
300 n dixi ave	2008	1500	30	Average	Moderate	2048	28.8605591	-81.9070941
305 w miller st	2008	1500	30	Average	Moderate	2048	28.86109	-81.9068828
311 N DIXIE AVE	2008	1500	30	Average	Moderate	2048	28.8610019	-81.9063674
304 villa	2008	1500	30	Average	Moderate	2048	28.861302	-81.9057966
305 N. villa	2008	1500	30	Average	Moderate	2048	28.8613375	-81.9052682
507 n. dixie ave	2008	1500	30	Average	Moderate	2048	28.8635804	-81.9061808
WTP	2008	1500	30	Average	Moderate	2048	28.8650705	-81.9082908
Soccer field	2008	1500	30	Average	Moderate	2048	28.86603	-81.9078747
2461 hwy 441	2008	1500	30	Average	Moderate	2048	28.8730052	-81.9059879
2450 hwy 441	2008	1500	30	Average	Moderate	2048	28.873172	-81.9069964
2435 hwy 441	2008	1500	30	Average	Moderate	2048	28.8739409	-81.9060632
2405 hwy 441 -1	2008	1500	30	Average	Moderate	2048	28.8747748	-81.9059007
2405 hwy 441 -2	2008	1500	30	Average	Moderate	2048	28.8749943	-81.9059285
33558 hwy 441	2008	1500	30	Average	Moderate	2048	28.8751682	-81.9054738
2387 hwy 441	2008	1500	30	Average	Moderate	2048	28.8751343	-81.9061068
2405-7 hwy 441	2008	1500	30	Average	Moderate	2048	28.8749336	-81.905183
2409 watroak dr	2008	1500	30	Average	Moderate	2048	28.8747927	-81.9042966
36151 water oak	2008	1500	30	Average	Moderate	2048	28.8754509	-81.903953
2381 us hwy 441	2008	1500	30	Average	Moderate	2048	28.8760534	-81.9058708

Asset Management and Fiscal Sustainability Plan

Grinder Pumps								
Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
2732 spring lake	2008	1500	30	Average	Moderate	2048	28.8756381	-81.9077116
2349 hwy 441	2008	1500	30	Average	Moderate	2048	28.8768228	-81.90616
Lake county fire station	2008	1500	30	Average	Moderate	2048	28.8763999	-81.9115512
2313 hwy 441	2008	1500	30	Average	Moderate	2048	28.8782444	-81.9058284
205 w berckman st	2008	1500	30	Average	Moderate	2048	28.8573266	-81.9086362
3265 unit d	2008	1500	30	Average	Moderate	2048	28.8506667	-81.8993439
3261 unit c	2008	1500	30	Average	Moderate	2048	28.8512387	-81.8995138
City hall	2008	1500	30	Average	Moderate	2048	28.8583349	-81.9121641
Fire department	2008	1500	30	Average	Moderate	2048	28.8588839	-81.9127596
3350 hwy 27	2008	1500	30	Average	Moderate	2048	28.8484943	-81.9002941
3261 unit b	2008	1500	30	Average	Moderate	2048	28.8514911	-81.9002243
3261 unit a	2008	1500	30	Average	Moderate	2048	28.8513748	-81.9005341
3230 hwy 27	2008	1500	30	Average	Moderate	2048	28.851483	-81.902425
3235 hwy 27	2008	1500	30	Average	Moderate	2048	28.8523416	-81.9010046
3223 hwy 27	2008	1500	30	Average	Moderate	2048	28.8523769	-81.9010582
505 Pennsylvania Ave	2008	1500	30	Average	Moderate	2048	28.851977	-81.9035962
501 Pennsylvania Ave	2008	1500	30	Average	Moderate	2048	28.8525823	-81.903673
3195 hwy 27	2008	1500	30	Average	Moderate	2048	28.8534799	-81.901837
3200 hwy 27	2008	1500	30	Average	Moderate	2048	28.8530371	-81.9027596
3188 hwy 27	2008	1500	30	Average	Moderate	2048	28.8535258	-81.9029528
301 hwy 27	2008	1500	30	Average	Moderate	2048	28.8542987	-81.9036045
402 fruitland st	2008	1500	30	Average	Moderate	2048	28.8537964	-81.9075381
300 fruitland st	2008	1500	30	Average	Moderate	2048	28.8540525	-81.9094022
304 e. mirror lake dr	2008	1500	30	Average	Moderate	2048	28.8542122	-81.9098958

Asset Management and Fiscal Sustainability Plan

Grinder Pumps								
Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
302 e mirror lake dr	2008	1500	30	Average	Moderate	2048	28.8545176	-81.9099011
300 e mirror lake dr	2008	1500	30	Average	Moderate	2048	28.855011	-81.9099302
201 Railroad st	2008	1500	30	Average	Moderate	2048	28.856837	-81.9083155
208 railroad st	2008	1500	30	Average	Moderate	2048	28.8570347	-81.9089682
301 berckman st	2008	1500	30	Average	Moderate	2048	28.857515	-81.9095371
107 berkman	2008	1500	30	Average	Moderate	2048	28.8576654	-81.907825
105 iona	2008	1500	30	Average	Moderate	2048	28.8575103	-81.9075997
102 dixi	2008	1500	30	Average	Moderate	2048	28.8575644	-81.907133
101 s dixi ave	2008	1500	30	Average	Moderate	2048	28.8572402	-81.906492
111 s dixi ave	2008	1500	30	Average	Moderate	2048	28.8569625	-81.9064604
107 villa	2008	1500	30	Average	Moderate	2048	28.8573642	-81.9058059
112 s villa ave	2008	1500	30	Average	Moderate	2048	28.8568826	-81.905814
115 s villa ave	2008	1500	30	Average	Moderate	2048	28.8569037	-81.9053031
111 s villa ave	2008	1500	30	Average	Moderate	2048	28.8571786	-81.9053031
203 s villa ave	2008	1500	30	Average	Moderate	2048	28.8576273	-81.9052199
207 berckman	2008	1500	30	Average	Moderate	2048	28.8576566	-81.9048887
3050 hwy 27	2008	1500	30	Average	Moderate	2048	28.8576229	-81.9038914
201 rose ury	2008	1500	30	Average	Moderate	2048	28.8568401	-81.9041345
201 ruser ury -2	2008	1500	30	Average	Moderate	2048	28.8563058	-81.904238
193 E LAVISTA ST	2008	1500	30	Average	Moderate	2048	28.8553882	-81.9039995
3277 hwy 441	2008	1500	30	Average	Moderate	2048	28.8509536	-81.9002433
3261 hwy 441	2008	1500	30	Average	Moderate	2048	28.8510372	-81.9000476
200 urick st	2008	1500	30	Average	Moderate	2048	28.8469257	-81.9047917
200 urick -2	2008	1500	30	Average	Moderate	2048	28.8470431	-81.9057626

Asset Management and Fiscal Sustainability Plan

Grinder Pumps								
Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
Park Ranger Shop	2008	1500	30	Average	Moderate	2048	28.8560371	-81.9010078
Ranger house 1	2008	1500	30	Average	Moderate	2048	28.8563477	-81.9012384
3089 hwy 441 park front gate	2008	1500	30	Average	Moderate	2048	28.8573572	-81.9022362
Park bathroom pavilion	2008	1500	30	Average	Moderate	2048	28.8584765	-81.9005545
Unit 8 - state park	2008	1500	30	Average	Moderate	2048	28.8596221	-81.9022386
305 fountain st	2008	1500	30	Average	Moderate	2048	28.8588454	-81.9038184
302 fountain st	2008	1500	30	Average	Moderate	2048	28.8593255	-81.904061
203 n dixi st	2008	1500	30	Average	Moderate	2048	28.8593952	-81.9065147
114 dixi st	2008	1500	30	Average	Moderate	2048	28.8589918	-81.9070216
110 n iona ave	2008	1500	30	Average	Moderate	2048	28.8586665	-81.9071195
106 dixi	2008	1500	30	Average	Moderate	2048	28.8585964	-81.9070364
104 n dixi ave	2008	1500	30	Average	Moderate	2048	28.8582081	-81.9070319
103 n dixi ave	2008	1500	30	Average	Moderate	2048	28.8581646	-81.90636
106 Park ave	2008	1500	30	Average	Moderate	2048	28.8582386	-81.9061924
110 berckman st	2008	1500	30	Average	Moderate	2048	28.8581294	-81.9056501
202 s dixi ave	2008	1500	30	Average	Moderate	2048	28.8565556	-81.9071705
206 lavilla	2008	1500	30	Average	Moderate	2048	28.8564429	-81.9058857
312 w berckamn st	2008	1500	30	Average	Moderate	2048	28.8580276	-81.9107941
310 w berckman st	2008	1500	30	Average	Moderate	2048	28.8580287	-81.9107444
208 berckman st	2008	1500	30	Average	Moderate	2048	28.8581337	-81.9091494
206 berckman st	2008	1500	30	Average	Moderate	2048	28.8581266	-81.908857
United Pentecoastal	2008	1500	30	Average	Moderate	2048	28.858625	-81.911541
114 gardenia	2008	1500	30	Average	Moderate	2048	28.8581975	-81.9080013
Public works	2008	1500	30	Average	Moderate	2048	28.8587303	-81.9087357

Asset Management and Fiscal Sustainability Plan

Grinder Pumps

Asset Name	Install Year	Replacement Cost	Design Life	Condition	COF	Replace Year	Map Latitude	Map Longitude
200 W FOUNTAIN ST	2008	1500	30	Average	Moderate	2048	28.859286	-81.9083414
200 W FOUNTAIN ST - 2	2008	1500	30	Average	Moderate	2048	28.8592869	-81.9083766
American Legion	2008	1500	30	Average	Moderate	2048	28.8597098	-81.9078911
3439 hwy 441	2008	1500	30	Average	Moderate	2048	28.8458792	-81.8976783
3430 hwy 441	2008	1500	30	Average	Moderate	2048	28.8461252	-81.8991346
3431 hwy 441	2008	1500	30	Average	Moderate	2048	28.8459658	-81.8980452
3261 unit E	2008	1500	30	Average	Moderate	2048	28.8507473	-81.8999011
3261 US HWY 27/441 UNIT 2	2008	1500	30	Average	Moderate	2048	28.8511017	-81.8993565
Ranger camp site	2008	1500	30	Average	Moderate	2048	28.8555684	-81.8986967
Ranger house 2	2008	1500	30	Average	Moderate	2048	28.8556625	-81.8993121
3410 Hwy 441	2006	1500	20	Average	Moderate		28.8467958	-81.8995554

The Villages[®] DAILY SUN

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

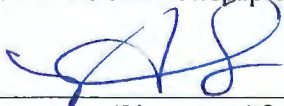
Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **1165250** in the matter of

NOTICE OF ORDINANCE 2023--022

was published in said newspaper in the issues of

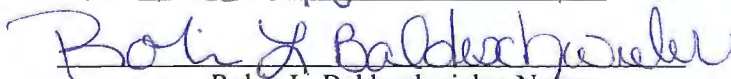
December 22, 2023

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

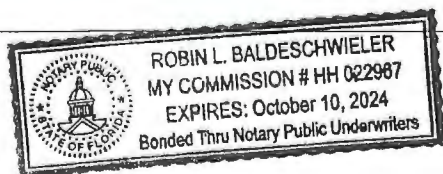


(Signature Of Affiant)

Sworn to and subscribed before me this 28
day of December 2023.


Robin L. Baldeschwieler, Notary

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



ORDINANCE 2023--022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, CREATING CHAPTER 104 OF THE CODE OF ORDINANCES AND ADOPTING THE CITY OF FRUITLAND PARK WASTEWATER SYSTEM ASSET MANAGEMENT AND FISCAL SUSTAINABILITY PLAN PREPARED BY FLORIDA RURAL WATER ASSOCIATION IN PARTNERSHIP WITH FDEP AND SRF; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.
(The second reading will be held on January 11, 2024.)

This meeting is open to the public and this ordinance will be presented for public hearing by the City of Fruitland Park City Commission at its regular meeting to be held on Thursday, January 11, 2024 at 6:00 p.m. in the commission chambers of city hall, 506 West Berckman Street, Fruitland Park, Florida 34731. This meeting is open to the public and hearings may be continued as determined by the commission from time to time to a time certain. The proposed ordinance may be reviewed and inspected by the public during normal working hours at city hall. For further information, please call (352) 360-6790. Interested parties may appear at the meetings and will be heard with respect to the proposed ordinance.

Anyone requiring special accommodations at this meeting because of disability or physical impairment should contact the city clerk's office at city hall (352) 360-6727 at least at least forty-eight (48) hours prior to the hearing. (Florida Statutes 286.26). Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made by the city commission with respect to any matter considered at such meeting or hearing, he or she 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 record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (Florida Statutes 286.0105)

#1165250 December 22, 2023

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

ITEM TITLE: Second Reading and Public Hearing – Ordinance
2023-023 Redistricting Maps

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: January 5, 2024

SUBMITTED BY: city attorney/city manager/community
development

BRIEF NARRATIVE: **Ordinance 2023-023 Redistricting Maps** The previous enacted Ordinance 2018-008 established city commission districts which created five (5) districts and it is the city commission's desire to amend the district boundaries based on the 2020 Census data and projected growth. The first reading was held on December 14, 2023.

FUNDS BUDGETED: \$5,000 (01524-30312)

ATTACHMENTS: Ordinance, map, staff report, and affidavit

RECOMMENDATION:

ACTION: Enact Ordinance 2023-023 to become effective immediately as provided by law.

ORDINANCE 2023-023

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, COUNTY OF LAKE, STATE OF FLORIDA, CHANGING THE BOUNDARIES OF THE FIVE CITY COMMISSION DISTRICTS BASED ON POPULATION DATA REVIEWED AND PROVIDED BY LPG URBAN & REGIONAL PLANNERS, INC. AND INCLUSION OF PROPERTY ANNEXED INTO THE CITY OF FRUITLAND PARK SINCE THE ADOPTION OF THE CURRENT DISTRICT BOUNDARIES; ADOPTING A NEW EXHIBIT “A” MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article III, Section 3.17, of the City of Fruitland Park Charter states in part “The city commission shall initially adopt and thereafter modify city commission districts by the enactment of an ordinance under such processes, procedures, and redistricting committees and/or consultants the city commission may deem to be desirable”; and

WHEREAS, LPG Urban & Regional Planners, Inc. reviewed 2020 US Census Block data, as well as data from the Lake County Property Appraisers office in regard to parcels with residences, City records as to approved subdivisions, socio-economic characteristics, 2020 U.S. Census population data, and BEBR population data; and

WHEREAS, the 2030 U.S. Census data is not yet available, however, other reliable data sources reflect an increase in the population of the City of Fruitland Park, and additional property has been annexed into the City of Fruitland Park municipal boundaries since the current political district map and boundaries were adopted; and

WHEREAS, the City Commission desires to comply with all legal requirements relating to voting districts and therefore, finds it necessary to adjust the district boundaries; and

WHEREAS, the proposed district boundaries and map comply with law.

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

SECTION 1. District Boundaries and Map. The City Commission of the City of Fruitland Park hereby approves and adopts the boundaries of the districts as depicted on the map attached hereto as **Exhibit “A”** which shall replace in its entirety the existing district boundaries and existing map which was previously designated Exhibit A. The boundaries of the five Commission districts shall be as shown on the map attached as **Exhibit “A”** and made a part hereof. The data identifying the properties within the boundaries of each of the five Commission districts shall be on file with the City Clerk.

SECTION 2. Effective Date. This Ordinance shall become effective immediately upon its passage as a non-emergency ordinance at two scheduled public meetings of the City Commission.

PASSED AND ORDAINED this ____ day of January, 2024, by the City Commission of the City of Fruitland Park, Florida.

SEAL

CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA

Chris Cheshire, Mayor

ATTEST:

ESTHER COULSON, CITY CLERK, MMC

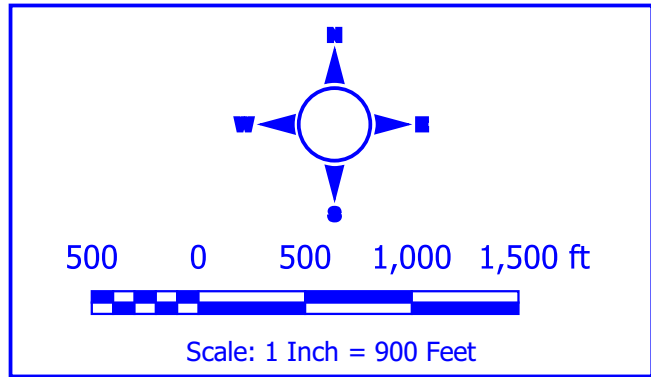
Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice Mayor DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Gunter	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Bell	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)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

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

Passed First Reading" December 14, 2023
Passed Second Reading:

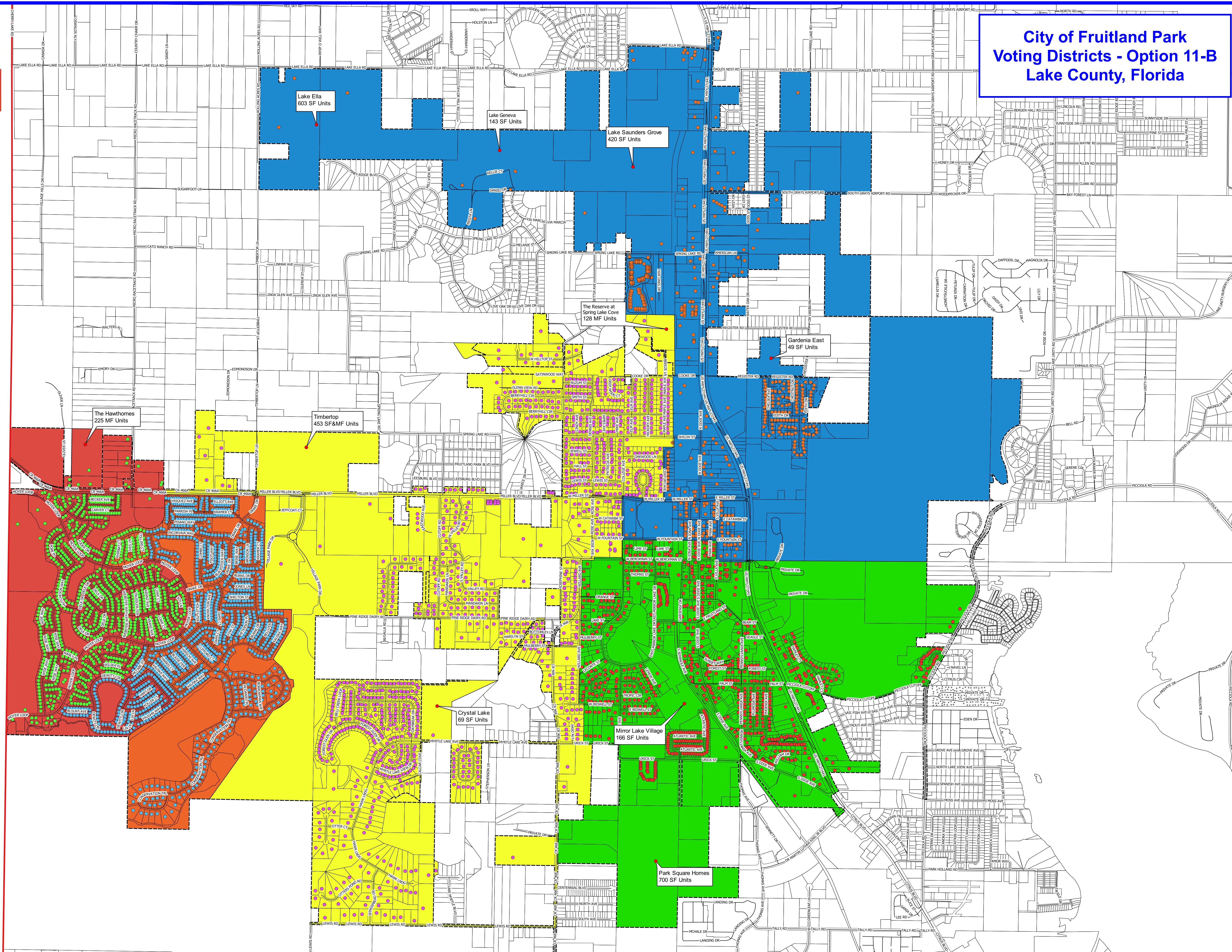
EXHIBIT A
DISTRICT MAP
(attached)



Legend

- County Boundary
- City of Fruitland Park
- Planned Units - Option 11-B
 - District 1 - 1,153 Units
 - District 2 - 1,150 Units
 - District 3 - 1,725 Units
 - District 4 - 1,726 Units
 - District 5 - 1,726 Units
- Voting District - Option 11-B
 - 1
 - 2
 - 3
 - 4
 - 5

City of Fruitland Park Voting Districts - Option 11-B Lake County, Florida



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

VOTING DISTRICT MAP

Date: **December 21, 2023**

The City Charter of the City of Fruitland Park authorizes the city commission to modify the city commission districts by the enactment of an ordinance (Article III, Section 3.17(c)).

General Comments

The previous adopted Ordinance (2018-008) established city commission districts which created five (5) districts and it is the city commission's desire to amend the district boundaries based on the 2020 Census data and projected growth.

The proposed new districts give consideration to maintaining the geographical integrity of neighborhoods and developments within the individual districts to the greatest extent possible. The revised District Map maintains five (5) districts.

Recommendation

Staff recommends approval.

The Villages[®] DAILY SUN

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

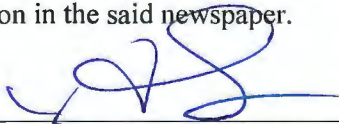
Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **1165252** in the matter of

NOTICE OF ORDINANCE 2023--023

was published in said newspaper in the issues of


December 22, 2023

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

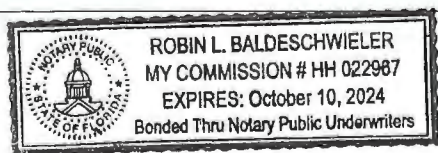


(Signature Of Affiant)

Sworn to and subscribed before me this 22
day of December 2023.


Robin L. Baldeschwieler, Notary

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



ORDINANCE 2023--023

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, COUNTY OF LAKE, STATE OF FLORIDA, CHANGING THE BOUNDARIES OF THE FIVE CITY COMMISSION DISTRICTS BASED ON POPULATION DATA REVIEWED AND PROVIDED BY LPG URBAN & REGIONAL PLANNERS, INC. AND INCLUSION OF PROPERTY ANNEXED INTO THE CITY OF FRUITLAND PARK SINCE THE ADOPTION OF THE CURRENT DISTRICT BOUNDARIES; ADOPTING A NEW EXHIBIT "A" MAP; AND PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on January 11, 2024.)

This meeting is open to the public and this ordinance will be presented for public hearing by the City of Fruitland Park City Commission at its regular meeting to be held on Thursday, January 11, 2024 at 6:00 p.m. in the commission chambers of city hall, 506 West Berckman Street, Fruitland Park, Florida 34731. This meeting is open to the public and hearings may be continued as determined by the commission from time to time to a time certain. The proposed ordinance may be reviewed and inspected by the public during normal working hours at city hall. For further information, please call (352) 360-6790. Interested parties may appear at the meetings and will be heard with respect to the proposed ordinance.

Anyone requiring special accommodations at this meeting because of disability or physical impairment should contact the city clerk's office at city hall (352) 360-6727 at least at least forty-eight (48) hours prior to the hearing. (Florida Statutes 286.26). Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made by the city commission with respect to any matter considered at such meeting or hearing, he or she 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 record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (Florida Statutes 286.0105)

#1165252 December 22, 2023

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

ITEM TITLE: Second Reading and Public Hearing Ordinance
2023-020 Comprehensive Plan Amendment
Building Heights Restriction

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Monday, December 4, 2023

SUBMITTED BY: city attorney/city manager/community development

BRIEF NARRATIVE: Ordinance 2023-020 to amend the city's comprehensive plan to restrict building heights within the city to a maximum of 35' (three stories). (The first reading was held on December 14, 2023.)

FUNDS BUDGETED: None

ATTACHMENTS: Ordinance 2023-020 and exhibit.

RECOMMENDATION:

ACTION: Enact Ordinance 2023-020 to become effective immediately as provided by law.

ORDINANCE 2023-020

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO RESTRICT BUILDING HEIGHTS TO 3-STORIES WITH A MAXIMUM HEIGHT OF 35' WITHIN ALL CITY OF FRUITLAND PARK FUTURE LAND USE DESIGNATIONS APPLICABLE TO ALL PROPERTIES WITHIN THE CITY OF FRUITLAND PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN; AND PROVIDING FOR APPROVAL AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fruitland Park desires to amend its comprehensive plan to amend the maximum number of stories allowed and maximum height of buildings within the City of Fruitland Park.

WHEREAS, the Planning and Zoning Board and the local planning agency of the City of Fruitland Park each held a public hearing on this ordinance which was advertised in accordance with law, and the Planning and Zoning Board and the LPA made a recommendation to City Commission.

WHEREAS, the City Commission of the City of Fruitland Park public hearing for transmittal has been advertised as required by law with the public hearing occurring at least 7 days after the day that the first advertisement was published.

WHEREAS, the City Commission of the City of Fruitland Park second public hearing for adoption of this ordinance is being held at least 5 days after the date of the second advertisement.

WHEREAS, the City of Fruitland Park desires to amend the Comprehensive Plan for the City of Fruitland Park as set forth below.

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

Section 1. Table 1.1, Chapter 1. Table 1.1, Chapter 1 in the Future Land Use Element, Goals, Objectives and Policies of the City of Fruitland Park's comprehensive plan is hereby amended to read as stated herein and which shall be applicable to property located within the City of Fruitland Park municipal boundaries:

Table 1.1

Land Use Designation	Permitted Residential Density	Special Requirements	Non-Residential Allowable Uses and
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			Intensities
Single-Family Low Density	2 units/acre	Min. 25% open space.	Public facilities/services as set out in Policy 1-5.1
Single-Family Medium Density	4 units/acre	Min. 25% open space	Small scale commercial uses may be permitted with PUD zoning, max. size 15,000 sq. ft. & max. FAR 0.20 Public facilities/services as set out in Policy 1-5.1
Multiple-Family Low Density	4-8 units/acre	Max 4/ac without sewer Min. 25% open space	Small scale commercial uses may be permitted with PUD zoning, max. size 15,000 sq. ft. & max. FAR 0.20 Public facilities/services as set out in Policy 1-5.1
Multiple -Family Medium Density	10 units/acre	Min. 25% open space. Building heights above 35 feet may be allowable if approved by the City Commission. <u>Buildings are limited to 3-story maximum and maximum height of 35-ft.</u> Max 4/ac without sewer	Small scale commercial uses may be permitted with PUD zoning, max. size 15,000 sq. ft. & max. FAR 0.20 Public facilities/services as set out in Policy 1-5.1
Multiple-Family High Density	15 units/acre	Min. 25% open space. Building heights above 35 feet may be allowable if approved by the City Commission. <u>Buildings are limited to 3-story maximum and maximum height of 35-ft.</u> Max 4/ac without sewer	Small scale commercial uses may be permitted with PUD zoning, max. size 20,000 sq. ft. & max. FAR 0.20
Central Business District Mixed Use	10 units/acre	Residential at 2 nd or 3 rd floor. Maximum building height 3	Max. FAR 1.0. Max. ISR 80%

		story's Buildings are limited to 3-story maximum and maximum height of 35-ft.	
Transitional	4 units/acre	Min. 25% open space	Maximum FAR 0.20
Mixed Community	6 units/acre	Min. 20% open space. Building heights above 35 feet may be allowable if approved by the City Commission. Buildings are limited to 3-story maximum and maximum height of 35-ft. Min. & Max. uses apply. Max 4/ac without sewer	Neighborhood commercial and professional services. Max ISR 80%, Max FAR 0.70
General Mixed Use	12 units/acre	Min. 20% open space. Building heights above 35 feet may be allowable if approved by the City Commission. Buildings are limited to 3-story maximum and maximum height of 35-ft. Min. & Max. uses apply. Max 4/ac without sewer	Commercial sales/office, educational & civic uses. Max ISR 80%. Max FAR 0.70
Neighborhood Commercial	Residential uses may be permitted 2 nd floor or above 3rd floor with up to 4/ac with PUD zoning per Policy 1-1.10	See Policy 1-1.10 for locational criteria. Building heights above 35 feet may be allowable if approved by the City Commission. Buildings are limited to 3-story maximum and maximum height of 35-ft.	Convenience retail, office and services, civic & institutional. Max ISR 70%, Max FAR 0.50.
Commercial – High Intensity		Building heights above 35 feet may be allowable if approved	Higher intensity commercial uses and wholesale commercial

		by the City Commission. <u>Buildings are limited to 3-story maximum and maximum height of 35-ft.</u>	uses. Max. ISR 70%, Max FAR 0.2-0.5
Industrial		Building heights above 35 feet may be allowable if approved by the City Commission. <u>Buildings are limited to 3-story maximum and maximum height of 35-ft.</u>	Wholesale commercial and light industrial uses. Max ISR 75%, Max FAR 0.2-0.5
Institutional		Building heights above 35 feet may be allowable if approved by the City Commission. <u>Buildings are limited to 3-story maximum and maximum height of 35-ft.</u>	Educational, religious, public and private utilities, and governmental land uses. Max ISR 70%, Max FAR 0.30
Recreation			Private and public recreation facilities. Max. ISR 30% Max. FAR 0.30
Open Space			Max. ISR 35%

See also Policy 1-1.19, Chapter 1.

Section 2. Policy 1-1.8, Chapter 1. Policy 1-1.8, Chapter 1 in the Future Land Use Element, Goals, Objectives and Policies of the City of Fruitland Park's comprehensive plan is hereby amended to read as stated herein and which shall be applicable to property located within the City of Fruitland Park municipal boundaries:

Policy 1-1.8: Central Business District Mixed Use. The Central Business District Mixed Use land use category is established to encourage economic activity, living quarters and local employment opportunities within the central area of Fruitland Park. This category permits the highest commercial floor area ratios in the city and is intended to provide flexibility and to enable uses that meet the retail and service needs of a traditional city center and its vicinity. Permitted land uses include retail, office, business and other professional services at first floor, with office and residential uses at second or third floor. The maximum impervious surface coverage is 80% and the maximum floor area ratio is 1.0. The maximum residential density is up to 10.0 dwelling units per acre. Maximum building height is 35-feet and buildings are limited to a maximum of three (3) stories.

Section 3. Policy 1-1.11, Chapter 1. Policy 1-1.11 Chapter 1 in the Future Land Use Element, Goals, Objectives and Policies of the City of Fruitland Park's comprehensive plan is hereby amended to read as stated herein and which shall be applicable to property located within the City of Fruitland Park municipal boundaries:

Policy 1-1.11: Neighborhood Commercial. Neighborhood Commercial is intended to provide for the day-to-day needs of the immediate neighborhood and should be within walking distance of the supporting neighborhood. Located adjacent to primary highways, commercial development in this land use district is intended to accommodate businesses up to 30,000 sq. ft. in size. Residential uses may be permitted in this category if the site has Planned Unit Development (PUD) zoning and it is compatible with the adjacent properties. No industrial development shall be allowed. ~~Building heights above 35 feet may be allowable if approved by the City Commission. Any building above 35 feet will require assurance of adequate fire protection approved by the City.~~ Maximum building height is 35-feet and buildings are limited to a maximum of three (3) stories.

The following uses and criteria are applicable to this land use category:

- 1) Convenience retail sales and services
- 2) Offices
- 3) Civic and institutional uses.
- 4) Residential at 2nd floor and 3rd floor ~~above~~
- 5) Maximum FAR: 0.5.
- 6) Maximum ISR: 70%
- 7) Maximum residential density 4 units/acre.

Section 4. Policy 1-1.19, Chapter 1. Policy 1-1.19 Chapter 1 in the Future Land Use Element, Goals, Objectives and Policies of the City of Fruitland Park's comprehensive plan is hereby added to read as stated herein and which shall be applicable to property located within the City of Fruitland Park municipal boundaries:

Policy 1-1.19 Affordable Housing Development. It is the City's intention to comply with s.166.04151, Florida Statutes relating to development of affordable housing, as defined in s. 420.0004, Florida Statutes. Therefore, notwithstanding any other policy, ordinance, regulation, or land development code provision, multifamily and mixed-use residential are allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004, F.S. Such proposed multifamily development is not required to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under s.166.04151(7), F.S. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes.

Section 5. Severability. If any section or phrase of this ordinance is held to be unconstitutional, void or otherwise invalid, the validity of the remaining portions of this ordinance shall not be affected thereby.

Section 6. Conflicts. In the event of a conflict or conflicts between this ordinance and other ordinances, this ordinance shall control and supersede.

Section 7. Inclusion. It is the intention of the City Commission of the City of Fruitland Park that this comprehensive plan amendment shall become and be made a part of the comprehensive plan for the City. Goals, objectives, and policies of the Comprehensive Plan may be renumbered or reorganized for editorial and codification purposes and such renumbering or reorganization shall not constitute nor be considered a substantive change to the comprehensive plan amendment as adopted.

Section 8. Effective Date. The effective date of this plan amendment shall be pursuant to the state land planning agency's notice of intent. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If timely challenged, this amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 11th day of January 2024 ~~9th day of February 2023~~.

Chris Cheshire, Mayor

Attest:

Esther B. Coulson, City Clerk, MMC

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

First Reading	<u>December 14, 2023</u>
Second Reading	_____

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

EXHIBIT A

CHAPTER 154

ZONING DISTRICT REGULATIONS

SECTION 154.030: ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP

d) Purpose and Intent of Zoning Districts

This section presents the basic purpose and intent of each zoning district.

1) R-2 “Single Family Low Density Residential”

This district is established to implement comprehensive plan policies for managing low-density, single-family residential development at a density not to exceed two (2) single-family dwelling units per acre. The R-2 district is established to preserve the stability of existing and future conventional single-family residential neighborhoods, preserve open space, and manage future densities in order to assure that future densities are compatible with existing developments, natural features of the land, as well as existing and projected public services and facilities within the area.

A) The following uses shall be permitted:

- i) Single-family detached dwelling units.
- ii) Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development Code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage and maximum square footage pursuant to the zoning district.
- iii) Customary accessory structures incidental to the principal structure pursuant to Section 156.010 of the Land Development Code.
- iv) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with 1-6 residents.
- v) Home Occupations pursuant to Section 156.020 of the Land Development Code.

B) Uses Permitted as Special Exception Use Upon Approval of the City Commission

- i) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents pursuant to Section 155.030(b)(5) of the Land Development Code.

C) *Uses Expressly Prohibited*

- i) Single-family attached dwelling units.
- ii) Multi-family residential dwelling units.
- iii) Two family (duplex) dwelling units.
- iv) Commercial land uses.
- v) Industrial land uses.
- vi) Any use prohibited by City, State, or Federal law.
- vii) Adult Entertainment.

D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as a conditional use pursuant to Chapter 155 of this Code.

E) *Design Standards*

- i) Minimum lot size shall be twenty thousand (20,000) square feet.
- ii) Minimum lot width shall be one hundred feet (100') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) Maximum building height shall be thirty-five feet (35') and buildings are limited to 3-story maximum. ~~Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.~~
- iv) Minimum setbacks requirements:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Fifteen feet (15')
Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty-five feet (25')
Garage setback from roadway: Twenty-five feet (25')
- v) Maximum building coverage: Thirty percent (30%).
- vi) Minimum living area shall be one thousand two hundred (1,200) square feet exclusive of porches, garages or utility

rooms.

- vii) The minimum open space shall be twenty-five percent (25%).

2) **R-4 "Single-Family Medium Density Residential"**

This district is established to implement comprehensive plan policies for managing traditional single-family residential development at a density not to exceed four (4) dwelling units per acre. This district is established to preserve the stability of existing and future residential neighborhoods, preserve open space, and manage future densities to assure a smooth transition between low-density residential and areas designed for more intense uses, natural features of the land, as well as existing and projected public services and facilities within the area.

A) *The following uses shall be permitted:*

- i) Single-family detached residential dwelling units.
- ii) Customary accessory structures incidental to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to the zoning district.
- iii) Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development Code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to the zoning district.
- iv) Home Occupations pursuant to Section 156.020 of the Land Development Code.
- v) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with 1-6 residents.

B) *Uses Permitted as Special Exception Use Upon Approval by the City Commission*

- i) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents pursuant to Section 155.030(b)(5) of the Land Development Code.
- ii) Small Homestay Bed and Breakfast Inn.

C) *Uses Expressly Prohibited*

- i) General Commercial land uses.
- ii) Industrial land uses.
- iii) Any use prohibited by City, State, or Federal law.

- iv) Multi-family dwelling unit.
- v) Two-family (duplex) dwelling units.
- vi) Single family attached dwelling units.
- vii) Adult Entertainment.

D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) *Design Standards*

- i) Minimum lot size shall be ten thousand (10,000) square feet provided central sewer is utilized. Minimum lot size shall be twelve thousand five hundred (12,500) square feet when septic tanks are utilized.
- ii) Minimum lot width shall be eighty feet (80') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) ~~Maximum building height shall be thirty-five feet (35') and buildings are limited to 3-story maximum. Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.~~
- iv) Minimum setbacks requirements:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Ten feet (10')
Garage setback from roadway: Twenty-five feet (25').
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20')
Garage setback from roadway: Twenty-five feet (25').
- v) Maximum building coverage: Thirty percent (30%).
- vi) Minimum living area shall be one thousand twelve hundred (1,200) square feet exclusive of porches, garages or utility rooms.
- vii) The minimum open space shall be twenty-five percent (25%).

3) **R-8 "Multi-Family Low Density Residential"**

This district is established to provide for medium density residential development not restricted to single-family dwelling units. Density shall not exceed four (4) units per acre unless central sewer facilities are available at which time density is not allowed to exceed eight (8) dwelling units per acre. This zoning district will facilitate the transition between lower intensity and higher intensity residential uses.

A) *The following uses shall be permitted:*

- i) Single-family detached residential dwelling units.
- ii) Single-family attached residential dwelling units.
- iii) Customary accessory structures to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to the zoning district.
- iv) Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to the zoning district.
- v) Home Occupations pursuant to Section 156.020 of the Land Development Code.
- vi) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with 1-6 residents.
- vii) Two family (duplex) dwelling units.
- viii) Multi-family dwelling units.
- ix) Mobile Home Subdivision Development Requirements. The developer shall prepare and submit plans in accordance with the Subdivision Regulations of Chapter 157 of the Land Development Code.
- x) Small and Medium Home Stay Bed and Breakfast Inn

B) *Uses Permitted as Special Exception Use Upon Approval by the City Commission*

- i) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents pursuant to Section 155.030(b)(5) of Land Development Code.

C) *Uses Expressly Prohibited*

- i) General Commercial land uses.
- ii) Industrial land uses.
- iii) Adult Entertainment.
- iv) Any use prohibited by City, State, or Federal law.

D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) *Design Standards*

- i) Minimum lot size for single family dwellings shall be eight thousand (8,000) square feet provided central sewer is utilized. Minimum lot size for single family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- ii) Minimum lot size for multi-family dwellings shall be six thousand (6,000) square feet provided central sewer is utilized. Minimum lot size for multi-family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- iii) Minimum lot size for triplex units shall be nine thousand (9,000) square feet provided central sewer is utilized. Minimum lot size shall be fifteen thousand (15,000) square feet when septic tanks are utilized.
- iv) Minimum lot width for single family shall be sixty-five feet (65') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- v) Minimum lot width for multi-family shall be sixty feet (60') provided central sewer is utilized. Minimum lot size for multi-family shall be ten thousand (10,000) square feet when septic tanks are utilized. All lot widths are measured at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- vi) Maximum building height shall be thirty-five feet (35') and buildings are limited to 3-story maximum. ~~Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.~~
- vii) Minimum setbacks requirements for single family,

duplex and triplex units:

- a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Ten feet (10')
Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20'). Each additional story of triplex units will add five feet (5') to the rear setback.
Garage setback from roadway: Twenty-five feet (25')
- viii) Minimum setbacks requirements for multi-family units:
- a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Fifteen feet (15')

Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20').
Garage setback from roadway:
Twenty-five feet (25')
- ix) Maximum building coverage: Thirty percent (30%).
- x) Minimum living area for single family shall be one thousand (1,000) square feet exclusive of porches, garages or utility rooms. Minimum living area for multi-family, duplex and triplex shall be six hundred (600) square feet exclusive of porches, garages or utility rooms.
- xi) The minimum open space shall be twenty-five percent (25%).

4) **R-3A “High Density Residential/Neighborhood Commercial”**

This district is established to provide for a mix of high density residential and neighborhood commercial uses not to exceed four (4) dwelling units per acre unless central sewer facilities are available at which time density is not allowed to exceed ten (10) dwelling units per acre. Buildings are limited to 3-story maximum and maximum height of 35-ft. It is intended to provide essential services

to residential areas without detrimental effects to residential neighborhoods. Any future request for commercial development in this category will require rezoning to Planned Unit Development consistent with Section 154.030(d)(10).

A) *The following uses shall be permitted:*

- i) Single-family attached dwelling units.
- ii) Single-family detached dwelling units.
- iii) Two-family (duplex) residential dwelling units.
- iv) Multi-family residential dwelling units.
- v) Customary accessory structures incidental to the principal use not to exceed 30% of living area of the principal dwelling unit, or 450 square feet, whichever is greater.
- vi) Home occupations pursuant to Section 156.020 of the Land Development Code.
- vii) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents.
- viii) Day Care Centers.
- ix) Offices for professional services.
- x) Personal services.
- xi) Commercial uses less than 25,000 square feet, when approved through the Planned Unit Development process in Section 154.030(d)(10).

B) *Uses Permitted as Special Exception Use Upon Approval of the City Commission*

- i) Mobile home subdivisions/parks.
- ii) Adult congregate living facilities.
- iii) Nursing homes.
- iv) Small, medium, and large Homestay Bed and Breakfast Inn.

C) *Uses Expressly Prohibited*

- i) Commercial land uses greater than 25,000 square feet.
- ii) Industrial land uses.

iii) Adult Entertainment.

iv) Uses prohibited by City, State or Federal law.

D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

5) **R-10 “Multi-Family Medium Density”**

This district is established to provide for a mix of high density residential and neighborhood commercial uses not to exceed four (4) dwelling units per acre, unless central sewer facilities are available at which time density is not allowed to exceed ten (10) dwelling units per acre. It is intended to provide essential services to residential areas without detrimental effects to residential neighborhoods.

A) *The following uses shall be permitted:*

- i) Single-family attached dwelling units.
- ii) Single-family detached dwelling units.
- iii) Two-family (duplex) residential dwelling units.
- iv) Multi-family residential dwelling units.
- v) Customary accessory structures to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to the zoning district.
- vi) Accessory dwelling units for non-paying family members pursuant to Section 156.010 of the Land Development Code. Accessory dwelling unit may not be rented or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to the zoning district.
- vii) Home occupations pursuant to Section 156.020 of the Land Development Code.
- viii) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents.
- ix) Small, medium, and large Homestay Bed and Breakfast Inn.

B) *Uses Permitted as Special Exception Use Upon Approval of the City Commission*

- i) Mobile home subdivisions/parks.
- ii) Adult congregate living facilities.
- iii) Nursing homes.

C) *Uses Expressly Prohibited*

- i) General Commercial land uses
- ii) Industrial land uses.
- iii) Adult Entertainment.
- iv) Uses prohibited by City, State or Federal law.

D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) *Design Standards*

- i) Minimum lot size for single family dwellings shall be eight thousand (8,000) square feet provided central sewer is utilized. Minimum lot size for single family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- ii) Minimum lot size for multi-family dwellings shall be six thousand (6,000) square feet provided central sewer is utilized. Minimum lot size for multi-family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- iii) Minimum lot size for triplex units shall be nine thousand (9,000) square feet provided central sewer is utilized. Minimum lot size shall be fifteen thousand (15,000) square feet when septic tanks are utilized.
- iv) Minimum lot width for single family shall be sixty-five feet (65') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- v) Minimum lot width for multi-family shall be sixty feet (60') provided central sewer is utilized. The lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.

- vi) ~~Maximum building height shall be thirty-five feet (35') and buildings are limited to 3-story maximum. Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.~~
- vii) Minimum setbacks requirements for single family, duplex and triplex units:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Ten feet (10')
Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20'). Each additional story of triplex units will add five feet (5') to the rear setback.
Garage setback from roadway: Twenty-five feet (25')
- viii) Minimum setbacks requirements for multi-family units:
 - a. Front yard: Thirty feet (30')
 - b. Front yard garage: Twenty-five feet (25')
 - c. Side yard: Fifteen feet (15')
 - d. Rear yard: Thirty feet (30')
- ix) Maximum building coverage: Thirty percent (30%).
- x) Minimum living area for single family shall be one thousand (1,000) square feet exclusive of porches, garages or utility rooms. Minimum living area for multi-family, duplex and triplex shall be six hundred (600) square feet each exclusive of porches, garages or utility rooms.
- xi) The minimum open space shall be twenty-five percent (25%).

6) **R-15 “Multi-Family High Density Residential”**

This district is established to implement comprehensive plan policies for managing high density residential development at a density not to exceed four (4) dwelling units per acre unless central sewer facilities are available at which time density is not allowed to exceed (15) dwelling units per acres. This district is established to ensure that sufficient land is available for high density residential development.

- A) *The following uses shall be permitted:*
- i) Single-family attached residential dwelling units.
 - ii) Single-family detached residential dwelling units.
 - iii) Two-family (duplex) residential dwelling units.
 - iv) Multi-family residential dwelling units.
 - v) Customary accessory structures to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to the zoning district.
 - vi) Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development Code. Accessory dwelling units may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to the zoning district.
 - vii) Home Occupations pursuant to Section 156.020 of the Land Development Code.
 - viii) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents.
 - ix) Small, Medium, and Large Homestay Bed and Breakfast Inn.
- B) *Uses Permitted as Special Exception Use Upon Approval of the City Commission*
- i) Mobile home subdivisions/parks.
 - ii) Adult Congregate Living Facilities.
 - iii) Nursing Homes.
- C) *Uses Expressly Prohibited*
- i) General Commercial land uses.
 - ii) Industrial land uses.
 - iii) Uses prohibited by City, State, or Federal law.
- D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) *Design Standards*

- i) Minimum lot size for single family dwellings shall be eight thousand (8,000) square feet provided central sewer is utilized. Minimum lot size for single family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- ii) Minimum lot size for multi-family dwellings shall be six thousand (6,000) square feet provided central sewer is utilized. Minimum lot size for multi-family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- iii) Minimum lot size for triplex units shall be nine thousand (9,000) square feet provided central sewer is utilized. Minimum lot size shall be fifteen thousand (15,000) square feet when septic tanks are utilized.
- iv) Minimum lot width for single family shall be sixty-five feet (65') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- v) Minimum lot width for multi-family shall be sixty feet (60') provided central sewer is utilized. The lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- vi) Maximum building height shall be thirty-five feet (35') ~~and buildings are limited to 3-story maximum. Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.~~
- vii) Minimum setbacks requirements for single family, duplex and triplex units:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Ten feet (10')
Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20'). Each additional story of triplex units will add five feet (5') to the rear setback.
Garage setback from roadway: Twenty-five feet (25')
- viii) Minimum setbacks requirements for multi-family units:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')

Another lot - Fifteen feet (15')
Garage setback from roadway: Twenty-five feet (25')

- c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20').
Garage setback from roadway: Twenty-five feet (25')

- ix) Maximum building coverage: Thirty percent (30%).
- x) Minimum living area for single family shall be one thousand (1,000) square feet exclusive of porches, garages or utility rooms. Minimum living area for multi-family, duplex and triplex shall be six hundred (600) square feet each exclusive of porches, garages or utility rooms.
- xi) The minimum open space shall be twenty-five percent (25%).

7) **RP “Residential Professional”**

This district is established to implement comprehensive plan policies for managing transitional areas where existing residential structures can be utilized for personal and professional services and not adversely affect adjacent property. The density cannot exceed four (4) dwelling units per acre.

A) *The following uses shall be permitted:*

- i) Single Family Detached dwelling units
- ii) Customary accessory structures to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to the zoning district.
- iii) Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to the zoning district.
- iv) Business Services.
- v) Financial Services.
- vi) Personal Services.
- vii) Multi-family dwelling units.
- viii) Medical office/Clinic
- ix) Home occupations pursuant to Section 156.020 of the land Development Code.

- x) Small, Medium, and Large Homestay Bed and Breakfast Inn
- B) *Uses Permitted as Special Exception Use Upon Approval of the City Commission*
 - i) Banks.
 - ii) Day Care Centers.
 - iii) Health/Exercise Clubs.
 - iv) Office/Warehouse Facilities.
 - v) Veterinary Offices.
 - vi) Game Recreation Facility.
- C) *Uses Expressly Prohibited*
 - i) Commercial parking.
 - ii) Industrial land uses.
 - iii) Uses prohibited by City, State, or Federal law.
 - iv) Adult Entertainment.
- D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.
- E) *Design Standards*
 - i) Minimum lot size shall be ten thousand (10,000) square feet provided central sewer is utilized. Minimum lot size shall be twelve thousand five hundred (12,500) square feet when septic tanks are utilized.
 - ii) Minimum lot width shall be one hundred feet (100') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
 - ~~iii)~~ Maximum building height shall be thirty-five feet (35') and buildings are limited to 3-story maximum. Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire and Building Official.
 - iv) Minimum setbacks requirements:
 - a. Front yard: Thirty feet (30')

- b. Front yard garage: Twenty-five feet (25')
- c. Side yard: Ten feet (10')
- d. Rear yard: Twenty feet (20').
- v) Maximum Impervious Surface Ratio: seventy percent (70%).
- vi) The minimum open space shall be twenty-five percent (25%).

8) **C-1 "Neighborhood Commercial"**

This district is established to implement comprehensive plan policies for managing transitional areas between residential land uses and more intense commercial and industrial uses. This district is established to provide sufficient land for both medium density residential at a density not to exceed six (6) units per acre and professional/light commercial uses.

A) *The following uses shall be permitted:*

- i) Offices for professional services.
- ii) Personal services.
- iii) Convenience stores without fuel operations.
- iv) Laundry and dry-cleaning retail stores.
- v) Day care centers.
- vi) Adult Congregate Living Facilities.
- vii) Licensed Community Residential Homes, Group Homes, Foster Care Facilities with more than six (6) residents.
- viii) Clubs, Lodges, and Fraternal Organizations.
- ix) Financial Services.
- x) Office Supply.
- xi) Retail Sales & Services.
- xii) Business Services.
- xiii) Small, Medium, and Large Homestay Bed & Breakfast Inn.
- xiv) Office Complex.
- xv) Maintenance General Contractor.

- xvi) Medical Office/Clinic.
- xvii) Family Amusement Arcade
- xviii) Adult Arcade Amusement Center/Internet Café as define in Chapter 116 of City Code of Ordinances
- xix) Licensed Medical Marijuana Treatment Centers as proved in s. 381.986, Florida Statutes.

B) *Uses Permitted as a Special Exception Use Upon Approval of the City Commission*

- i) Convenience stores with fuel operations.
- ii) Restaurants.
- iii) Banks.
- iv) Athletic/Sports Facility.
- v) Game/Recreation Facility.
- vi) Health/Exercise Club.
- vii) Mini-warehouses.
- viii) Veterinary Office.
- ix) Xerographic and Offset Printing.
- x) Office/Warehouse Facility.

C) *Uses Expressly Prohibited*

- i) Commercial Parking.
- ii) Wholesale commercial uses.
- iii) Industrial uses.
- iv) Uses prohibited by City, State, and Federal law.
- v) Adult Entertainment.
- vi) RV Parks.
- vii) Outside storage.

D) *Other Possible Uses*

Any use not listed as permitted, permitted as a special exception use or prohibited may be allowed as a conditional use pursuant

to Chapter 155 of this Code.

E) *Maximum Intensity Standard*

The maximum intensity standard shall be limited to seventy (70) percent impervious surface ratio (which includes building coverage), and maximum floor area ratio of 0.5_±, ~~and a~~ The maximum building height is of thirty-five (35) feet and buildings are limited to 3-story maximum. ~~unless adequate fire protection is provided and approved by the City Fire Inspector and Building Official.~~

F) *Design Standards*

- i) Minimum lot size shall be fifteen thousand (15,000) square feet.
- ii) Minimum lot width shall be one hundred twenty-five feet (125') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) Minimum setbacks requirements:
 - a. Front yard: Thirty feet (30')
 - b. Side yard: Ten feet (10'). A zero-lot line is allowed on one side setback only with a minimum of ten feet (10') on the opposite side.
 - c. Rear yard: Fifteen feet (15').
- iv) The minimum open space shall be twenty-five percent (25%).

9) **C-2 "General Commercial"**

This district is established to implement comprehensive plan policies for managing commercial development. This district is designed to accommodate general retail sales and services.

A) *The following uses shall be permitted:*

- i) Adult/Vocational Education.
- ii) Appliance/Electronic Repair Shops.
- iii) Athletic/Sports Facility.
- iv) Auction Houses.
- v) Banks.
- vi) Bars, Lounges, and Night Clubs.

- vii) Boat Sales and Services.
- viii) Business Services.
- ix) Commercial/Industrial Equipment and Supplies.
- x) Convenience Stores with or without Fuel Operations.
- xi) Day Care Centers.
- xii) Equipment Rental.
- xiii) Financial Services.
- xiv) Furniture and Appliance Stores.
- xv) Game/Recreational Facilities.
- xvi) Health/Exercise Clubs.
- xvii) Hotels/Motels.
- xviii) Kennels.
- xix) Maintenance Contractors.
- xx) Medical Office/Clinic.
- xxi) Motor Vehicle Service Centers.
- xxii) Motor Vehicle Service Stations.
- xxiii) Offices.
- xxiv) Office Complex.
- xxv) Office Supplies.
- xxvi) Pawn Shops.
- xxvii) Personal Services.
- xxviii) Restaurants.
- xxvii) Retail Home Building Materials.
- xxviii) Retail Sales and Services.
- xxix) Shopping Center.
- xxx) Theaters.
- xxxi) Transportation Services.

- xxxii) Wholesalers and Distributors.
- xxxiii) Veterinary Clinic.
- xxxiv) Licensed Community residential homes, group homes and foster care facilities with more than six (6) residents.
- xxxv) One single family dwelling unit for owners/caretaker's residence.
- xxxvi) Motor Vehicle Repair Facility.
- xxxvii) Xerographic and Offset Printing.
- xxxviii) Commercial Parking.
- xxxix) Family Amusement Arcade.
- xl) Adult Arcade Amusement Center/Internet Cafes as defined in Chapter 116 of the City Code of Ordinances.
- xli) Licensed Medical Marijuana Treatment Centers as Provided in s, 381.986, Florida Statutes.

B) *Uses Permitted as a Special Exception Use Upon Approval of the City Commission*

- i) Gun & Archery Range.
- ii) Trucking Terminal.
- iii) Farmers/Flea Markets
- iv) Natural Gas/Propane Distribution Centers.
- v) Mobile Homes Sales.
- vi) Motor Vehicle and Boat Storage Facilities.
- vii) Motor Vehicle Dealer Sales.
- viii) Motor Vehicle Sales.

C) *Uses permitted as a Conditional Use Approval of the City Commission*

- i) Mini warehouses.

D) *Uses Expressly Prohibited*

- i) Residential uses, except as stated above in Section 154.030 (8)(A)(xxxvii) and (8)(A)(xxxviii).

- ii) Industrial uses.
- iii) Uses prohibited by City, State, and Federal law.
- iv) Adult Entertainment.
- v) Outside storage.

E) *Other Possible Uses*

Any use not listed as permitted, permitted as a special exception use or prohibited may be allowed as a conditional use pursuant to Chapter 155 of the Code.

F) *Maximum Intensity Standard*

- i) The maximum intensity standard shall be limited to seventy (70) percent impervious surface ratio (which includes building coverage), ~~and a maximum floor area ratio of .50, and a~~ The maximum building height of is thirty-five (35) feet and buildings are limited to 3-story maximum. ~~unless adequate fire protection is provided and approved by the City Fire Inspector and Building Official.~~

G) *Design Standards*

- i) Minimum lot size shall be twenty thousand (20,000) square feet.
- ii) Minimum lot width shall be one hundred fifty feet (150') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) Minimum setback requirements:
 - a. Front yard: Fifty feet (50')
 - b. Side yard: Ten feet (10'). A zero-lot line is allowed on one side setback only with a minimum of ten feet (10') on the opposite side.
 - c. Rear yard: Fifteen feet (15').
- iv) The minimum open space shall be twenty-five percent (25%).

10) **I "Industrial"**

This district is established to implement comprehensive plan policies for managing industrial development and to provide development for

limited industrial operations engaged in fabricating, repair or storage of manufactured goods, where no objectionable by-products of the activity (such as odors, smoke, dust, refuse, electro-magnetic interference, noise in excess of that customary to loading, unloading and handling of goods and materials) are noticeable beyond the lot on which the facility is located. No hazardous materials may be utilized by the industrial operations permitted in this district. The location of such districts shall take into consideration access to rail and terminal facilities, major arterial roadways, labor markets and necessary urban services. Such districts shall be accessible to major thoroughfares and buffered from residential neighborhoods.

A) *The following uses shall be permitted:*

- i) Airport and related activities.
- ii) Agriculturally related industry.
- iii) Boat repair.
- iv) Commercial/Industrial Service.
- v) Construction Contractor's Yard and Storage.
- vi) Distribution Centers.
- vii) Laboratory/Research and Development.
- viii) Laundry/Dry Cleaning Plants.
- ix) Manufacturing: Craftsman Shops.
- x) Manufacturing: Fabrication.
- xi) Manufacturing: Processing.
- xii) Motor Vehicle Repair Facility.
- xiii) Motor Vehicle Towing and Impoundment.
- xiv) Trucking Terminal.
- xv) Warehousing.
- xvi) Wholesale Commercial Uses.
- xvii) Xerographic and Offset Printing.
- xviii) Appliance/Electronic Repair Shops.
- xix) Commercial Parking.
- xx) Maintenance Contractor.

- xxi) Motor Vehicle Service Center.
- xxii) Motor Vehicle Service Station.
- xxiii) Transportation Service.
- xxiv) Family Amusement Arcade.
- xxv) Adult Arcade Amusement Center/Internet Cafes.
- xxvi) Adult Entertainment.

a) Adult entertainment uses shall be permitted as long as they are not located nearer than five hundred (500) feet to any other adult entertainment establishment, or nearer than five hundred (500) feet to any place of worship, child care center, or educational center, except vocational and technical schools, colleges, and universities.

B) *Uses Permitted as a Special Exception Use Upon Approval of the City Commission*

- i) One single-family residential dwelling unit on the site of a permitted use to be used exclusively by an owner/caretaker.
- ii) Used motor vehicle parts yard.
- iii) Natural Gas/Propane Distribution Centers.

C) *Uses Expressly Prohibited*

- i) Residential dwelling units except for Section 154.030(d)(7)(b)(I).
- ii) Uses prohibited by City, State, and Federal law.

D) *Other Possible Uses*

Any use not listed as permitted, permitted as a special exception use or prohibited may be allowed pursuant to Chapter 155 of this Code.

E) *Maximum Intensity Standard*

The maximum intensity standard shall be limited to seventy-five (75) percent impervious surface ratio (which included building coverage), a maximum floor area ratio of .50, ~~and~~ a maximum building height of thirty-five (35) feet and buildings are limited to 3-story maximum. ~~unless adequate fire protection is-~~

~~provided and approved by the City Fire Inspector and Building Official.~~

F) *Design Standards*

- i) Minimum lot size shall be thirty thousand (30,000) square feet.
- ii) Minimum lot width shall be two hundred fifty feet (200') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) Minimum setbacks requirements:
 - a. Front yard: Fifty feet (50')
 - b. Side yard: Twenty-five feet (25').
 - c. Rear yard: Twenty-five feet (25').
- iv) The minimum open space shall be twenty-five percent (25%).

11) **PUD "Planned Unit Development"**

The PUD district is established to implement comprehensive plan policies for encouraging affordable housing by allowing a variety of housing types with a broad range of housing costs. This district is designed to encourage innovative development concepts to provide design amenities and to manage natural features of the land. The location of such PUDs will be dictated by the type of development that will be provided. (Residential PUDs will be located in residentially designated areas of the Future Land Use Map of the comprehensive plan, commercial PUDs will be located in commercially designated areas of the Future Land Use Map, etc.) Densities and intensities cannot exceed those which are permitted in that area on the Future Land Use Map. Preliminary and/or Conceptual Development plans are required to be submitted along with the rezoning application. Buildings are limited to maximum of 3-story and building height of 35-ft.

A) *The following uses shall be permitted:*

- i) **Residential PUD** – Single- and Multi-family residential dwelling units provided, however, that the housing stock of PUDs located within the Single-family overlay district of the Future Land Use Map which utilize multi-family units must consist of a minimum of 51% single-family dwelling units. On-site recreational facilities and on-site day care facilities, convenience store and personal services intended to service the principal use shall also be permitted.

- ii) **Mixed Use PUD** – All uses as permitted under the R-2, R-4, R-15, RP, PFD, and C-1 zoning districts and other uses deemed appropriate and incidental to the primary use by the City Commission.

The Mixed-Use PUD located within the Mixed Community land use category shall accommodate a use mix consistent with at least two of the three of the following table and shall not exceed a density of 6 units per acre:

Use	Minimum	Maximum
Residential	15%	65%
Commercial	5%	30%
Institutional	5%	35%
Parks & Open Space	20%	
FAR		.70
ISR		.80

The Mixed-Use PUD located within the General Mixed Use land use category shall accommodate a use mix consistent with at least two of the three of the following table and shall not exceed a density of 12 units per acre:

Use	Minimum	Maximum
Residential	15%	65%
Commercial	5%	30%
Institutional	5%	25%
Parks & Open Space	20%	
FAR		.70
ISR		.80

The Mixed- Use PUD shall incorporate the following principles:

- (1) The creation of an attractive and high-quality environment that is compatible with the scale and character of the surrounding community.
- (2) The development of commercial, residential, and mixed-use areas that is safe, comfortable and attractive to pedestrians.
- (3) The location of the commercial center so that it is easily accessible by pedestrians from as many of the residential areas as possible.
- (4) The maximization of shared parking.

- (5) To develop a network of parks, walkways, public art, and cultural facilities that encourage a sense of place and the overall health and well-being of the community.
- (6) To encourage a mix of housing types and styles that provides people with affordable housing choices that can accommodate changes in lifestyle.
- (7) Encourage alternative forms of transportation.

iii) **Commercial PUD** – Commercial uses as permitted under the C-1 zoning district and other uses deemed appropriate and incidental to the primary use by the City Commission.

iv) **Industrial PUD** – Industrial uses as permitted under the Industrial zoning district, commercial uses intended to service the primary uses and other uses deemed appropriate and incidental to the primary use by the City Commission.

a) **Maximum Density/Intensity**

The maximum density/intensity allowed within the PUD shall be as delineated by the land use districts on the Future Land Use Map. A density bonus may be permitted as outlined in Section 154.030(d)(8)(I), below.

b) **PUD Land Uses**

Land uses proposed within a PUD must conform to uses allowed within the land use designations of the Future Land Use Map of the Comprehensive Plan.

B) *Minimum Parcel Size*

The minimum size of any parcel shall be ten (10) acres. A lesser minimum area may be approved if the City Commission determines that the intent and purpose of the PUD district and expressed municipal development policy would be served in such case.

C) *Unified Ownership*

All land within the PUD shall be under the ownership or control of the applicant at the time of execution of the development agreement whether the applicant be an individual, partnership or corporation or groups of individuals, partnerships or corporations.

D) *Setbacks and Buffering*

Setback requirements within the PUD shall be flexible however, in no case shall the setback be less than ten (10) feet between structures. Buffering requirements shall be established at the time of rezoning of

the property to a PUD.

E) *Pre-application Conference (Optional)*

It is recommended that a pre-application conference be held between the City Manager or designee and the developer or the developer's representatives, in order to verify the steps necessary for application and review, and discuss potential issues regarding the PUD proposal. Comments made during the pre-application conference are totally non-binding on the formal review of the preliminary development plan.

F) *Application for Rezoning*

Application for preliminary development plan and rezoning approval shall be made to the City utilizing the form provided by the City. The application shall be accompanied by one (1) hardcopy along with one (1) electronic copy of the preliminary plan prepared in accordance with the requirements of the Land Development Code.

G) *Preliminary Development Plan*

In order to implement the goals and policies of the Comprehensive Plan and to streamline the development review process, the applicant shall have the option of preparing the following types of submittals:

- i) **Conceptual Plan** – If the applicant so chooses, a conceptual plan may be submitted prior to the first rezoning hearing for review by the TRC. The conceptual plan shall include the following, which shall not be a bubble plan:
 - a) Boundary of subject property.
 - b) Major natural features such as lakes, streams, wetlands and natural communities.
 - c) Existing or proposed streets abutting the project.
 - d) Generalized location map and legal descriptions, including acreage.
 - e) Proposed land use types and their location including perimeter buffers and setbacks from perimeter boundary.
 - f) Gross densities.
 - g) Typical lot sizes showing setbacks and dimensions.
 - h) Number of units and type.
 - i) Floor area for commercial or industrial.
 - j) Adjacent zoning.

- k) Maximum building heights.
- l) Anticipated phasing plan.
- m) Proposed method of providing water service, including fire protection, sewage disposal, and stormwater management.
- n) Percentage of Open Space and location.
- o) Acreage of Parks/Recreation and location.
- p) Typical road section.
- q) Soils and 100-year flood prone areas.
- r) Project name.

- s) Existing topography at one-foot contours based on Lake County or St. Johns River Water Management District datum.
- t) Net living area for each type of dwelling unit.
- u) Preliminary Environmental Assessment per Chapter of the Land Development Code.
- v) Parking & Loading facilities.
- w) Any other information deemed pertinent by the TRC, Planning and Zoning Board or City Commission.

Upon approval of the Conceptual Plan and rezoning application by the TRC, the Planning and Zoning board and the City Commission, a preliminary development plan must be submitted for review and approval by the TRC prior to construction.

- ii) ***Preliminary Development Plan*** – In order to streamline the process, the applicant may elect to file a preliminary development plan for rezoning approval that meets the following requirements as outlined below. This plan can be submitted in lieu of the conceptual plan.
 - a) All items required for submittal of a Conceptual Plan outlined in 154.030 (d)(12)(g)(i).
 - b) Name and address of owner, surveyor, engineer, and any other professional consultants involved with the generation of the plan information. If the property is owned by a corporation or company, the name and address of its president and secretary, and state of incorporation shall be given.
 - c) Acreage of lots, drainage areas, common areas, and other uses; and the minimum lot size, average lot size and total number of lots, lot typical details including interior and corner lots, setbacks, phase lines, future land use, zoning, density and open space. Future land use and zoning information for adjacent properties.
 - d) Existing topography using one (1) foot contours based upon National Geodetic Vertical datum, and delineation of Flood Insurance Rate Map flood zones. All development located partially within or wholly within the Special Flood Hazard Area must be completed in accordance with Section 161.090.
 - e) Environmental assessment showing all wetlands, delineation of wooded areas and vegetative communities, if required threatened and endangered species information and a separate tree survey showing all specimen trees. See Chapter 165.

- f) All existing buildings, utilities, roads, easements or other improvements on the property, and all roads and lot lines within one hundred fifty (150) feet of the property boundary.
- g) Acreage and square feet open space, preservation areas and common areas.
- h) Required landscaping, required buffers and any fences or walls as outlined in Chapter 164.
- i) A soils report delineating the soils existing on the site to be developed.
- j) Proposed stormwater management plan and drainage control facilities.
- k) Utility sources, distribution and collection lines, if available, (including but not limited to water, sewer, electricity, cable television and telephone).
- l) Traffic Study/Traffic Statement. The traffic study shall follow the requirements of the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Concurrency Management System Traffic Impact Study Methodology Guidelines Document for Lake County.
- m) Any other information deemed pertinent by the Technical Review Committee, Planning and Zoning Board or City Commission.

Should the developer elect to submit the preliminary plan with the rezoning application, and upon approval of the rezoning application, the applicant can proceed with final development plan approval as outlined below.

iii) Final Development Plan

- a) All items required for submittal of Preliminary Development Plan outlined in 154.030 (d)(12)(g)(ii).
- b) Acreage and square feet open space, preservation areas, and common areas.
- c) Required landscaping, required buffers and any fences or walls as outlined in Chapter 164.
- d) Any other information deemed pertinent by the Technical Review Committee, Planning and Zoning Board or City Commission.

A minimum of twenty-five percent (25%) of the total project area shall be established and maintained as common open space or common facilities. No area shall be accepted as common open space unless it satisfies the following standards.

- i) Common open space shall be dedicated to and useable by all residents of the Planned Unit Development or specific phase thereof.
- ii) Common open space set aside for recreational use shall be suitably improved for its intended use. Such improvements may include aesthetic, amenities, buffering or recreational facilities.
- iii) Common open space set aside for the preservation of natural features or listed species habitats or for buffering purposes shall remain undisturbed and be protected by conservation easements dedicated to the property owner's/homeowner's association or State agency pursuant to Chapter 165 of the Land Development Code.
- iv) Common open space shall not be used for the construction of any structures other than recreational facilities and incidental maintenance buildings.
- v) Common open space shall be maintained by the Home Owner's Association or other legal entity of the Planned Unit Development or the specific phase thereof.

I) *Density Bonuses*

i) **Affordable Housing**

Residential developments may receive a density bonus not to exceed 20% of the density permitted by the applicable land use designation for the provision of affordable housing units.

An affordable dwelling unit shall be a dwelling unit which:

- a) has a market value less than two (2) times 80% of the median annual household income of Lake County or
- b) has a monthly rent less than or equal to $\frac{1}{12} \times 25\%$ of 80% of the median annual household income of Lake County.
- c) the affordable housing density bonus shall be determined as follows:

% of total units affordable	Bonus
20 – 30%	10%
31 – 50%	15%

51% +	20%
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ii) **Environmental Protection**

Residential developments may receive a density bonus of up to 100% of the number of units allowed by the underlying comprehensive land use designation for the transfer of units from onsite non-altered wetlands and upland habitat.

- a) The total number of units transferred shall not exceed the gross density as allowed on the Future Land Use Map.
- b) A conservation easement pursuant to Chapter 165 of the Land Development Code shall be recorded for the property from which the units are to be transferred. Such easement shall specify that no uses other than passive recreation uses shall be allowed on the property and shall state that the easement shall restrict such land in perpetuity. The easement shall be approved by the City Attorney and recorded in the public records of Lake County.

J) *Application Review Process*

- i) **Technical Review Committee (TRC).** All applications shall be reviewed by the TRC staff and members' comments shall be delivered and discussed at a regularly scheduled meeting. Formal comments of the TRC shall be transmitted in writing to the applicant no later than five (5) working days after the meeting. A formal staff report will be forwarded to the Planning and Zoning Board with staff recommendations.
- ii) **Resubmittal of the Revised Preliminary Development Plan.** Resubmittal of the preliminary development plan reflecting revisions required by TRC comments shall be made within five (5) days of the regularly scheduled TRC meeting.

K) *Approval of Application for Rezoning*

- i) **Planning and Zoning Board Action.** The Planning and Zoning Board shall consider the submitted plan and rezoning application at a regularly scheduled meeting to determine if the application meets the requirements of this code. Upon consideration of comments and recommendations of the TRC and public, the Board shall take one of the following actions:
 - a) Postpone the consideration of the application until the next regularly scheduled meeting to allow for the resolution of outstanding issues.
 - b) Recommend that the application be approved.

- c) Recommend that the application be approved with conditions.
 - d) Recommend that the application be denied.
- ii) **City Commission Approval.** The City Commission shall consider the submitted plan and rezoning application at a regularly scheduled meeting and determine if the application meets the requirements of the Land Development Code. Upon consideration of the comments of the TRC, the public, and the recommendation of the Planning and Zoning Board, the City Commission shall take one of the following actions:
- a) Postpone the consideration of the application until the next regularly scheduled meeting to allow for the resolution of outstanding issues.
 - b) Approve the application.
 - c) Approve the application with conditions.
 - d) Deny the application.

L) *Alterations to Preliminary Development Plan*

Alterations to the approved Preliminary Development Plan shall be classified as either substantial or non-substantial amendments. The following criteria shall constitute a substantial amendment.

- i) A change which would include a land use not previously permitted under the approved PUD zoning.
- ii) A change that would increase the land use intensity by ten percent (10%) within any development phase without a corresponding decrease in some other portion of the overall PUD.
- iii) A change that would require an amendment to the conditions approved by the City Commission.
- i) A change that would reduce the required open space by more than ten percent (10%).
- ii) Any change that would eliminate pedestrian facilities or multi-use trails.

A determination of a substantial or non-substantial alteration shall be made by the City Manager or designee.

Alterations to the preliminary development plan which are determined to be substantial must be submitted with plans and support data for review by the TRC, the Planning and Zoning Board and the City Commission.

All proposed alterations to an approved plan must be submitted to the City Manager or designee for a determination of whether the alteration is substantial or non-substantial.

M) *Execution of Master Development Agreement*

The second reading of the ordinance for rezoning any land to a PUD district shall not take place until the developer has provided an executed copy of the master development agreement to the City Manager or designee. The document shall be a fully corrected copy which addresses all issues discussed prior to the scheduled second reading. The document shall also include reduced copies of the revised conceptual plan exhibits. If there are no additional requirements, corrections, or conditions attached by the City Commission at the second reading, the executed document shall be signed by the City Manager and Mayor and forwarded to the County Clerk for recording. If there are additional requirements, corrections or conditions attached by the City Commission at the second reading, the applicant shall revise the agreement and conceptual plan and return the documents to the City Manager or designee within thirty (30) days for execution and recording. The requirement to return the document within thirty (30) days shall be specified by the City Commission as a condition for approval of the rezoning.

N) *Failure to Provide Timely Resubmission*

Failure to meet any of the resubmission deadlines cited above shall require the filing of a new application, including the appropriate review fees. However, the City Manager may extend the deadlines cited above, when warranted by unforeseeable events. A request for extension shall be filed in writing with the City explaining the circumstances justifying the extension.

O) *Final Development Plan Approval*

Unless otherwise noted within the development agreement, final development approval for subdivisions or site plans within the PUD shall be required in accordance with the general procedures established by this code. Conceptual plan exhibits of the master development agreement which fully satisfy the requirements for - preliminary subdivision plan submittal shall be considered as such.

P) *Expiration of Master Development Agreement*

Any master development executed and recorded after the adoption of this development code shall be required to include an expiration date or series of expiration dates tied to specific improvements or phases. Such date(s) shall be determined based upon the size of the project, installation of physical improvements, and any other factors pertinent to the specific proposal. If the City should determine that the developer has failed to satisfy the requirements necessary to avert expiration, the development agreement shall become null and void, and approval of any additional final development plans for the PUD shall not be permitted without resubmission and approval of a

new development agreement in accordance with the procedures established in the land development code.

12) **PFD “Public Facilities District”**

The PFD district is established to manage policies of the comprehensive plan for development of public facilities. This district is established to provide for the special or substantial public interest facilities that are so desired. Conceptual site plans are required to be submitted along with rezoning applications.

A) *Permitted Uses*

- i) Airports.
- ii) Auditoriums, stadiums, arenas, and expositions.
- iii) Broadcasting facilities.
- iv) Municipal/governmental buildings, structures, and uses.
- v) Cemeteries.
- vi) Houses of worship.
- vii) Educational institutions.
- viii) Day care centers.
- ix) Electric power substations and operation centers.
- x) Gas and water metering stations.
- xi) Hospitals, clinics, and medical facilities.
- xii) Public parks and recreational facilities.
- xiii) Post offices.
- xiv) Libraries.
- xv) Police and fire facilities.
- xvi) Sewage treatment facilities.
- xvii) Water supply operations.
- xviii) Adult care facility.
- xix) Clubs, lodges, and fraternal organizations.
- xx) Funeral homes.
- xxi) Crematorium.

- xxii) Any other use of a similar nature when approved by the City Commission.

B) *Locational Criteria for PFD Districts*

- i) The approved use shall front on an arterial or collector roadway. Sewage treatment facilities, water supply operations, electric power substations and operation centers and cemeteries are exempt from this requirement.
- ii) Approved uses shall comply with appropriate landscaping and buffering requirements and access management requirements.
- iii) The site must be located in close proximity to the main user group.
- iv) The approved use must serve the majority of the population.

C) *Maximum Intensity Standard*

The maximum intensity standard shall be seventy (70) percent impervious surface ratio (which includes building coverage) ~~and~~ a maximum building height of thirty-five (35) feet and buildings are limited to 3-story maximum.

D) *Design Standards*

- i) Minimum setbacks requirements:
 - a. Front yard: Thirty feet (30')
 - b. Side yard: Fifteen feet (15').
 - c. Rear yard: Fifteen-five feet (15').
- ii) The minimum open space shall be twenty-five percent (25%).

E) *Site Plan Requirements*

- i) In order to establish "PFD" Public Facility District, the applicant must provide a Conceptual site plan as outlined in Section 154.030(d)(7)(G)(i) of the Land Development Code, with a zoning application.
- ii) After approval of the zoning, a final site plan meeting the requirements of Section 160.080 of the Land Development Code must be submitted and approved by the Technical Review Committee (TRC) before any building permits are issued or the start of operation of activity on the site.

13) **GB "Greenbelt District"**

This district is established to provide green, undeveloped areas and to protect floodplains, wetlands, other natural resources and agricultural uses. Areas of the city in which this category is most appropriate are designated as "conservation" on the future land use map of the comprehensive plan; however, this district is also permitted within all other land use designations.

A) *Permitted Uses*

- i) Groves and farms.
- ii) Single-family homes and customary accessory uses.
- iii) Swamps, wetlands, and forests.
- iv) Private and public gardens.
- v) Pastures.
- vi) Nature preserves.
- vii) Private and public parks.
- viii) Riding stables.

B) *Uses Permitted as Special Exception use Upon Approval by the City Commission*

- i) Golf courses.
- ii) Retail or wholesale plant production, nurseries, and greenhouses.
- iii) Fishing clubs and marinas.

C) *Uses Expressly Prohibited*

All uses not listed above are expressly prohibited.

D) *Site Development Standards*

- i) Minimum lot size (for buildings): One acre.
- ii) Minimum lot width at building line: 200 feet.
- iii) Minimum dwelling size: 1000 sq. feet.
- iv) Minimum street frontage: 50 feet.

- v) Minimum building setbacks:
 - Front yard: 50 feet.
 - Side yard: 25 feet.
 - Rear yard: 25 feet.
 - From any street: 50 feet.
- vi) Maximum building height: 35 feet and 3-story maximum.
- vii) Parking: See Section 162.040.
- viii) Landscaping and buffers: See Section 164.030.
- ix) Signs: See Chapter 163.
- x) Access: See Section 162.030.

14) **CBD "Central Business District Mixed Use"**

This district is established to encourage economic activity, living quarters and local employment opportunities within the central area of the City. Residential density shall not exceed four (4) dwelling units per acre, unless central sewer facilities are available at which time density is not allowed to exceed ten (10) dwelling units per acre.

A) *The following uses shall be permitted*

- i) Residential dwelling units on the 2nd or 3rd floor.
- ii) Bed and Breakfast Inn.
- iii) Convenience stores without fuel operations.
- iv) Business Services.
- v) Financial Services.
- vi) Retail sales and services.
- vii) Medical Office/Clinic.
- viii) Professional Services Office.
- ix) Office Supply.

x) Personal Services.

xi) Restaurants.

B) *Uses Permitted as Special Exception Use Upon Approval of the City Commission*

i) Banks.

ii) Daycare Centers.

iii) Health/Exercise Clubs.

iv) Tattoo parlor.

v) Veterinary Offices.

vi) Game Recreation Facility.

C) *Uses Expressly Prohibited*

i) Commercial parking.

ii) Industrial land uses.

iii) Uses prohibited by City, State, or Federal law.

iv) Adult Entertainment.

D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) *Maximum Intensity Standard*

Coverage shall be limited to eighty (80) percent impervious surface ratio (which includes building coverage), a maximum floor area ratio of 1.0, ~~and~~ a maximum building height of three stories and 35-ft.

F) *Design Standards*

i) Minimum lot size shall be six thousand (6,000) square feet with central sewer. Minimum lot size shall be ten thousand (10,000) square feet with septic tanks.

- ii) Minimum lot width shall be sixty feet (60') with central sewer at the front property line and eighty feet (80') with septic tank unless the lot is located on a cul-de- sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) Minimum setbacks requirements:
 - a. Front yard: Thirty feet (30')
 - b. Side yard: Ten feet (10'). A zero-lot line is allowed on one side setback only with a minimum of ten feet (10') on the opposite side.
 - c. Rear yard: Fifteen feet (15').
- iv) The minimum open space shall be twenty percent (20%).

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

ITEM TITLE: Second Reading and Public Hearing Ordinance 2023-019 LDR Amendment Building Heights Restriction

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Monday, December 4, 2023

SUBMITTED BY: city attorney/city manager/community development

BRIEF NARRATIVE: Ordinance 2023-019 amending Chapter 154 of the City's Land Development Regulations to restrict building heights within the city to a maximum of 35' (three stories). The first reading was held on December 14, 2023.

FUNDS BUDGETED: None

ATTACHMENTS: Draft Ordinance 2023-019 and exhibit.

RECOMMENDATION:

ACTION: Enact Ordinance 2023-019 to become effective immediately as provided by law.

ORDINANCE 2023-019

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING CHAPTER 154 OF THE CITY OF FRUITLAND PARK'S LAND DEVELOPMENT CODE TO RESTRICT BUILDING HEIGHTS TO 3-STORIES WITH A MAXIMUM HEIGHT OF 35' WITHIN ALL CITY OF FRUITLAND PARK ZONING DISTRICTS APPLICABLE TO ALL PROPERTIES WITHIN THE CITY OF FRUITLAND PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE; AND PROVIDING FOR APPROVAL AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fruitland Park desires to amend its land development code to amend the maximum number of stories allowed and maximum height of buildings within the City of Fruitland Park.

WHEREAS, the Planning and Zoning Board of the City of Fruitland Park held a public hearing on this ordinance which was advertised in accordance with law, and the Planning and Zoning Board made a recommendation to City Commission.

WHEREAS, the City Commission of the City of Fruitland Park at second reading held a public hearing for adoption of this ordinance at least 10 days after the date of advertisement.

WHEREAS, the City of Fruitland Park desires to amend the Land Development Code for the City of Fruitland Park as set forth below.

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

Section 1. The above recitals are true and correct and made an integral part of this ordinance.

Section 2. Section 154.030 d), Chapter 154 of the Land Development Regulations of the City of Fruitland Park, Florida, is hereby amended to read as set forth on **Exhibit A** attached hereto and incorporated herein

Section 3. Applicability. This ordinance shall be applicable to property located within the City of Fruitland Park municipal boundaries.

Section 4. Severability. If any section or phrase of this ordinance is held to be unconstitutional, void or otherwise invalid, the validity of the remaining portions of this ordinance shall not be affected thereby.

Section 5. Conflicts. In the event of a conflict or conflicts between this ordinance and other ordinances, this ordinance shall control and supersede.

Section 6. Inclusion. It is the intention of the City Commission of the City of Fruitland Park that this ordinance shall become and be made a part of the Land Development Code for the City. Sections may be renumbered or reorganized for editorial and codification purposes and such renumbering or reorganization shall not constitute nor be considered a substantive change to the Land Development Code as adopted.

Section 7. Effective Date. The effective date of this ordinance is upon adoption.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this ____ day of _____, 2024.

Chris Cheshire, Mayor

Attest:

Esther B. Coulson, City Clerk, MMC

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

First Reading December 14, 2023
Second Reading _____

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

EXHIBIT A

CHAPTER 154

ZONING DISTRICT REGULATIONS

SECTION 154.030: ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP

d) Purpose and Intent of Zoning Districts

This section presents the basic purpose and intent of each zoning district.

1) R-2 "Single Family Low Density Residential"

This district is established to implement comprehensive plan policies for managing low-density, single-family residential development at a density not to exceed two (2) single-family dwelling units per acre. The R-2 district is established to preserve the stability of existing and future conventional single-family residential neighborhoods, preserve open space, and manage future densities in order to assure that future densities are compatible with existing developments, natural features of the land, as well as existing and projected public services and facilities within the area.

A) *The following uses shall be permitted:*

- i) Single-family detached dwelling units.
- ii) Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development Code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage and maximum square footage pursuant to the zoning district.
- iii) Customary accessory structures incidental to the principal structure pursuant to Section 156.010 of the Land Development Code.
- iv) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with 1-6 residents.
- v) Home Occupations pursuant to Section 156.020 of the Land Development Code.

B) *Uses Permitted as Special Exception Use Upon Approval of the City Commission*

- i) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents pursuant to Section 155.030(b)(5) of the Land Development Code.

C) *Uses Expressly Prohibited*

- i) Single-family attached dwelling units.
- ii) Multi-family residential dwelling units.
- iii) Two family (duplex) dwelling units.
- iv) Commercial land uses.
- v) Industrial land uses.
- vi) Any use prohibited by City, State, or Federal law.
- vii) Adult Entertainment.

D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as a conditional use pursuant to Chapter 155 of this Code.

E) *Design Standards*

- i) Minimum lot size shall be twenty thousand (20,000) square feet.
- ii) Minimum lot width shall be one hundred feet (100') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) Maximum building height shall be thirty-five feet (35') and buildings are limited to 3-story maximum. ~~Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.~~
- iv) Minimum setbacks requirements:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Fifteen feet (15')
Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty-five feet (25')
Garage setback from roadway: Twenty-five feet (25')
- v) Maximum building coverage: Thirty percent (30%).
- vi) Minimum living area shall be one thousand two hundred

(1,200) square feet exclusive of porches, garages or utility rooms.

- vii) The minimum open space shall be twenty-five percent (25%).

2) R-4 "Single-Family Medium Density Residential"

This district is established to implement comprehensive plan policies for managing traditional single-family residential development at a density not to exceed four (4) dwelling units per acre. This district is established to preserve the stability of existing and future residential neighborhoods, preserve open space, and manage future densities to assure a smooth transition between low-density residential and areas designed for more intense uses, natural features of the land, as well as existing and projected public services and facilities within the area.

A) *The following uses shall be permitted:*

- i) Single-family detached residential dwelling units.
- ii) Customary accessory structures incidental to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to the zoning district.
- iii) Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development Code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to the zoning district.
- iv) Home Occupations pursuant to Section 156.020 of the Land Development Code.
- v) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with 1-6 residents.

B) *Uses Permitted as Special Exception Use Upon Approval by the City Commission*

- i) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents pursuant to Section 155.030(b)(5) of the Land Development Code.
- ii) Small Homestay Bed and Breakfast Inn.

C) *Uses Expressly Prohibited*

- i) General Commercial land uses.
- ii) Industrial land uses.

- iii) Any use prohibited by City, State, or Federal law.
- iv) Multi-family dwelling unit.
- v) Two-family (duplex) dwelling units.
- vi) Single family attached dwelling units.
- vii) Adult Entertainment.

D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) *Design Standards*

- i) Minimum lot size shall be ten thousand (10,000) square feet provided central sewer is utilized. Minimum lot size shall be twelve thousand five hundred (12,500) square feet when septic tanks are utilized.
- ii) Minimum lot width shall be eighty feet (80') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) ~~Maximum building height shall be thirty-five feet (35') and buildings are limited to 3-story maximum. Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.~~
- iv) Minimum setbacks requirements:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Ten feet (10')
Garage setback from roadway: Twenty-five feet (25').
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20')
Garage setback from roadway: Twenty-five feet (25').
- v) Maximum building coverage: Thirty percent (30%).
- vi) Minimum living area shall be one thousand two hundred (1,200) square feet exclusive of porches, garages or utility rooms.
- vii) The minimum open space shall be twenty-five percent (25%).

3) **R-8 "Multi-Family Low Density Residential"**

This district is established to provide for medium density residential development not restricted to single-family dwelling units. Density shall not exceed four (4) units per acre unless central sewer facilities are available at which time density is not allowed to exceed eight (8) dwelling units per acre. This zoning district will facilitate the transition between lower intensity and higher intensity residential uses.

A) *The following uses shall be permitted:*

- i) Single-family detached residential dwelling units.
- ii) Single-family attached residential dwelling units.
- iii) Customary accessory structures to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to the zoning district.
- iv) Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to the zoning district.
- v) Home Occupations pursuant to Section 156.020 of the Land Development Code.
- vi) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with 1-6 residents.
- vii) Two family (duplex) dwelling units.
- viii) Multi-family dwelling units.
- ix) Mobile Home Subdivision Development Requirements. The developer shall prepare and submit plans in accordance with the Subdivision Regulations of Chapter 157 of the Land Development Code.
- x) Small and Medium Home Stay Bed and Breakfast Inn

B) *Uses Permitted as Special Exception Use Upon Approval by the City Commission*

- i) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents pursuant to Section 155.030(b)(5) of Land Development Code.

C) *Uses Expressly Prohibited*

- i) General Commercial land uses.
- ii) Industrial land uses.
- iii) Adult Entertainment.
- iv) Any use prohibited by City, State, or Federal law.

D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) *Design Standards*

- i) Minimum lot size for single family dwellings shall be eight thousand (8,000) square feet provided central sewer is utilized. Minimum lot size for single family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- ii) Minimum lot size for multi-family dwellings shall be six thousand (6,000) square feet provided central sewer is utilized. Minimum lot size for multi-family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- iii) Minimum lot size for triplex units shall be nine thousand (9,000) square feet provided central sewer is utilized. Minimum lot size shall be fifteen thousand (15,000) square feet when septic tanks are utilized.
- iv) Minimum lot width for single family shall be sixty-five feet (65') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- v) Minimum lot width for multi-family shall be sixty feet (60') provided central sewer is utilized. Minimum lot size for multi-family shall be ten thousand (10,000) square feet when septic tanks are utilized. All lot widths are measured at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- vi) Maximum building height shall be thirty-five feet (35') and buildings are limited to 3-story maximum. ~~Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.~~
- vii) Minimum setbacks requirements for single family,

duplex and triplex units:

- a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
- b. Side: Local roadway – Twenty feet (20')
Another lot - Ten feet (10')
Garage setback from roadway: Twenty-five feet (25')
- c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20'). Each additional story of triplex units will add five feet (5') to the rear setback.
Garage setback from roadway: Twenty-five feet (25')

viii) Minimum setbacks requirements for multi-family units:

- a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
- b. Side: Local roadway – Twenty feet (20')
Another lot - Fifteen feet (15')

Garage setback from roadway: Twenty-five feet (25')
- c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20').
Garage setback from roadway:
Twenty-five feet (25')

ix) Maximum building coverage: Thirty percent (30%).

x) Minimum living area for single family shall be one thousand (1,000) square feet exclusive of porches, garages or utility rooms. Minimum living area for multi-family, duplex and triplex shall be six hundred (600) square feet exclusive of porches, garages or utility rooms.

xi) The minimum open space shall be twenty-five percent (25%).

4) **R-3A “High Density Residential/Neighborhood Commercial”**

This district is established to provide for a mix of high density residential and neighborhood commercial uses not to exceed four (4) dwelling units per acre unless central sewer facilities are available at which time density is not allowed to exceed ten (10) dwelling units per acre. Buildings are limited to 3-story maximum and maximum height of 35-ft. It is intended to provide essential services

to residential areas without detrimental effects to residential neighborhoods. Any future request for commercial development in this category will require rezoning to Planned Unit Development consistent with Section 154.030(d)(10).

A) *The following uses shall be permitted:*

- i) Single-family attached dwelling units.
- ii) Single-family detached dwelling units.
- iii) Two-family (duplex) residential dwelling units.
- iv) Multi-family residential dwelling units.
- v) Customary accessory structures incidental to the principal use not to exceed 30% of living area of the principal dwelling unit, or 450 square feet, whichever is greater.
- vi) Home occupations pursuant to Section 156.020 of the Land Development Code.
- vii) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents.
- viii) Day Care Centers.
- ix) Offices for professional services.
- x) Personal services.
- xi) Commercial uses less than 25,000 square feet, when approved through the Planned Unit Development process in Section 154.030(d)(10).

B) *Uses Permitted as Special Exception Use Upon Approval of the City Commission*

- i) Mobile home subdivisions/parks.
- ii) Adult congregate living facilities.
- iii) Nursing homes.
- iv) Small, medium, and large Homestay Bed and Breakfast Inn.

C) *Uses Expressly Prohibited*

- i) Commercial land uses greater than 25,000 square feet.
- ii) Industrial land uses.

iii) Adult Entertainment.

iv) Uses prohibited by City, State or Federal law.

D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

5) **R-10 "Multi-Family Medium Density"**

This district is established to provide for a mix of high density residential and neighborhood commercial uses not to exceed four (4) dwelling units per acre, unless central sewer facilities are available at which time density is not allowed to exceed ten (10) dwelling units per acre. It is intended to provide essential services to residential areas without detrimental effects to residential neighborhoods.

A) *The following uses shall be permitted:*

i) Single-family attached dwelling units.

ii) Single-family detached dwelling units.

iii) Two-family (duplex) residential dwelling units.

iv) Multi-family residential dwelling units.

v) Customary accessory structures to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to the zoning district.

vi) Accessory dwelling units for non-paying family members pursuant to Section 156.010 of the Land Development Code. Accessory dwelling unit may not be rented or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to the zoning district.

vii) Home occupations pursuant to Section 156.020 of the Land Development Code.

viii) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents.

ix) Small, medium, and large Homestay Bed and Breakfast Inn.

B) *Uses Permitted as Special Exception Use Upon Approval of the City Commission*

- i) Mobile home subdivisions/parks.
- ii) Adult congregate living facilities.
- iii) Nursing homes.

C) *Uses Expressly Prohibited*

- i) General Commercial land uses
- ii) Industrial land uses.
- iii) Adult Entertainment.
- iv) Uses prohibited by City, State or Federal law.

D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) *Design Standards*

- i) Minimum lot size for single family dwellings shall be eight thousand (8,000) square feet provided central sewer is utilized. Minimum lot size for single family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- ii) Minimum lot size for multi-family dwellings shall be six thousand (6,000) square feet provided central sewer is utilized. Minimum lot size for multi-family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- iii) Minimum lot size for triplex units shall be nine thousand (9,000) square feet provided central sewer is utilized. Minimum lot size shall be fifteen thousand (15,000) square feet when septic tanks are utilized.
- iv) Minimum lot width for single family shall be sixty-five feet (65') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- v) Minimum lot width for multi-family shall be sixty feet (60') provided central sewer is utilized. The lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.

- vi) ~~Maximum building height shall be thirty-five feet (35') and buildings are limited to 3-story maximum. Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.~~
- vii) Minimum setbacks requirements for single family, duplex and triplex units:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway - Twenty feet (20')
Another lot - Ten feet (10')
Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways - Twenty feet (20')
Another lot - Twenty feet (20'). Each additional story of triplex units will add five feet (5') to the rear setback.
Garage setback from roadway: Twenty-five feet (25')
- viii) Minimum setbacks requirements for multi-family units:
 - a. Front yard: Thirty feet (30')
 - b. Front yard garage: Twenty-five feet (25')
 - c. Side yard: Fifteen feet (15')
 - d. Rear yard: Thirty feet (30')
- ix) Maximum building coverage: Thirty percent (30%).
- x) Minimum living area for single family shall be one thousand (1,000) square feet exclusive of porches, garages or utility rooms. Minimum living area for multi-family, duplex and triplex shall be six hundred (600) square feet each exclusive of porches, garages or utility rooms.
- xi) The minimum open space shall be twenty-five percent (25%).

6) **R-15 "Multi-Family High Density Residential"**

This district is established to implement comprehensive plan policies for managing high density residential development at a density not to exceed four (4) dwelling units per acre unless central sewer facilities are available at which time density is not allowed to exceed (15) dwelling units per acres. This district is established to ensure that sufficient land is available for high density residential development.

- A) *The following uses shall be permitted:*
- i) Single-family attached residential dwelling units.
 - ii) Single-family detached residential dwelling units.
 - iii) Two-family (duplex) residential dwelling units.
 - iv) Multi-family residential dwelling units.
 - v) Customary accessory structures to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to the zoning district.
 - vi) Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development Code. Accessory dwelling units may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to the zoning district.
 - vii) Home Occupations pursuant to Section 156.020 of the Land Development Code.
 - viii) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents.
 - ix) Small, Medium, and Large Homestay Bed and Breakfast Inn.
- B) *Uses Permitted as Special Exception Use Upon Approval of the City Commission*
- i) Mobile home subdivisions/parks.
 - ii) Adult Congregate Living Facilities.
 - iii) Nursing Homes.
- C) *Uses Expressly Prohibited*
- i) General Commercial land uses.
 - ii) Industrial land uses.
 - iii) Uses prohibited by City, State, or Federal law.
- D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) *Design Standards*

- i) Minimum lot size for single family dwellings shall be eight thousand (8,000) square feet provided central sewer is utilized. Minimum lot size for single family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- ii) Minimum lot size for multi-family dwellings shall be six thousand (6,000) square feet provided central sewer is utilized. Minimum lot size for multi-family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- iii) Minimum lot size for triplex units shall be nine thousand (9,000) square feet provided central sewer is utilized. Minimum lot size shall be fifteen thousand (15,000) square feet when septic tanks are utilized.
- iv) Minimum lot width for single family shall be sixty-five feet (65') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- v) Minimum lot width for multi-family shall be sixty feet (60') provided central sewer is utilized. The lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- vi) Maximum building height shall be thirty-five feet (35') and buildings are limited to 3-story maximum. ~~Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.~~
- vii) Minimum setbacks requirements for single family, duplex and triplex units:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Ten feet (10')
Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20'). Each additional story of triplex units will add five feet (5') to the rear setback.
Garage setback from roadway: Twenty-five feet (25')
- viii) Minimum setbacks requirements for multi-family units:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')

Another lot - Fifteen feet (15')
Garage setback from roadway: Twenty-five feet (25')

- c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20').
Garage setback from roadway: Twenty-five feet (25')

- ix) Maximum building coverage: Thirty percent (30%).
- x) Minimum living area for single family shall be one thousand (1,000) square feet exclusive of porches, garages or utility rooms. Minimum living area for multi-family, duplex and triplex shall be six hundred (600) square feet each exclusive of porches, garages or utility rooms.
- xi) The minimum open space shall be twenty-five percent (25%).

7) **RP "Residential Professional"**

This district is established to implement comprehensive plan policies for managing transitional areas where existing residential structures can be utilized for personal and professional services and not adversely affect adjacent property. The density cannot exceed four (4) dwelling units per acre.

A) *The following uses shall be permitted:*

- i) Single Family Detached dwelling units
- ii) Customary accessory structures to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to the zoning district.
- iii) Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to the zoning district.
- iv) Business Services.
- v) Financial Services.
- vi) Personal Services.
- vii) Multi-family dwelling units.
- viii) Medical office/Clinic
- ix) Home occupations pursuant to Section 156.020 of the land Development Code.

- x) Small, Medium, and Large Homestay Bed and Breakfast Inn
- B) *Uses Permitted as Special Exception Use Upon Approval of the City Commission*
 - i) Banks.
 - ii) Day Care Centers.
 - iii) Health/Exercise Clubs.
 - iv) Office/Warehouse Facilities.
 - v) Veterinary Offices.
 - vi) Game Recreation Facility.
- C) *Uses Expressly Prohibited*
 - i) Commercial parking.
 - ii) Industrial land uses.
 - iii) Uses prohibited by City, State, or Federal law.
 - iv) Adult Entertainment.
- D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.
- E) *Design Standards*
 - i) Minimum lot size shall be ten thousand (10,000) square feet provided central sewer is utilized. Minimum lot size shall be twelve thousand five hundred (12,500) square feet when septic tanks are utilized.
 - ii) Minimum lot width shall be one hundred feet (100') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
 - ~~iii) Maximum building height shall be thirty-five feet (35') and buildings are limited to 3-story maximum. Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire and Building Official.~~
 - iv) Minimum setbacks requirements:
 - a. Front yard: Thirty feet (30')

- b. Front yard garage: Twenty-five feet (25')
- c. Side yard: Ten feet (10')
- d. Rear yard: Twenty feet (20').
- v) Maximum Impervious Surface Ratio: seventy percent (70%).
- vi) The minimum open space shall be twenty-five percent (25%).

8) **C-1 "Neighborhood Commercial"**

This district is established to implement comprehensive plan policies for managing transitional areas between residential land uses and more intense commercial and industrial uses. This district is established to provide sufficient land for both medium density residential at a density not to exceed six (6) units per acre and professional/light commercial uses.

A) *The following uses shall be permitted:*

- i) Offices for professional services.
- ii) Personal services.
- iii) Convenience stores without fuel operations.
- iv) Laundry and dry-cleaning retail stores.
- v) Day care centers.
- vi) Adult Congregate Living Facilities.
- vii) Licensed Community Residential Homes, Group Homes, Foster Care Facilities with more than six (6) residents.
- viii) Clubs, Lodges, and Fraternal Organizations.
- ix) Financial Services.
- x) Office Supply.
- xi) Retail Sales & Services.
- xii) Business Services.
- xiii) Small, Medium, and Large Homestay Bed & Breakfast Inn.
- xiv) Office Complex.
- xv) Maintenance General Contractor.

- xvi) Medical Office/Clinic.
- xvii) Family Amusement Arcade
- xviii) Adult Arcade Amusement Center/Internet Café as define in Chapter 116 of City Code of Ordinances
- xix) Licensed Medical Marijuana Treatment Centers as proved in s. 381.986, Florida Statutes.

B) *Uses Permitted as a Special Exception Use Upon Approval of the City Commission*

- i) Convenience stores with fuel operations.
- ii) Restaurants.
- iii) Banks.
- iv) Athletic/Sports Facility.
- v) Game/Recreation Facility.
- vi) Health/Exercise Club.
- vii) Mini-warehouses.
- viii) Veterinary Office.
- ix) Xerographic and Offset Printing.
- x) Office/Warehouse Facility.

C) *Uses Expressly Prohibited*

- i) Commercial Parking.
- ii) Wholesale commercial uses.
- iii) Industrial uses.
- iv) Uses prohibited by City, State, and Federal law.
- v) Adult Entertainment.
- vi) RV Parks.
- vii) Outside storage.

D) *Other Possible Uses*

Any use not listed as permitted, permitted as a special exception use or prohibited may be allowed as a conditional use pursuant

to Chapter 155 of this Code.

E) *Maximum Intensity Standard*

The maximum intensity standard shall be limited to seventy (70) percent impervious surface ratio (which includes building coverage), and maximum floor area ratio of 0.5_±, ~~and a~~ The maximum building height is of thirty-five (35) feet and buildings are limited to 3-story maximum. unless adequate fire protection is provided and approved by the City Fire Inspector and Building Official.

F) *Design Standards*

- i) Minimum lot size shall be fifteen thousand (15,000) square feet.
- ii) Minimum lot width shall be one hundred twenty-five feet (125') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) Minimum setbacks requirements:
 - a. Front yard: Thirty feet (30')
 - b. Side yard: Ten feet (10'). A zero-lot line is allowed on one side setback only with a minimum of ten feet (10') on the opposite side.
 - c. Rear yard: Fifteen feet (15').
- iv) The minimum open space shall be twenty-five percent (25%).

9) C-2 **"General Commercial"**

This district is established to implement comprehensive plan policies for managing commercial development. This district is designed to accommodate general retail sales and services.

A) *The following uses shall be permitted:*

- i) Adult/Vocational Education.
- ii) Appliance/Electronic Repair Shops.
- iii) Athletic/Sports Facility.
- iv) Auction Houses.
- v) Banks.
- vi) Bars, Lounges, and Night Clubs.

- vii) Boat Sales and Services.
- viii) Business Services.
- ix) Commercial/Industrial Equipment and Supplies.
- x) Convenience Stores with or without Fuel Operations.
- xi) Day Care Centers.
- xii) Equipment Rental.
- xiii) Financial Services.
- xiv) Furniture and Appliance Stores.
- xv) Game/Recreational Facilities.
- xvi) Health/Exercise Clubs.
- xvii) Hotels/Motels.
- xviii) Kennels.
- xix) Maintenance Contractors.
- xx) Medical Office/Clinic.
- xxi) Motor Vehicle Service Centers.
- xxii) Motor Vehicle Service Stations.
- xxiii) Offices.
- xxiv) Office Complex.
- xxv) Office Supplies.
- xxvi) Pawn Shops.
- xxvii) Personal Services.
- xxviii) Restaurants.
- xxvii) Retail Home Building Materials.
- xxviii) Retail Sales and Services.
- xxix) Shopping Center.
- xxx) Theaters.
- xxxi) Transportation Services.

- xxxii) Wholesalers and Distributors.
- xxxiii) Veterinary Clinic.
- xxxiv) Licensed Community residential homes, group homes and foster care facilities with more than six (6) residents.
- xxxv) One single family dwelling unit for owners/caretaker's residence.
- xxxvi) Motor Vehicle Repair Facility.
- xxxvii) Xerographic and Offset Printing.
- xxxviii) Commercial Parking.
- xxxix) Family Amusement Arcade.
- xl) Adult Arcade Amusement Center/Internet Cafes as defined in Chapter 116 of the City Code of Ordinances.
- xli) Licensed Medical Marijuana Treatment Centers as Provided in s, 381.986, Florida Statutes.

B) *Uses Permitted as a Special Exception Use Upon Approval of the City Commission*

- i) Gun & Archery Range.
- ii) Trucking Terminal.
- iii) Farmers/Flea Markets
- iv) Natural Gas/Propane Distribution Centers.
- v) Mobile Homes Sales.
- vi) Motor Vehicle and Boat Storage Facilities.
- vii) Motor Vehicle Dealer Sales.
- viii) Motor Vehicle Sales.

C) *Uses permitted as a Conditional Use Approval of the City Commission*

- i) Mini warehouses.

D) *Uses Expressly Prohibited*

- i) Residential uses, except as stated above in Section 154.030 (8)(A)(xxxvii) and (8)(A)(xxxviii).

- ii) Industrial uses.
- iii) Uses prohibited by City, State, and Federal law.
- iv) Adult Entertainment.
- v) Outside storage.

E) *Other Possible Uses*

Any use not listed as permitted, permitted as a special exception use or prohibited may be allowed as a conditional use pursuant to Chapter 155 of the Code.

F) *Maximum Intensity Standard*

- i) The maximum intensity standard shall be limited to seventy (70) percent impervious surface ratio (which includes building coverage), ~~and a maximum floor area ratio of .50, and a~~ The maximum building height of is thirty-five (35) feet and buildings are limited to 3-story maximum. unless adequate fire protection is provided and approved by the City Fire Inspector and Building Official.

G) *Design Standards*

- i) Minimum lot size shall be twenty thousand (20,000) square feet.
- ii) Minimum lot width shall be one hundred fifty feet (150') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) Minimum setback requirements:
 - a. Front yard: Fifty feet (50')
 - b. Side yard: Ten feet (10'). A zero-lot line is allowed on one side setback only with a minimum of ten feet (10') on the opposite side.
 - c. Rear yard: Fifteen feet (15').
- iv) The minimum open space shall be twenty-five percent (25%).

10) **/ "Industrial"**

This district is established to implement comprehensive plan policies for managing industrial development and to provide development for

limited industrial operations engaged in fabricating, repair or storage of manufactured goods, where no objectionable by-products of the activity (such as odors, smoke, dust, refuse, electro-magnetic interference, noise in excess of that customary to loading, unloading and handling of goods and materials) are noticeable beyond the lot on which the facility is located. No hazardous materials may be utilized by the industrial operations permitted in this district. The location of such districts shall take into consideration access to rail and terminal facilities, major arterial roadways, labor markets and necessary urban services. Such districts shall be accessible to major thoroughfares and buffered from residential neighborhoods.

A) *The following uses shall be permitted:*

- i) Airport and related activities.
- ii) Agriculturally related industry.
- iii) Boat repair.
- iv) Commercial/Industrial Service.
- v) Construction Contractor's Yard and Storage.
- vi) Distribution Centers.
- vii) Laboratory/Research and Development.
- viii) Laundry/Dry Cleaning Plants.
- ix) Manufacturing: Craftsman Shops.
- x) Manufacturing: Fabrication.
- xi) Manufacturing: Processing.
- xii) Motor Vehicle Repair Facility.
- xiii) Motor Vehicle Towing and Impoundment.
- xiv) Trucking Terminal.
- xv) Warehousing.
- xvi) Wholesale Commercial Uses.
- xvii) Xerographic and Offset Printing.
- xviii) Appliance/Electronic Repair Shops.
- xix) Commercial Parking.
- xx) Maintenance Contractor.

- xxi) Motor Vehicle Service Center.
- xxii) Motor Vehicle Service Station.
- xxiii) Transportation Service.
- xxiv) Family Amusement Arcade.
- xxv) Adult Arcade Amusement Center/Internet Cafes.
- xxvi) Adult Entertainment.

a) Adult entertainment uses shall be permitted as long as they are not located nearer than five hundred (500) feet to any other adult entertainment establishment, or nearer than five hundred (500) feet to any place of worship, child care center, or educational center, except vocational and technical schools, colleges, and universities.

B) *Uses Permitted as a Special Exception Use Upon Approval of the City Commission*

- i) One single-family residential dwelling unit on the site of a permitted use to be used exclusively by an owner/caretaker.
- ii) Used motor vehicle parts yard.
- iii) Natural Gas/Propane Distribution Centers.

C) *Uses Expressly Prohibited*

- i) Residential dwelling units except for Section 154.030(d)(7)(b)(I).
- ii) Uses prohibited by City, State, and Federal law.

D) *Other Possible Uses*

Any use not listed as permitted, permitted as a special exception use or prohibited may be allowed pursuant to Chapter 155 of this Code.

E) *Maximum Intensity Standard*

The maximum intensity standard shall be limited to seventy-five (75) percent impervious surface ratio (which included building coverage), a maximum floor area ratio of .50, ~~and~~ a maximum building height of thirty-five (35) feet and buildings are limited to 3-story maximum. ~~unless adequate fire protection is-~~

~~provided and approved by the City Fire Inspector and Building Official.~~

F) *Design Standards*

- i) Minimum lot size shall be thirty thousand (30,000) square feet.
- ii) Minimum lot width shall be two hundred fifty feet (200') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) Minimum setbacks requirements:
 - a. Front yard: Fifty feet (50')
 - b. Side yard: Twenty-five feet (25').
 - c. Rear yard: Twenty-five feet (25').
- iv) The minimum open space shall be twenty-five percent (25%).

11) PUD **"Planned Unit Development"**

The PUD district is established to implement comprehensive plan policies for encouraging affordable housing by allowing a variety of housing types with a broad range of housing costs. This district is designed to encourage innovative development concepts to provide design amenities and to manage natural features of the land. The location of such PUDs will be dictated by the type of development that will be provided. (Residential PUDs will be located in residentially designated areas of the Future Land Use Map of the comprehensive plan, commercial PUDs will be located in commercially designated areas of the Future Land Use Map, etc.) Densities and intensities cannot exceed those which are permitted in that area on the Future Land Use Map. Preliminary and/or Conceptual Development plans are required to be submitted along with the rezoning application. Buildings are limited to maximum of 3-story and building height of 35-ft.

A) *The following uses shall be permitted:*

- i) *Residential PUD – Single- and Multi-family residential dwelling units provided, however, that the housing stock of PUDs located within the Single-family overlay district of the Future Land Use Map which utilize multi-family units must consist of a minimum of 51% single-family dwelling units. On-site recreational facilities and on-site day care facilities, convenience store and personal services intended to service the principal use shall also be permitted.*

- ii) *Mixed Use PUD* – All uses as permitted under the R-2, R-4, R-15, RP, PFD, and C-1 zoning districts and other uses deemed appropriate and incidental to the primary use by the City Commission.

The Mixed-Use PUD located within the Mixed Community land use category shall accommodate a use mix consistent with at least two of the three of the following table and shall not exceed a density of 6 units per acre:

Use	Minimum	Maximum
Residential	15%	65%
Commercial	5%	30%
Institutional	5%	35%
Parks & Open Space	20%	
FAR		.70
ISR		.80

The Mixed-Use PUD located within the General Mixed Use land use category shall accommodate a use mix consistent with at least two of the three of the following table and shall not exceed a density of 12 units per acre:

Use	Minimum	Maximum
Residential	15%	65%
Commercial	5%	30%
Institutional	5%	25%
Parks & Open Space	20%	
FAR		.70
ISR		.80

The Mixed- Use PUD shall incorporate the following principles:

- (1) The creation of an attractive and high-quality environment that is compatible with the scale and character of the surrounding community.
- (2) The development of commercial, residential, and mixed-use areas that is safe, comfortable and attractive to pedestrians.
- (3) The location of the commercial center so that it is easily accessible by pedestrians from as many of the residential areas as possible.
- (4) The maximization of shared parking.

- (5) To develop a network of parks, walkways, public art, and cultural facilities that encourage a sense of place and the overall health and well-being of the community.
- (6) To encourage a mix of housing types and styles that provides people with affordable housing choices that can accommodate changes in lifestyle.
- (7) Encourage alternative forms of transportation.

iii) *Commercial PUD* – Commercial uses as permitted under the C-1 zoning district and other uses deemed appropriate and incidental to the primary use by the City Commission.

iv) *Industrial PUD* – Industrial uses as permitted under the Industrial zoning district, commercial uses intended to service the primary uses and other uses deemed appropriate and incidental to the primary use by the City Commission.

a) **Maximum Density/Intensity**

The maximum density/intensity allowed within the PUD shall be as delineated by the land use districts on the Future Land Use Map. A density bonus may be permitted as outlined in Section 154.030(d)(8)(I), below.

b) **PUD Land Uses**

Land uses proposed within a PUD must conform to uses allowed within the land use designations of the Future Land Use Map of the Comprehensive Plan.

B) *Minimum Parcel Size*

The minimum size of any parcel shall be ten (10) acres. A lesser minimum area may be approved if the City Commission determines that the intent and purpose of the PUD district and expressed municipal development policy would be served in such case.

C) *Unified Ownership*

All land within the PUD shall be under the ownership or control of the applicant at the time of execution of the development agreement whether the applicant be an individual, partnership or corporation or groups of individuals, partnerships or corporations.

D) *Setbacks and Buffering*

Setback requirements within the PUD shall be flexible however, in no case shall the setback be less than ten (10) feet between structures. Buffering requirements shall be established at the time of rezoning of

the property to a PUD.

E) *Pre-application Conference (Optional)*

It is recommended that a pre-application conference be held between the City Manager or designee and the developer or the developer's representatives, in order to verify the steps necessary for application and review, and discuss potential issues regarding the PUD proposal. Comments made during the pre-application conference are totally non-binding on the formal review of the preliminary development plan.

F) *Application for Rezoning*

Application for preliminary development plan and rezoning approval shall be made to the City utilizing the form provided by the City. The application shall be accompanied by one (1) hardcopy along with one (1) electronic copy of the preliminary plan prepared in accordance with the requirements of the Land Development Code.

G) *Preliminary Development Plan*

In order to implement the goals and policies of the Comprehensive Plan and to streamline the development review process, the applicant shall have the option of preparing the following types of submittals:

- i) *Conceptual Plan* – If the applicant so chooses, a conceptual plan may be submitted prior to the first rezoning hearing for review by the TRC. The conceptual plan shall include the following, which shall not be a bubble plan:
 - a) Boundary of subject property.
 - b) Major natural features such as lakes, streams, wetlands and natural communities.
 - c) Existing or proposed streets abutting the project.
 - d) Generalized location map and legal descriptions, including acreage.
 - e) Proposed land use types and their location including perimeter buffers and setbacks from perimeter boundary.
 - f) Gross densities.
 - g) Typical lot sizes showing setbacks and dimensions.
 - h) Number of units and type.
 - i) Floor area for commercial or industrial.
 - j) Adjacent zoning.

- k) Maximum building heights.
- l) Anticipated phasing plan.
- m) Proposed method of providing water service, including fire protection, sewage disposal, and stormwater management.
- n) Percentage of Open Space and location.
- o) Acreage of Parks/Recreation and location.
- p) Typical road section.
- q) Soils and 100-year flood prone areas.
- r) Project name.

- s) Existing topography at one-foot contours based on Lake County or St. Johns River Water Management District datum.
- t) Net living area for each type of dwelling unit.
- u) Preliminary Environmental Assessment per Chapter of the Land Development Code.
- v) Parking & Loading facilities.
- w) Any other information deemed pertinent by the TRC, Planning and Zoning Board or City Commission.

Upon approval of the Conceptual Plan and rezoning application by the TRC, the Planning and Zoning board and the City Commission, a preliminary development plan must be submitted for review and approval by the TRC prior to construction.

- ii) *Preliminary Development Plan* – In order to streamline the process, the applicant may elect to file a preliminary development plan for rezoning approval that meets the following requirements as outlined below. This plan can be submitted in lieu of the conceptual plan.
 - a) All items required for submittal of a Conceptual Plan outlined in 154.030 (d)(12)(g)(i).
 - b) Name and address of owner, surveyor, engineer, and any other professional consultants involved with the generation of the plan information. If the property is owned by a corporation or company, the name and address of its president and secretary, and state of incorporation shall be given.
 - c) Acreage of lots, drainage areas, common areas, and other uses; and the minimum lot size, average lot size and total number of lots, lot typical details including interior and corner lots, setbacks, phase lines, future land use, zoning, density and open space. Future land use and zoning information for adjacent properties.
 - d) Existing topography using one (1) foot contours based upon National Geodetic Vertical datum, and delineation of Flood Insurance Rate Map flood zones. All development located partially within or wholly within the Special Flood Hazard Area must be completed in accordance with Section 161.090.
 - e) Environmental assessment showing all wetlands, delineation of wooded areas and vegetative communities, if required threatened and endangered species information and a separate tree survey showing all specimen trees. See Chapter 165.

- f) All existing buildings, utilities, roads, easements or other improvements on the property, and all roads and lot lines within one hundred fifty (150) feet of the property boundary.
- g) Acreage and square feet open space, preservation areas and common areas.
- h) Required landscaping, required buffers and any fences or walls as outlined in Chapter 164.
- i) A soils report delineating the soils existing on the site to be developed.
- j) Proposed stormwater management plan and drainage control facilities.
- k) Utility sources, distribution and collection lines, if available, (including but not limited to water, sewer, electricity, cable television and telephone).
- l) Traffic Study/Traffic Statement. The traffic study shall follow the requirements of the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Concurrency Management System Traffic Impact Study Methodology Guidelines Document for Lake County.
- m) Any other information deemed pertinent by the Technical Review Committee, Planning and Zoning Board or City Commission.

Should the developer elect to submit the preliminary plan with the rezoning application, and upon approval of the rezoning application, the applicant can proceed with final development plan approval as outlined below.

iii) *Final Development Plan*

- a) All items required for submittal of Preliminary Development Plan outlined in 154.030 (d)(12)(g)(ii).
- b) Acreage and square feet open space, preservation areas, and common areas.
- c) Required landscaping, required buffers and any fences or walls as outlined in Chapter 164.
- d) Any other information deemed pertinent by the Technical Review Committee, Planning and Zoning Board or City Commission.

A minimum of twenty-five percent (25%) of the total project area shall be established and maintained as common open space or common facilities. No area shall be accepted as common open space unless it satisfies the following standards.

- i) Common open space shall be dedicated to and useable by all residents of the Planned Unit Development or specific phase thereof.
- ii) Common open space set aside for recreational use shall be suitably improved for its intended use. Such improvements may include aesthetic, amenities, buffering or recreational facilities.
- iii) Common open space set aside for the preservation of natural features or listed species habitats or for buffering purposes shall remain undisturbed and be protected by conservation easements dedicated to the property owner's/homeowner's association or State agency pursuant to Chapter 165 of the Land Development Code.
- iv) Common open space shall not be used for the construction of any structures other than recreational facilities and incidental maintenance buildings.
- v) Common open space shall be maintained by the Home Owner's Association or other legal entity of the Planned Unit Development or the specific phase thereof.

I) *Density Bonuses*

i) Affordable Housing

Residential developments may receive a density bonus not to exceed 20% of the density permitted by the applicable land use designation for the provision of affordable housing units.

An affordable dwelling unit shall be a dwelling unit which:

- a) has a market value less than two (2) times 80% of the median annual household income of Lake County or
- b) has a monthly rent less than or equal to $\frac{1}{12} \times 25\%$ of 80% of the median annual household income of Lake County.
- c) the affordable housing density bonus shall be determined as follows:

% of total units affordable	Bonus
20 – 30%	10%
31 – 50%	15%

51% +	20%
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ii) **Environmental Protection**

Residential developments may receive a density bonus of up to 100% of the number of units allowed by the underlying comprehensive land use designation for the transfer of units from onsite non-altered wetlands and upland habitat.

- a) The total number of units transferred shall not exceed the gross density as allowed on the Future Land Use Map.
- b) A conservation easement pursuant to Chapter 165 of the Land Development Code shall be recorded for the property from which the units are to be transferred. Such easement shall specify that no uses other than passive recreation uses shall be allowed on the property and shall state that the easement shall restrict such land in perpetuity. The easement shall be approved by the City Attorney and recorded in the public records of Lake County.

J) *Application Review Process*

- i) *Technical Review Committee (TRC).* All applications shall be reviewed by the TRC staff and members' comments shall be delivered and discussed at a regularly scheduled meeting. Formal comments of the TRC shall be transmitted in writing to the applicant no later than five (5) working days after the meeting. A formal staff report will be forwarded to the Planning and Zoning Board with staff recommendations.
- ii) *Resubmittal of the Revised Preliminary Development Plan.* Resubmittal of the preliminary development plan reflecting revisions required by TRC comments shall be made within five (5) days of the regularly scheduled TRC meeting.

K) *Approval of Application for Rezoning*

- i) *Planning and Zoning Board Action.* The Planning and Zoning Board shall consider the submitted plan and rezoning application at a regularly scheduled meeting to determine if the application meets the requirements of this code. Upon consideration of comments and recommendations of the TRC and public, the Board shall take one of the following actions:
 - a) Postpone the consideration of the application until the next regularly scheduled meeting to allow for the resolution of outstanding issues.
 - b) Recommend that the application be approved.

- c) Recommend that the application be approved with conditions.
 - d) Recommend that the application be denied.
- ii) *City Commission Approval.* The City Commission shall consider the submitted plan and rezoning application at a regularly scheduled meeting and determine if the application meets the requirements of the Land Development Code. Upon consideration of the comments of the TRC, the public, and the recommendation of the Planning and Zoning Board, the City Commission shall take one of the following actions:
- a) Postpone the consideration of the application until the next regularly scheduled meeting to allow for the resolution of outstanding issues.
 - b) Approve the application.
 - c) Approve the application with conditions.
 - d) Deny the application.

L) *Alterations to Preliminary Development Plan*

Alterations to the approved Preliminary Development Plan shall be classified as either substantial or non-substantial amendments. The following criteria shall constitute a substantial amendment.

- i) A change which would include a land use not previously permitted under the approved PUD zoning.
- ii) A change that would increase the land use intensity by ten percent (10%) within any development phase without a corresponding decrease in some other portion of the overall PUD.
- iii) A change that would require an amendment to the conditions approved by the City Commission.
- i) A change that would reduce the required open space by more than ten percent (10%).
- ii) Any change that would eliminate pedestrian facilities or multi-use trails.

A determination of a substantial or non-substantial alteration shall be made by the City Manager or designee.

Alterations to the preliminary development plan which are determined to be substantial must be submitted with plans and support data for review by the TRC, the Planning and Zoning Board and the City Commission.

All proposed alterations to an approved plan must be submitted to the City Manager or designee for a determination of whether the alteration is substantial or non-substantial.

M) *Execution of Master Development Agreement*

The second reading of the ordinance for rezoning any land to a PUD district shall not take place until the developer has provided an executed copy of the master development agreement to the City Manager or designee. The document shall be a fully corrected copy which addresses all issues discussed prior to the scheduled second reading. The document shall also include reduced copies of the revised conceptual plan exhibits. If there are no additional requirements, corrections, or conditions attached by the City Commission at the second reading, the executed document shall be signed by the City Manager and Mayor and forwarded to the County Clerk for recording. If there are additional requirements, corrections or conditions attached by the City Commission at the second reading, the applicant shall revise the agreement and conceptual plan and return the documents to the City Manager or designee within thirty (30) days for execution and recording. The requirement to return the document within thirty (30) days shall be specified by the City Commission as a condition for approval of the rezoning.

N) *Failure to Provide Timely Resubmission*

Failure to meet any of the resubmission deadlines cited above shall require the filing of a new application, including the appropriate review fees. However, the City Manager may extend the deadlines cited above, when warranted by unforeseeable events. A request for extension shall be filed in writing with the City explaining the circumstances justifying the extension.

O) *Final Development Plan Approval*

Unless otherwise noted within the development agreement, final development approval for subdivisions or site plans within the PUD shall be required in accordance with the general procedures established by this code. Conceptual plan exhibits of the master development agreement which fully satisfy the requirements for - preliminary subdivision plan submittal shall be considered as such.

P) *Expiration of Master Development Agreement*

Any master development executed and recorded after the adoption of this development code shall be required to include an expiration date or series of expiration dates tied to specific improvements or phases. Such date(s) shall be determined based upon the size of the project, installation of physical improvements, and any other factors pertinent to the specific proposal. If the City should determine that the developer has failed to satisfy the requirements necessary to avert expiration, the development agreement shall become null and void, and approval of any additional final development plans for the PUD shall not be permitted without resubmission and approval of a

new development agreement in accordance with the procedures established in the land development code.

12) PFD "**Public** Facilities District"

The PFD district is established to manage policies of the comprehensive plan for development of public facilities. This district is established to provide for the special or substantial public interest facilities that are so desired. Conceptual site plans are required to be submitted along with rezoning applications.

A) *Permitted Uses*

- i) Airports.
- ii) Auditoriums, stadiums, arenas, and expositions.
- iii) Broadcasting facilities.
- iv) Municipal/governmental buildings, structures, and uses.
- v) Cemeteries.
- vi) Houses of worship.
- vii) Educational institutions.
- viii) Day care centers.
- ix) Electric power substations and operation centers.
- x) Gas and water metering stations.
- xi) Hospitals, clinics, and medical facilities.
- xii) Public parks and recreational facilities.
- xiii) Post offices.
- xiv) Libraries.
- xv) Police and fire facilities.
- xvi) Sewage treatment facilities.
- xvii) Water supply operations.
- xviii) Adult care facility.
- xix) Clubs, lodges, and fraternal organizations.
- xx) Funeral homes.
- xxi) Crematorium.

- xxii) Any other use of a similar nature when approved by the City Commission.

B) *Locational Criteria for PFD Districts*

- i) The approved use shall front on an arterial or collector roadway. Sewage treatment facilities, water supply operations, electric power substations and operation centers and cemeteries are exempt from this requirement.
- ii) Approved uses shall comply with appropriate landscaping and buffering requirements and access management requirements.
- iii) The site must be located in close proximity to the main user group.
- iv) The approved use must serve the majority of the population.

C) *Maximum Intensity Standard*

The maximum intensity standard shall be seventy (70) percent impervious surface ratio (which includes building coverage) ~~and~~ a maximum building height of thirty-five (35) feet and buildings are limited to 3-story maximum.

D) *Design Standards*

- i) Minimum setbacks requirements:
 - a. Front yard: Thirty feet (30')
 - b. Side yard: Fifteen feet (15').
 - c. Rear yard: Fifteen-five feet (15').
- ii) The minimum open space shall be twenty-five percent (25%).

E) *Site Plan Requirements*

- i) In order to establish "PFD" Public Facility District, the applicant must provide a Conceptual site plan as outlined in Section 154.030(d)(7)(G)(i) of the Land Development Code, with a zoning application.
- ii) After approval of the zoning, a final site plan meeting the requirements of Section 160.080 of the Land Development Code must be submitted and approved by the Technical Review Committee (TRC) before any building permits are issued or the start of operation of activity on the site.

13) **GB "Greenbelt District"**

This district is established to provide green, undeveloped areas and to protect floodplains, wetlands, other natural resources and agricultural uses. Areas of the city in which this category is most appropriate are designated as "conservation" on the future land use map of the comprehensive plan; however, this district is also permitted within all other land use designations.

A) *Permitted Uses*

- i) Groves and farms.
- ii) Single-family homes and customary accessory uses.
- iii) Swamps, wetlands, and forests.
- iv) Private and public gardens.
- v) Pastures.
- vi) Nature preserves.
- vii) Private and public parks.
- viii) Riding stables.

B) *Uses Permitted as Special Exception use Upon Approval by the City Commission*

- i) Golf courses.
- ii) Retail or wholesale plant production, nurseries, and greenhouses.
- iii) Fishing clubs and marinas.

C) *Uses Expressly Prohibited*

All uses not listed above are expressly prohibited.

D) *Site Development Standards*

- i) Minimum lot size (for buildings): One acre.
- ii) Minimum lot width at building line: 200 feet.
- iii) Minimum dwelling size: 1000 sq. feet.
- iv) Minimum street frontage: 50 feet.

- v) Minimum building setbacks:
 - Front yard: 50 feet.
 - Side yard: 25 feet.
 - Rear yard: 25 feet.
 - From any street: 50 feet.
- vi) Maximum building height: 35 feet and 3-story maximum.
- vii) Parking: See Section 162.040.
- viii) Landscaping and buffers: See Section 164.030.
- ix) Signs: See Chapter 163.
- x) Access: See Section 162.030.

14) **CBD "Central Business District Mixed Use"**

This district is established to encourage economic activity, living quarters and local employment opportunities within the central area of the City. Residential density shall not exceed four (4) dwelling units per acre, unless central sewer facilities are available at which time density is not allowed to exceed ten (10) dwelling units per acre.

A) *The following uses shall be permitted*

- i) Residential dwelling units on the 2nd or 3rd floor.
- ii) Bed and Breakfast Inn.
- iii) Convenience stores without fuel operations.
- iv) Business Services.
- v) Financial Services.
- vi) Retail sales and services.
- vii) Medical Office/Clinic.
- viii) Professional Services Office.
- ix) Office Supply.

x) Personal Services.

xi) Restaurants.

B) *Uses Permitted as Special Exception Use Upon Approval of the City Commission*

i) Banks.

ii) Daycare Centers.

iii) Health/Exercise Clubs.

iv) Tattoo parlor.

v) Veterinary Offices.

vi) Game Recreation Facility.

C) *Uses Expressly Prohibited*

i) Commercial parking.

ii) Industrial land uses.

iii) Uses prohibited by City, State, or Federal law.

iv) Adult Entertainment.

D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) *Maximum Intensity Standard*

Coverage shall be limited to eighty (80) percent impervious surface ratio (which includes building coverage), a maximum floor area ratio of 1.0, ~~and~~ a maximum building height of three stories and 35-ft.

F) *Design Standards*

i) Minimum lot size shall be six thousand (6,000) square feet with central sewer. Minimum lot size shall be ten thousand (10,000) square feet with septic tanks.

- ii) Minimum lot width shall be sixty feet (60') with central sewer at the front property line and eighty feet (80') with septic tank unless the lot is located on a cul-de- sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) Minimum setbacks requirements:
 - a. Front yard: Thirty feet (30')
 - b. Side yard: Ten feet (10'). A zero-lot line is allowed on one side setback only with a minimum of ten feet (10') on the opposite side.
 - c. Rear yard: Fifteen feet (15').
- iv) The minimum open space shall be twenty percent (20%).

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

ITEM TITLE: Second Reading and Public Hearing Ordinance
2023-015 Annexation – 16.67 ± Acres– East US
Highway 441/27 and East of Register Road Griffin
Preserve – Petitioner: Beryl N. Stokes III

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Monday, December 4, 2023

SUBMITTED BY: city attorney/city manager/community development

BRIEF NARRATIVE: Ordinance 2023-015 Owner submitted an application for annexation, a small-scale comprehensive plan amendment (SSCPA), and a planned unit development rezoning to receive city services and develop a proposed 67-unit single family subdivision with a proposed density limitation of four units/acre. (The first reading was held on December 14, 2023.)

FUNDS BUDGETED: None

ATTACHMENTS: Ordinance 2023-015, legal description, map, staff report and affidavit.

RECOMMENDATION: The Planning and Zoning Board recommended approval at its November 16, 2023 meeting.

ACTION: Enact Ordinance 2023-015 to become effective immediately as provided by law.

ORDINANCE 2023-015

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 16.67 ± ACRES OF LAND GENERALLY LOCATED EAST OF US HIGHWAY 441/27 AND EAST OF REGISTER ROAD; 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 by Sloan Engineering Group, Inc., as Applicant, on behalf of Beryl N. Stokes, III, Owner, requesting that approximately 16.67 ± acres of real property generally located east of US Highway 441/27 and east of Register Road (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 16.67 acres of land generally located east of US Highway 441/27 and east of Register Road, 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: See attached Exhibit A.

Parcel Alternate Key No. 1287201 and 1287146

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 _____, 2023.

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

Passed First Reading December 14, 2023

Passed Second Reading_____


EXHIBIT A
Legal Description

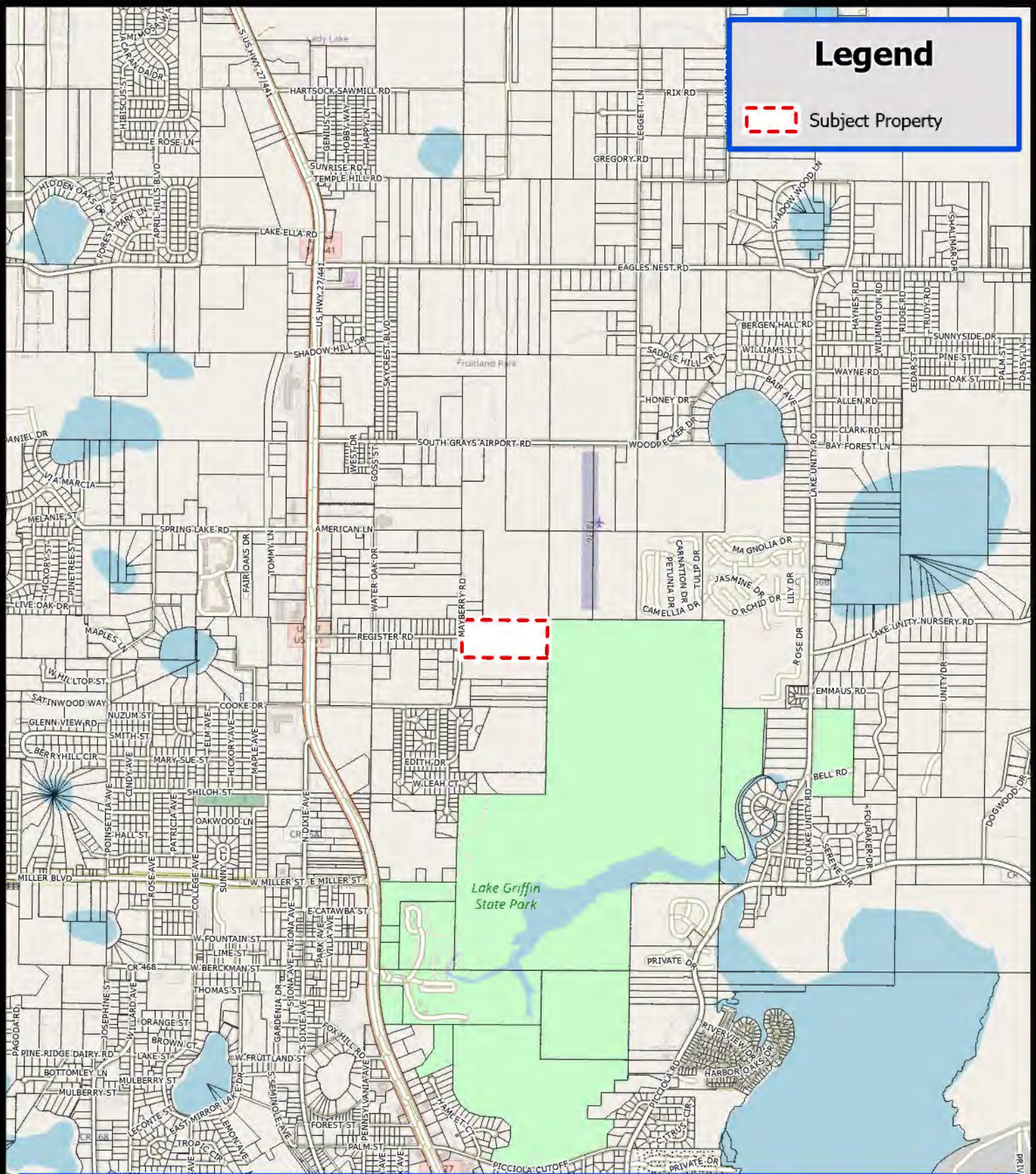
That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3; thence run N89°46'23"W along the North line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1327.38 feet to the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run S00°53'13"W along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1312.33 feet to the Point of Beginning.

Contains 729,865 square feet or 16.755 acres, more or less.

Legend

 Subject Property



Lake Griffin Preserve Location

Fruitland Park, FL

Project: LGP
Project #: 398-23-08
File: Location
PM: Sherie Lindh
Date: July 26th, 2023
Created By: C.Manno



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

ANNEXATION, SSCPA, AND REZONING

Owner: Beryl Stokes, III

Applicant: Sloan Engineering Group, Inc., Steve Sloan, P.E.

General Location: East of US 27/441 and East of Register Road

Number of Acres: 16.755 ± acres

Existing Zoning: Agriculture and Light Manufacturing (Lake County)

Proposed Zoning: PUD (City of Fruitland Park)

Existing Land Use: Regional Office

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

Date: September 19th, 2023

Description of Project

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop a proposed 67-unit single family subdivision. Based on the proposed density limitation of 4 units/acre the maximum allowable development is 67 units.

	Surrounding Zoning	Surrounding Land Use
North	R-1 (Lake County) & City PUD	Regional Office (3.0 FAR) (Lake County) & SF Low Density (2 units/acre)
South	R-1 (Lake County)	Urban Low (4 units/acre) (Lake County)
East	PFD	Recreation (0.30 FAR)
West	CFD and R-6	Urban Medium Density (7 units/acre)

Assessment

Annexation

The subject site is adjacent to the City limits along the northeastern and eastern property boundaries and is eligible for voluntary annexation. The proposed annexation would be considered infill development. The subject site is also within the City's Utility Service Area.

Small Scale Comp Plan Amendment

The proposed small scale comprehensive plan amendment consists of 16.755 ± acres and is located east of US Highway 27/441 and east of Register Road. For comprehensive plan purposes a maximum development scenario was utilized.

The site is designated as Regional Office on the Lake County Future Land Use Map and it is proposed to designate the site as City of Fruitland Park Single Family Medium Density. Under the Lake County Regional Office future land use the property could have been developed at a maximum development scenario of 218 MF units and 2,178,436 SF of commercial/office uses pursuant to Lake County FLU Policy 1-1.3.6 which allows a 3.0 FAR and multi-family residential at 1 unit per 10,000 SF of commercial space. Under the proposed Single Family Medium Density land use the property could be developed at a maximum development scenario of 67 units (4 units/acre); therefore, the amendment would result in a decrease of 151 units and a decrease of 2,178,436 SF of commercial/office uses. It should be noted that maximum densities and intensities will not be achieved in all cases. Compatibility standards and other LDR regulations including those regulating the interaction between land use districts and design districts, as related to each specific site's unique characteristics, will determine actual achievable densities and intensities).

The property to the north within the city limits is designated as SF Low Density (2 units/acre) and the property to the east is designated as Recreation. The adjacent properties within Lake County are designated as Regional Office, Urban Low Density (4 units/acre) and Urban Medium Density (7 units/acre).

The proposed amendment is compatible with the exiting adjacent land uses and would result in a logical transition between those land uses.

Residential Needs Analysis – The housing element data and analysis indicates the City requires a minimum of 5,460 additional dwelling units to meet the projected need through 2035. The addition of 67 units will assist in meeting this need.

School Impact Analysis – The amendment will decrease the impacts to schools, as it is a decrease in density from 1 unit per 10,000 SF (218 MF units) to 4 units/acre (67 units). The decrease in school age children is from 61 students to 17 students; a decrease of 44 students.

Existing County Land Use Residential Units: 218 MF units

Proposed Development Residential Units: 67 SF units

The anticipated number of students generated by the existing land use is shown in Table 1.

**TABLE 1
STUDENTS GENERATED BASED ON EXISTING DEVELOPMENT**

Lake County Student Generation Rates	
Multi-Family	
Type	Student Multipliers per Dwelling Unit
High School	0.068
Middle School	0.061
Elementary School	0.153
Total	0.282

Lake County Student Generation Rates	
Single-Family	
Type	Student Multipliers per Dwelling Unit
High School	0.114
Middle School	0.079
Elementary School	0.157
Total	0.350

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	0	0.152	0	218	0.153	33	33
MIDDLE	0	0.074	0	218	0.061	13	13
HIGH	0	0.102	0	218	0.068	15	15
GRAND TOTAL							61

The anticipated number of students generated by the proposed land use is shown in Table 2.

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
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ELEMENTARY	67	0.157	4	0	0.143	0	4
MIDDLE	67	0.079	5	0	0.063	0	5
HIGH	67	0.114	8	0	0.077	0	8
GRAND TOTAL							17

Traffic Impact Analysis – The amendment will decrease traffic impacts as it is a decrease in density and intensity. Register Road is under the jurisdiction of Lake County and is designated as a local roadway. The LOS for Register Road is “D”. Results of the trip analysis just for the residential portion of the project indicate that the proposed amendment will decrease the daily trips by 752 and reduce the PM Peak hour trips by 41.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
SF Residential	67 units	210	717	70	44	26
TOTAL GROSS TRIPS (PROPOSED)			717	70	44	26

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
MF Residential	218 units	220	1,469	111	70	41
TOTAL GROSS TRIPS (EXISTING)			1,469	111	70	41

Net Difference (Proposed Net Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	-41	-26	-15

Solid Waste Impact Analysis – The LOS for solid waste is 2 collections per week pursuant to Public Facilities Policy 4-6.1. The City utilizes a private waste hauler through a franchise agreement. The amendment will not cause a deficiency in the LOS.

Utility Impact Analysis – The subject site is within the City of Fruitland Park Utility Service Area and central water is available. The LOS for water is 172 gallons per resident per day pursuant to

Public Facilities Policy 4-10.1. The estimated population based on US Census data (estimated 2021) of 2.34 person per household is 157. The estimated water usage is 0.027.

The City owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.879 MGD and the permitted consumptive use permit capacity is 1.22 MGD. The City has a current available capacity of .317 mgpd and an analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.29 mgpd.

The City of Fruitland Park provides sanitary sewer. The City of Fruitland Park has an agreement with the Town of Lady Lake to treat sewage and the maximum capacity is 500,000 gallons per day (0.5 mgd). The City currently has an available capacity of 374,000 gallons per day (0.374 mgd). The LOS for sanitary sewer is 122 gallons per resident per day pursuant to Public Facilities Policy 4-2.1. The estimated population based on US Census data (estimated 2021) of 2.32 person per household is 157. The estimated sanitary sewer usage is 0.019 (mgd). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.355 (mgd).

Environmental Analysis – An environmental assessment was conducted by Bio Tech Consulting, Inc. (Appendix A). There are no wetlands or flood prone areas on the subject site. Results of the assessment indicate the presence of one (1) protected species, the gopher tortoises. Prior to development, the appropriate regulatory permits will be required.

Rezoning

The subject property is currently zoned Agriculture and Light Manufacturing (LM) in Lake County and the proposed City zoning is Planned Unit Development (PUD) for the development of a 67-unit subdivision. The proposed zoning is compatible with the adjacent lands. The property to the North is zoned PUD and R-1. The property to the west is zoned Community Facilities District (CFD) and R-6. The property to the south is zoned R-1 and the property to the east is zoned PFD. The city has approved several subdivisions in the general area; Logan PUD to the north which allows 78 SF units and Gardenia East which allows for 49 SF units on 4,000 SF lots. To the southwest is Chelsea Run which is zoned R-15 with lots of approximately 7,840 SF.

Concept Plan

The concept plan identifies a 10' landscaping buffer along Register Road. Pursuant to Chapter 164, Section 164.030(b) landscape buffers for PUDs are reviewed individually with each application. The proposed single family lot sizes within the development are less than the minimum standard for the 8,000 SF lot minimums of the R-8, R-10, and R-15 category which would require a minimum of a Type "A" - 10' buffer adjacent to single family development of

larger lots (R-2 and R-4) per the table as outlined in Section 164.030(b). At a minimum a 10' buffer is recommended by staff along the entire property boundary.

Comprehensive Plan Compliance

The subject amendment is consistent with the following Comprehensive Plan policies, among others. The amendment will further the City's goals in meeting projected housing demands through 2035.

FLU Policy 1-1.1: Adequate Residential Land Area.

FLU Policy 1-1.2: Density and Intensity Standards and Table 1-1 – Single-Family Medium Density, 4 units/acre.

FLU Policy 1-1.4: Single-Family Medium Density.

FLU Policy 1-2.1: Promote Orderly, Compact Growth.

Recommendation

Please submit adequate schools determination or school concurrency reservation. At a minimum a 10' landscaping buffer is recommended by staff on all property boundaries. Please revise the preliminary site plan to include landscaping buffers along all property boundaries.

The Villages DAILY SUN

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

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # 1157101 in the matter of

NOTICE OF PUBLIC HEARINGS

was published in said newspaper in the issues of

NOVEMBER 8, 2023
NOVEMBER 15, 2023

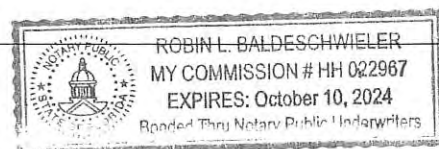
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

(Signature Of Affiant)

Sworn to and subscribed before me this 16
day of November 2023.

Robin L. Baldeschwieler, Notary

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



NOTICE OF PUBLIC HEARINGS

ORDINANCE 2023-015

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 16.67 ± ACRES OF LAND GENERALLY LOCATED EAST OF US HIGHWAY 441/27 AND EAST OF REGISTER ROAD; 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 2023-016

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 PLAN DESIGNATION FROM LAKE COUNTY REGIONAL OFFICE TO CITY SINGLE-FAMILY MEDIUM DENSITY OF 16.67 +/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF US HWY 441/27 AND EAST OF REGISTER ROAD; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2023-017

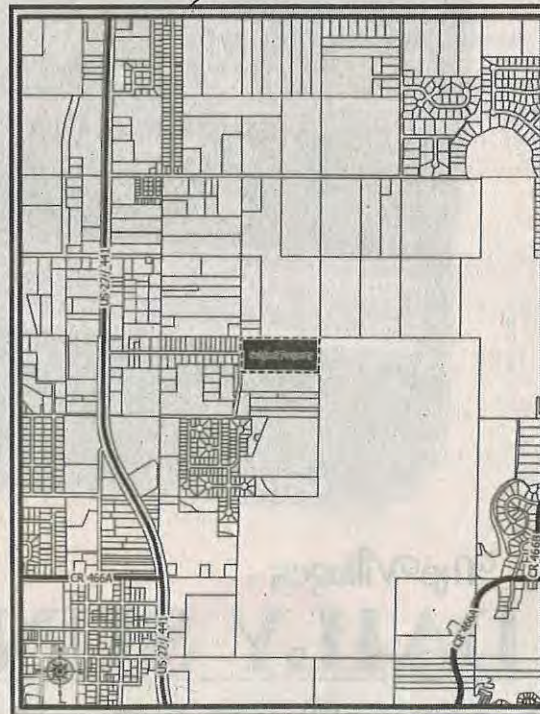
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 16.67 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) AND LIGHT MANUFACTURING (LM) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED EAST OF US HWY. 441/27 AND EAST OF REGISTER ROAD; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS 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:

Planning & Zoning Board Thursday, November 16, 2023 @ 6:00 p.m.
City Commission 1st Reading Thursday, December 14, 2023 @ 6:00 p.m.
Land Planning Agency Meeting Thursday, December 14, 2023 @ 6:15 p.m.
City Commission 2nd Reading Thursday, January 11, 2024 @ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. 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
AGENDA ITEM SUMMARY SHEET
Item Number: 4n

ITEM TITLE: Second Reading and Public Hearing Ordinance 2023-016 Small-Scale Comprehensive Plan Amendment – East of US 27/441 and East of Register Road – Petitioner: Beryl N. Stokes III

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Monday, December 4, 2023

SUBMITTED BY: city attorney/city manager/community development

BRIEF NARRATIVE: Ordinance 2023-016 Owner submitted an application for annexation, a small-scale comprehensive plan amendment (SSCPA), and a planned unit development rezoning to receive city services and develop a proposed 67-unit single family subdivision with a proposed density limitation of four units/acre. The SSCPA request is to amend the future land use plan designation from Lake County Regional Office to City Single Family Medium Density of 16.67+ acres. (The first reading was held on December 14, 2023.)

FUNDS BUDGETED: None

ATTACHMENTS: Ordinance 2023-016, legal description, proposed and existing FLU map. (See Item #4m for staff report and affidavit.)

RECOMMENDATION: The Planning and Zoning Board recommended approval at its November 16, 2023 meeting.

ACTION: Enact Ordinance 2023-016 to become effective 31 days after adoption as provided by law.

ORDINANCE 2023-016

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 PLAN DESIGNATION FROM LAKE COUNTY REGIONAL OFFICE TO CITY SINGLE-FAMILY MEDIUM DENSITY OF 16.67 +/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF US HWY 441/27 AND EAST OF REGISTER ROAD; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Sloan Engineering Group, Inc. as applicant, on behalf of Beryl N Stokes, III as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Single-Family Medium Density" 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 16.67 ± acres generally located east of US Highway 441/27 and east of Register Road as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Single-Family Medium Density under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

Section 2: A copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Fruitland Park as a matter of permanent record of the City, matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3. Direction to the City Manager.

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

Section 4: Severability.

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

Section 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6: Scrivener's Errors.

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

Section 7. Adoption

After adoption, a copy hereof shall be forwarded to the Department of Economic Opportunity.

Section 8: This Ordinance shall become effective 31 days after its adoption by the City Commission. If this Ordinance is challenged within 30 days after its adoption, it may not become effective until the state land planning agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is in compliance. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2023.

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 DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Commissioner Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Mobilian	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

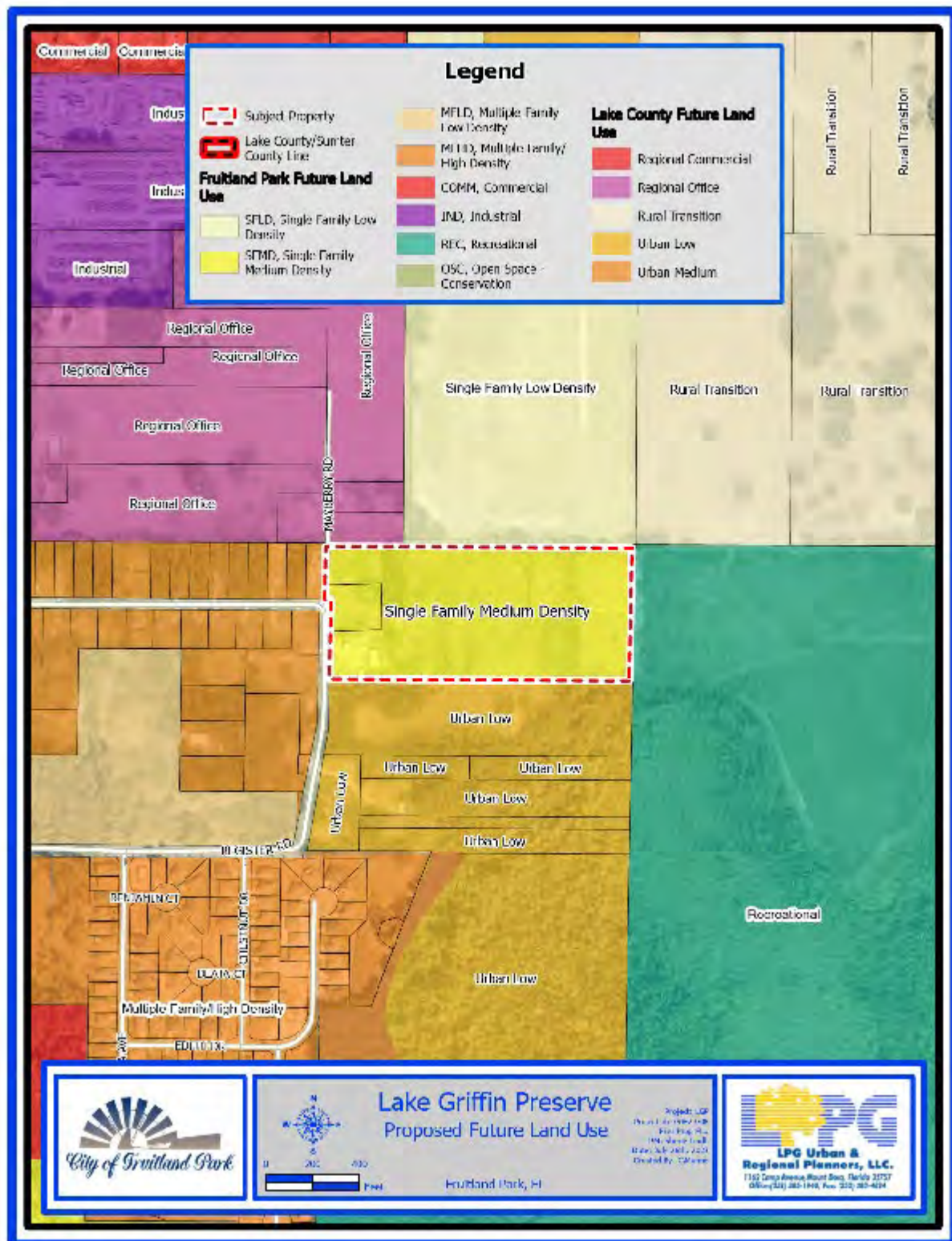
Passed First Reading December 14, 2023
Passed Second Reading _____
(SEAL)

“EXHIBIT A”

That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3; thence run N89°46'23"W along the North line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1327.38 feet to the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run S00°53'13"W along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1312.33 feet to the Point of Beginning. Contains 729,865 square feet or 16.755 acres, more or less.

EXHIBIT B



Commercial Commercial

Indus

Indus

Industrial

Regional Office

Regional Office

Regional Office


Regional Office


Regional Office

Regional Office


MAYBERRY RD


Legend


 Subject Property


 Lake County/Sumter County Line

Lake County Future Land Use

 Regional Commercial


 Regional Office


 Rural Transition


 Urban Low


 Urban Medium

Fruitland Park Future Land Use


 SFLD, Single Family Low Density

 SFMD, Single Family Medium Density


 MFLD, Multiple Family Low Density

 MFHD, Multiple Family/High Density

 COMM, Commercial

 IND, Industrial

 REC, Recreational

 OSC, Open Space - Conservation

Rural Transition

Rural Transition

Single Family Low Density

Rural Transition

Rural Transition

Regional Office

Urban Low

Urban Low

Urban Low

Urban Low

Urban Low

Urban Low

Recreational

BENJAMIN CT

CHESTNUT DR

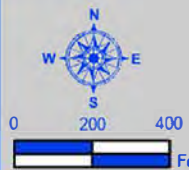
DEATA CT

Multiple Family/High Density

AVE

EDITH DR

REGISTER RD



Lake Griffin Preserve Existing Future Land Use

Fruitland Park, FL

Project: LGP
Project #: 398-23-08
File: Prop FLU
PM: Sherie Lindh
Date: July 26th, 2023
Created By: C.Manno



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

ITEM TITLE: Second Reading and Quasi-Judicial Public Hearing Ordinance 2023-017 Rezoning – 16.67+ Acres Lake County Agricultural and Light Manufacturing to PUD – East of US 27/441 and East of Register Road (Griffin Preserve) – Petitioner: Beryl N. Stokes III

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Monday, December 4, 2023

SUBMITTED BY: city attorney/city manager/community development

BRIEF NARRATIVE: Ordinance 2023-017 Request for planned unit development zoning for approximately 16.67+ acres to develop a proposed 67-unit single family subdivision with a density limitation of four units/acre. The proposed zoning is compatible with the adjacent lands. (The first reading was held on December 14, 2023.)

FUNDS BUDGETED: None

ATTACHMENTS: Ordinance 2023-017, master development agreement revised, proposed and existing zoning maps, preliminary site plan, city engineering and Lake County Public Works comments and elevations. (See Item #4m for staff report and advertising affidavit.)

RECOMMENDATION: The Planning and Zoning Board recommended approval at its November 16, 2023 meeting.

ACTION: Enact Ordinance 2023-017 to become effective immediately as provided by law.

ORDINANCE 2023-017

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 16.67 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) AND LIGHT MANUFACTURING (LM) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED EAST OF US HWY. 441/27 AND EAST OF REGISTER ROAD; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Sloan Engineer Group, Inc. as applicant, on behalf of Beryl N. Stokes, III as Owner, requesting that real property within the city limits of the City of Fruitland Park be rezoned from Lake County Agriculture (A) and Light Manufacturing (LM) to Planned Unit Development (PUD) within the City limits of Fruitland Park; and

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

WHEREAS, the required notice of the proposed zoning 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 FRUITLAND PARK, FLORIDA, AS FOLLOWS:

Section 1: The following described property consisting of approximately 16.67 \pm acres generally located east of U.S. Highway 441/27 and east of Register Road as described as set forth on **Exhibit "A"** and depicted on the map attached hereto as **Exhibit "B"**. shall hereafter be designated as PUD "Planned Unit Development" as defined in the Fruitland Park Land Development Regulations. The Property shall hereafter be developed with a maximum of 67 residential units and according to the Master Development Agreement attached hereto as **Exhibit "C"**, which includes, but is not limited to, the concept plan attached to the Master Development Agreement.

Section 2: That the City Manager, or designee, is hereby directed to have amended, altered, and implemented the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 3. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. 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 5. Conflict. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. 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 _____, 2023.

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

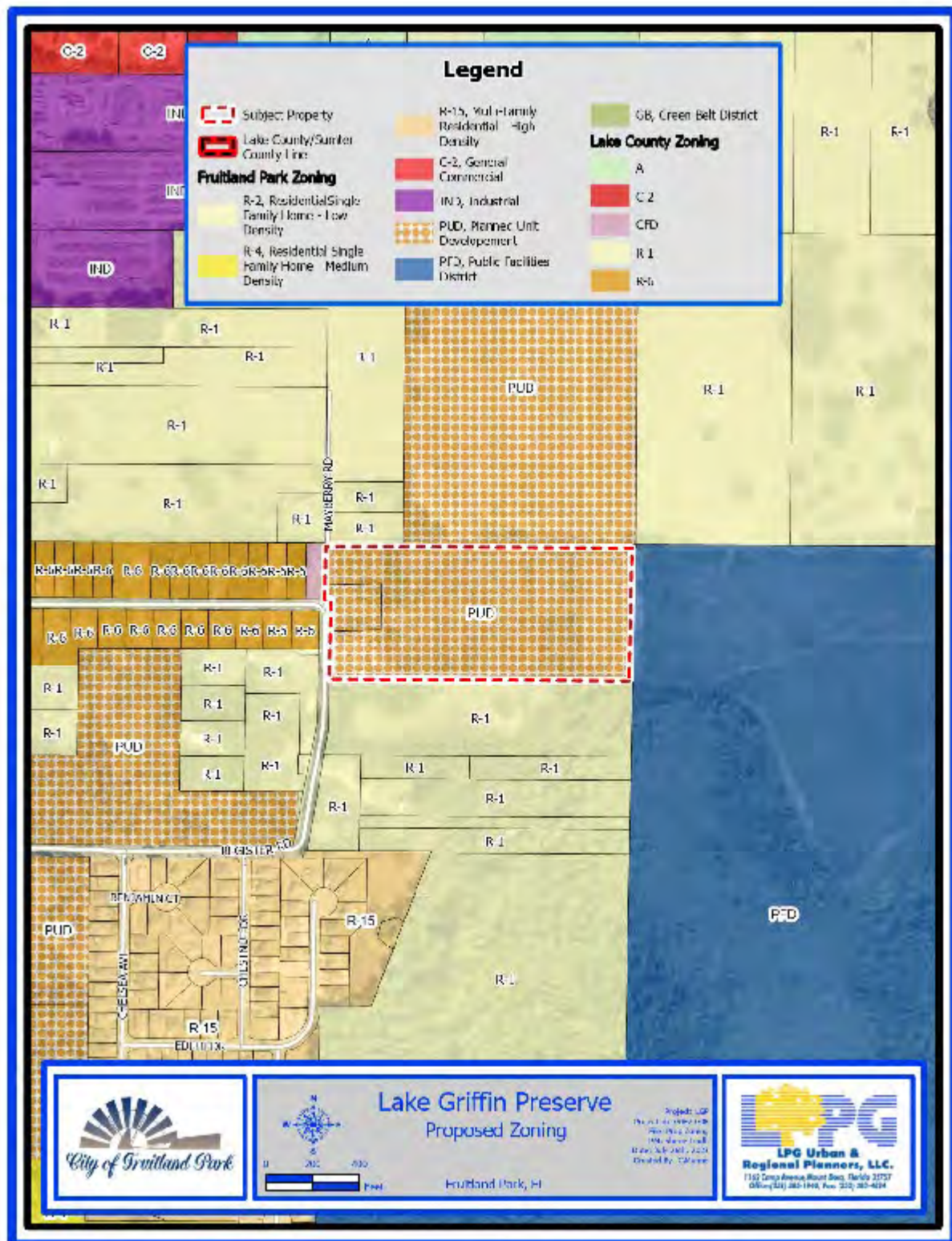
Passed First Reading December 14, 2023
Passed Second Reading _____
(SEAL)

“EXHIBIT A”

That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3; thence run N89°46'23"W along the North line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1327.38 feet to the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run S00°53'13"W along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1312.33 feet to the Point of Beginning.
Contains 729,865 square feet or 16.755 acres, more or less.

EXHIBIT "B"



**EXHIBIT “C”
MASTER DEVELOPMENT AGREEMENT**

Record and Return to:
City of Fruitland Park
Attn: City Clerk
506 W. Berckman Street
Fruitland Park, Florida 34731

MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into and made as of the ____th day of _____, 2023, between the **CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation**, (hereinafter referred to as the "City"), and Beryl N. Stokes, III, (hereinafter referred to as the "Owner").

RECITALS

1. The Owner owns 16.67 ± acres of property within the City of Fruitland Park, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").
2. The Owner desires to rezone the Property as set forth herein.
3. The Property is currently located within the City of Fruitland Park with 16.67 +/- acres having a future land use designation of "Single Family Medium Density" on the City of Fruitland Park Future Land Use Map and zoned Lake County Agriculture (A) and Light Manufacturing (LM).
4. Owner has filed applications rezoning from Lake County Agriculture (A) and Light Manufacturing (LM) to City of Fruitland Park "Planned Unit Development" for the Property.
5. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
6. The City of Fruitland Park has determined that the rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.
7. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.
8. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.
9. This Agreement will address development of the 16.67 +/- acres to be developed for residential use.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto

agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application for a rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement, adopts an ordinance rezoning the Property and such rezoning becomes effective. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning. However, if the City denies the application for rezoning, this Agreement shall be void and shall be of no further force and effect.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Conceptual Plan" prepared by Sloan Engineering Group, Inc., dated 8-28-23, and attached as **Exhibit "B"** (the "Plan"). The project shall be developed as a residential subdivision. All development shall be consistent with City's "PUD" (Planned Unit Development-) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 4. Permitted Uses for Permitted Uses shall include:

- a. Single family detached residential dwelling units..
- b. Passive and Active Recreation Facilities.
- c. Residential units shall not exceed 67 single family dwelling units.
- d. Temporary modular office uses shall be allowed during construction.
- e. Up to six (6) model homes prior to platting, after approval of the preliminary plan, provided that the model homes shall not be eligible to receive certificates of occupancy for residential use until final plat approval. All off-street parking for model homes shall comply with the requirements in the City's Land Development Code.

Section 5. Development Standards. Development Standards shall be as follows:

- a. The minimum living area shall be 1,200 square feet for the single-family detached homes
- b. The minimum lot size shall be 5,750 square feet for the detached single-family homes.
- c. Minimum lot width for detached single-family shall be 50 feet with a minimum lot depth of 115 feet.
- d. Minimum Setback requirements for detached residential units shall be:

Front: Twenty feet (20')
Garage - Twenty-five feet (25')

Side: Five feet (5')
Corner Lot - Fifteen feet (15')

Rear: Fifteen feet (15')

Accessories Setback: All accessory structures shall be located no closer to the property line than five feet (5').

- e. Maximum building height shall be limited to thirty-five feet (35') for single family.
- f. For clarity and avoidance of doubt, the open space requirement associated with the development of the Property shall be 25% of the total developable acreage of the Property.
- g. In order to utilize the stormwater ponds as common open space they shall provide a recreational component such as walking trails, dog park, or open play fields.
- h. Any zoning standard not specifically listed in this Agreement shall be in compliance with the R-4 zoning district standards and other applicable sections of the Land Development Code.

Section 6. Residential Standards. There must be at least five (5) elevations with at least two (2) variations in material treatments for each elevation. Duplicative elevations adjacent to each other, across the street from each other, or diagonal to each other are prohibited.

Section 7. Changes to the Development Plan. Changes to the Development Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process.

Section 8. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by one primary access off of Register Road, unless otherwise approved by Lake County. Actual location and design of the boulevard shall be determined during the Preliminary Subdivision Plan review. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park, including off-site road improvements on Register Road, and conveyance of additional right-of-way for Register Road.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements including curb and gutter.
- c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.
- d. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Fruitland Park; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City the road system is in suitable condition and meets City of Fruitland Park requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time
- e. A traffic/transportation study shall be submitted prior to preliminary subdivision plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Permittee.

Section 9. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way. Lighting shall comply with the residential design requirements of the Fruitland Park Land Development Regulations.

Section 10. Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction.

Section 11. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate at the time the building permit is issued.

Owner agrees to pay all other impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of site plan and City is willing to allocate such capacity to Owner, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

Section 12. Easements. Owner shall provide the City such public easements or right of way in form acceptable to the City Attorney, as the City deems necessary for utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 13. Landscaping/Buffers. Owner has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall install and maintain a ten-foot (10') landscape buffer type "B" along the PUD perimeter property boundary. All landscaping and tree protection shall comply with Chapter 164 of the City of Fruitland Park Land Development Regulations.

Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Fruitland Park Land Development Regulations pertaining to tree removal and replacement.

Section 14. Stormwater Management. Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 15. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and

conditions and in the same manner as are afforded to all other commercial property owners within the City.

Section 16. Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 17. Signage. Owner shall submit a master sign plan as a component of the preliminary plan application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations. Alternatively, the Owner, in the Owner's discretion, may apply to amend the PUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.

Section 18. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record. Title opinion or certification shall have an effective date of no more than 30 days prior to submittal. A copy of all back up documents referenced in the title opinion or certification must be provided.

Section 19. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 20. Due Diligence.

The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 21. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes*.

Section 22. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 23. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 24. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 25. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 26. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone Anita Geraci-Carver Law Office of Anita Geraci-Carver, P.A. 1560 Bloxam Avenue Clermont, Florida 34711 352-243-2801 Telephone 352-243-2768 Facsimile
As to Owner:	Beryl N. Stokes, III 1035 W Dixie Avenue Leesburg, Florida 34748 352-678-6078 Telephone
Copy to:	

Section 27. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 28. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, or the effective date of the annexation of the Property, whichever occurs later, and shall terminate five (5) years thereafter.

Section 29. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 30. Severability. If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not effect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

Signature pages to follow

IN WITNESS WHEREOF, the Owner and the City have executed this Agreement as of the day and year first above written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Witness Signature

By: _____
Beryl N. Stokes, III

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by [☐] physical presence or [☐] online notarization this ____ day of _____ by Beryl N. Stokes, III who is personally known to me or who have produced _____ as identification.

Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

ACCEPTED BY THE CITY OF FRUITLAND PARK

Approved as to form and
Legality for use and reliance
by the City of Fruitland Park

By: _____
Chris Cheshire, Mayor

Date: _____

Anita Geraci-Carver
City Attorney

ATTEST: _____
Esther B. Coulson
City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by [X] physical present or [] online notarization this ____ day of _____ 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 [X] personally known to be me or produced _____ as identification.

Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

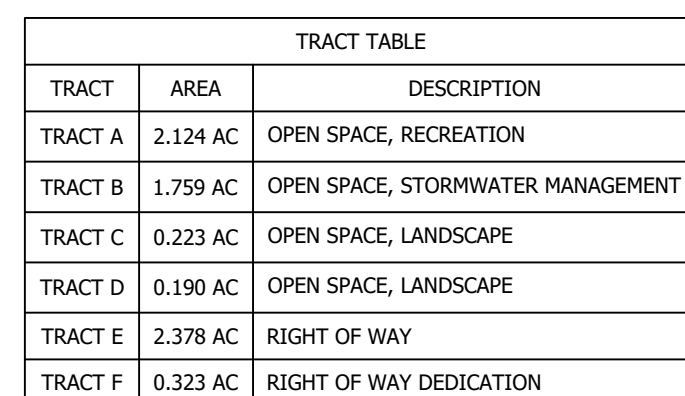
EXHIBIT "A"
LEGAL DESCRIPTION

That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3; thence run N89°46'23"W along the North line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1327.38 feet to the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run S00°53'13"W along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1312.33 feet to the Point of Beginning.

Contains 729,865 square feet or 16.755 acres, more or less.

EXHIBIT "B"
THE PLAN

[illegible]

PRELIMINARY SITE PLAN

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

ITEM TITLE: First Reading and Quasi-Judicial Public Hearing – Ordinance 2023-021 MDA 2nd Amendment - Mirror Lake Village PUD Phase II – Maximum Impervious Surface Ratio – Petitioner: Park Square Enterprises, LLC

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Friday, December 29, 2023

SUBMITTED BY: city attorney/city manager/community development

BRIEF NARRATIVE: Ordinance 2023-021 Impervious Surface Ratio (ISR) planned unit development (PUD) amendment for Mirror Lake Village Phase II - generally located west of South Dixie Avenue, south of Lemon Avenue, and north of Atlantic Avenue.

Previously enacted Ordinance 2019-021 allows a maximum ISR of 50% per lot. The applicant is requesting to allow a 50% ISR to be applied to the Phase II overall subdivision instead of on a per lot basis. The submitted summary Lot ISR Summary indicates that the ISR ratio per lot ranges from 37% to 56%. The total ISR ratio when applied to the overall Phase II subdivision as a whole equates to 50%. (Continued from December 14, 2023. The second reading will be held on January 25, 2024.)

FUNDS BUDGETED: None

ATTACHMENTS: Proposed ordinance, aerial map, legal description, ISR summary and lot area plan, staff comments and advertising affidavit.

RECOMMENDATION: The Planning and Zoning Board at its December 21, 2023 meeting recommended approval with condition that applicant/owner notifies new homeowner that no additional building will be allowed (i.e., sheds, pool, etc.--anything that will affect current ISR listed on summary sheet).

ACTION:

ORDINANCE 2023-021

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

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

WHEREAS, the Mirror Lake Village Planned Unit Development (PUD) Master Development Agreement terms and conditions to allow a maximum impervious surface ratio of fifty percent (50%) for each lot instead of a maximum building coverage of thirty percent (30%), and to reduce the front setback requirements from thirty feet (30') to twenty feet (20') was approved by the City Commission on April 25, 2019, by Ordinance No. 2019-001; and

WHEREAS, Park Square Enterprises, LLC the property owner ~~have~~ has requested a second amendment to the Mirror Lake Village Planned Unit Development (PUD) Master Development Agreement terms and conditions to allow a maximum impervious surface ratio of fifty percent (50%) ~~shall be~~ implemented on a cumulative site basis for Phase II development rather than per lot; and

WHEREAS, the petition bears all required signatures; and

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

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

SECTION 1. LEGAL DESCRIPTION.

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

SECTION 2. AMENDMENT OF MASTER DEVELOPMENT AGREEMENT CONDITIONS.

(NOTE: Underlined words constitute the additions to the existing text of the PUD Ordinance No. ~~2014-024~~2019-001, and ~~strikes through~~ constitute deletions to the existing text.

The conditions within "Section 5" of the Mirror Lake Village Master Development Agreement by Ordinance No. 2014-024 adopted on January 8, 2015, and amended in Ordinance No. 2019-001 are hereby amended as follows:

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

A. Front: Local Roadways – Twenty feet (20')*
Garage – Twenty-five feet (25')

B. Side: Five feet (5')

- C. Rear: Twenty feet (20')
- D. Rear: From Mirror Lake – Fifty feet (50')

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

Maximum Impervious Surface Ratio (ISR) – Fifty percent (50%). Maximum Fifty Percent (50%) Impervious Surface Ratio (ISR) shall be implemented on a cumulative site basis within the Phase II development, allowing specific lots to exceed the 50% ISR while simultaneously placing restrictions on others to maintain a lesser percentage. This shall be in compliance with the attached Exhibit “B”, which will serve as the master ISR key for all subject lots located within the Mirror Lake Phase II development. The ISR is in lieu of a maximum building coverage. Phase II must remain vacant and no construction can commence within Phase II until site plan modification is approved and the stormwater permit is issued to accommodate any increased ISR in Phases I and II.

SECTION 3: CONFLICTS.

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

SECTION 4: SEVERABILITY.

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

SECTION 5: EFFECTIVE DATE.

This Ordinance shall become effective immediately upon enactment.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2024.

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
Vice Mayor DeGrave

_____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
_____(Yes), ____ (No), ____ (Abstained), ____ (Absent)

Commissioner Bell	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
Commissioner Gunter	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)
Commissioner Mobilian	____(Yes), ____ (No), ____ (Abstained), ____ (Absent)


Passed First Reading _____
Passed Second Reading _____
(SEAL)

LEGAL DESCRIPTION

TRACT F, MIRROR LAKE VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 66, PAGES 92 THROUGH 96, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONTAINS 14.41 ACRES MORE OR LESS.

Legend

 Property Boundary

Parcel ID

091924140000F00000

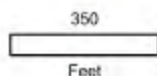
Address: Atlantic Ave, Fruitland Park, FL 34731



6300 Hazeltine National Drive, Suite 118
Orlando, Florida 32822
Office (407) 410-8624 | www.kpmfranklin.com

Fruitland Park Development Lake County, Florida 2020 Aerial Map

FIGURE - A2 | Sep 29, 2023

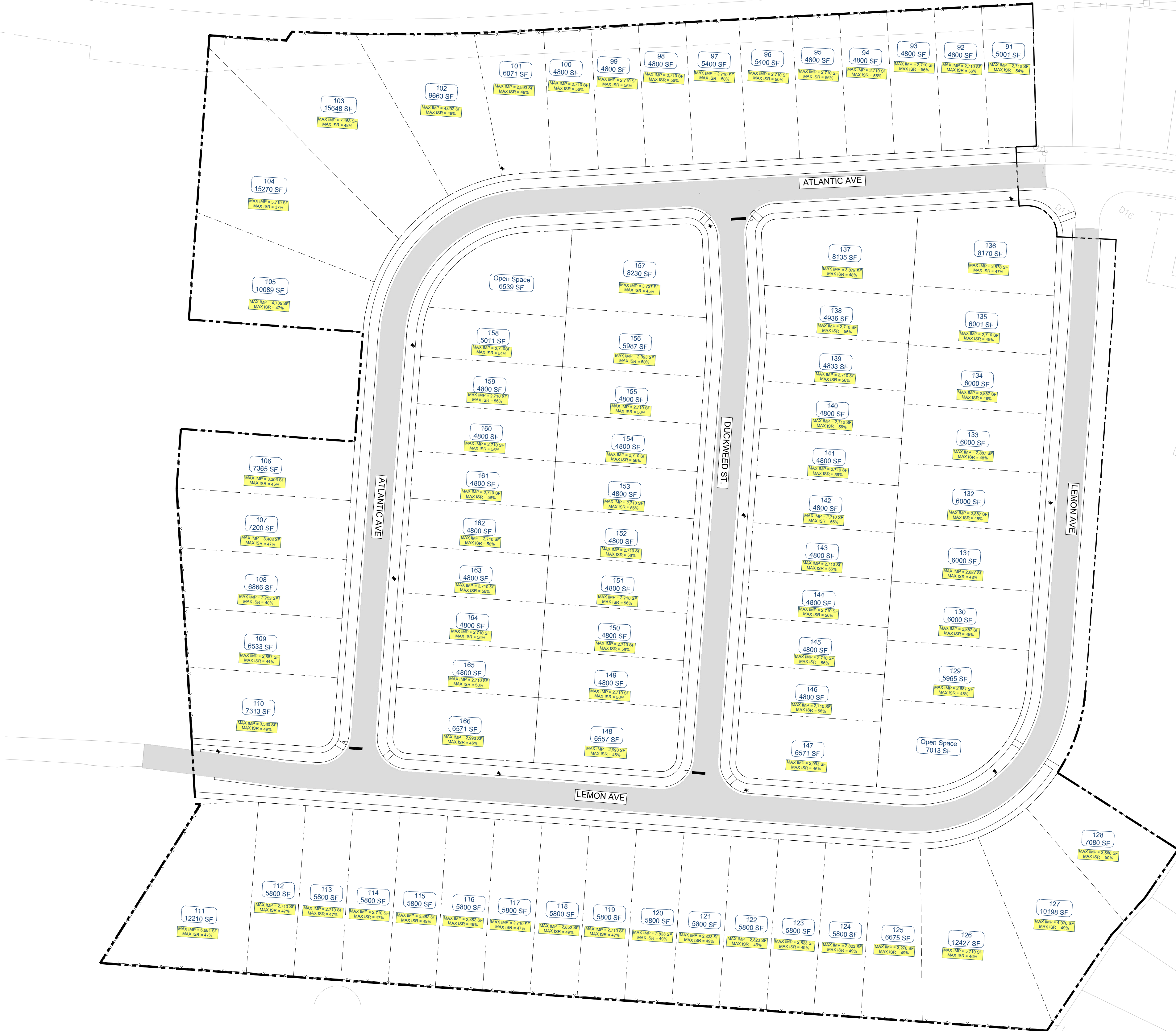


MIRROR LAKE - PHASE 2

FRUITLAND PARK, FLORIDA 34731

LOT IMPERVIOUS AREA PLAN

LOT ISR SUMMARY				
LOT No.	AREA (SF)	TOTAL IMP (SF)	TOTAL OPEN SPACE (SF)	LOT ISR
91	5,000.00	2,710	2,290	54%
92	4,800.00	2,710	2,090	56%
93	4,800.00	2,710	2,090	56%
94	4,800.00	2,710	2,090	56%
95	4,800.00	2,710	2,090	56%
96	5,400.00	2,710	2,690	50%
97	5,400.00	2,710	2,690	50%
98	4,800.00	2,710	2,090	56%
99	4,800.00	2,710	2,090	56%
100	4,800.00	2,710	2,090	56%
101	6,071.00	2,993	3,078	49%
102	9,663.00	4,692	4,971	49%
103	15,648.00	7,458	8,190	48%
104	15,270.00	5,719	9,551	37%
105	10,081.00	4,735	5,346	47%
106	7,365.00	3,306	4,059	45%
107	7,200.00	3,403	3,797	47%
108	6,866.00	2,753	4,113	40%
109	6,533.00	2,887	3,646	44%
110	7,313.00	3,560	3,753	49%
111	12,210.00	5,684	6,526	47%
112	5,800.00	2,710	3,090	47%
113	5,800.00	2,710	3,090	47%
114	5,800.00	2,710	3,090	47%
115	5,800.00	2,852	2,948	49%
116	5,800.00	2,852	2,948	49%
117	5,800.00	2,710	3,090	47%
118	5,800.00	2,852	2,948	49%
119	5,800.00	2,710	3,090	47%
120	5,800.00	2,823	2,977	49%
121	5,800.00	2,823	2,977	49%
122	5,800.00	2,823	2,977	49%
123	5,800.00	2,823	2,977	49%
124	5,800.00	2,823	2,977	49%
125	6,674.00	3,276	3,398	49%
126	12,427.00	5,719	6,708	46%
127	10,198.00	4,976	5,222	49%
128	7,080.00	3,560	3,520	50%
129	5,965.00	2,887	3,078	48%
130	6,000.00	2,887	3,113	48%
131	6,000.00	2,887	3,113	48%
132	6,000.00	2,887	3,113	48%
133	6,000.00	2,887	3,113	48%
134	6,000.00	2,887	3,113	48%
135	6,000.00	2,710	3,290	45%
136	8,169.00	3,878	4,291	47%
137	8,135.00	3,878	4,257	48%
138	4,936.00	2,710	2,226	55%
139	4,833.00	2,710	2,123	56%
140	4,800.00	2,710	2,090	56%
141	4,800.00	2,710	2,090	56%
142	4,800.00	2,710	2,090	56%
143	4,800.00	2,710	2,090	56%
144	4,800.00	2,710	2,090	56%
145	4,800.00	2,710	2,090	56%
146	4,800.00	2,710	2,090	56%
147	6,570.00	2,993	3,577	46%
148	6,556.00	2,993	3,563	46%
149	4,800.00	2,710	2,090	56%
150	4,800.00	2,710	2,090	56%
151	4,800.00	2,710	2,090	56%
152	4,800.00	2,710	2,090	56%
153	4,800.00	2,710	2,090	56%
154	4,800.00	2,710	2,090	56%
155	5,986.00	2,993	2,993	50%
156	8,229.00	3,737	4,492	45%
157	5,011.00	2,710	2,301	54%
158	4,800.00	2,710	2,090	56%
159	4,800.00	2,710	2,090	56%
160	4,800.00	2,710	2,090	56%
161	4,800.00	2,710	2,090	56%
162	4,800.00	2,710	2,090	56%
163	4,800.00	2,710	2,090	56%
164	4,800.00	2,710	2,090	56%
165	4,800.00	2,710	2,090	56%
166	6,570.00	2,993	3,577	46%
TOTALS	473,159.00	236,580	236,579	
50% MAX ISR ALLOWABLE PER LOT BY ORD. 2019-001		236,580	Note: The adjustment of Lot Maximum ISR has been executed to ensure that the cumulative maximum ISR remains within compliance across the entirety of the site, as opposed to being assessed on a per-lot basis	



LOT ISR SUMMARY				
LOT No.	AREA (SF)	TOTAL IMP (SF)	TOTAL OPEN SPACE (SF)	LOT ISR
91	5,000.00	2,710	2,290	54%
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94	4,800.00	2,710	2,090	56%
95	4,800.00	2,710	2,090	56%
96	5,400.00	2,710	2,690	50%
97	5,400.00	2,710	2,690	50%
98	4,800.00	2,710	2,090	56%
99	4,800.00	2,710	2,090	56%
100	4,800.00	2,710	2,090	56%
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115	5,800.00	2,852	2,948	49%
116	5,800.00	2,852	2,948	49%
117	5,800.00	2,710	3,090	47%
118	5,800.00	2,852	2,948	49%
119	5,800.00	2,710	3,090	47%
120	5,800.00	2,823	2,977	49%
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122	5,800.00	2,823	2,977	49%
123	5,800.00	2,823	2,977	49%
124	5,800.00	2,823	2,977	49%
125	6,674.00	3,276	3,398	49%
126	12,427.00	5,719	6,708	46%
127	10,198.00	4,976	5,222	49%
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140	4,800.00	2,710	2,090	56%
141	4,800.00	2,710	2,090	56%
142	4,800.00	2,710	2,090	56%
143	4,800.00	2,710	2,090	56%
144	4,800.00	2,710	2,090	56%
145	4,800.00	2,710	2,090	56%
146	4,800.00	2,710	2,090	56%
147	6,570.00	2,993	3,577	46%
148	6,556.00	2,993	3,563	46%
149	4,800.00	2,710	2,090	56%
150	4,800.00	2,710	2,090	56%
151	4,800.00	2,710	2,090	56%
152	4,800.00	2,710	2,090	56%
153	4,800.00	2,710	2,090	56%
154	4,800.00	2,710	2,090	56%
155	4,800.00	2,710	2,090	56%
156	5,986.00	2,993	2,993	50%
157	8,229.00	3,737	4,492	45%
158	5,011.00	2,710	2,301	54%
159	4,800.00	2,710	2,090	56%
160	4,800.00	2,710	2,090	56%
161	4,800.00	2,710	2,090	56%
162	4,800.00	2,710	2,090	56%
163	4,800.00	2,710	2,090	56%
164	4,800.00	2,710	2,090	56%
165	4,800.00	2,710	2,090	56%
166	6,570.00	2,993	3,577	46%
TOTALS	473,159.00	236,580	236,579	
50% MAX ISR ALLOWABLE PER LOT BY ORD. 2019-001		236,580	Note: The adjustment of Lot Maximum ISR has been executed to ensure that the cumulative maximum ISR remains within compliance across the entirety of the site, as opposed to being assessed on a per-lot basis	



10/30/23

Att: Sharon Williams
Administrative Manager
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

RE: Variance Withdrawal / MDA Amendment Application

Dear Mrs. Williams,

Please accept this letter as a formal withdrawal of the previously submitted variance application for Mirror Lake Village. In accordance with staff guidance, we intend to replace the variance application with an amendment to the Mirror Lake Village Master Development Agreement (MDA). This amendment aims to modify the 50% maximum lot Impervious Surface Ratio (ISR) in a manner consistent with the original variance application's intent.

This modification will involve permitting specific lots to exceed the 50% maximum ISR while simultaneously imposing restrictions on others to maintain a lesser percentage. The goal is to ensure that the total impervious area across the entire Phase II development does not exceed what would be permitted if every lot were constructed to the maximum 50% ISR.

Per the latest MDA modification by ordinance 2019-001, the language "Maximum Impervious Surface Ratio (ISR) - Fifty Percent (50%)" is requested to be replaced with the following: ***"Maximum Fifty Percent (50%) Impervious Surface Ratio (ISR) shall be implemented on a cumulative site basis within the Phase II development, allowing specific lots to exceed the 50% ISR while simultaneously placing restrictions on others to maintain a lesser percentage. This shall be in compliance with the attached Exhibit A, which will serve as the master ISR key for all subject lots located within the Mirror Lake Phase II development."***

It is firmly believed that this MDA Amendment, if granted, will help us strike a balance between property development and environmental conservation, ultimately contributing to the sustainability and harmony of the Mirror Lake community. We have attached the subject "Exhibit A" that outlines our approach and provides a visual representation and calculation of the cumulative ISR concept. We are committed to providing any additional information or documentation that may be required to support the request effectively.

We appreciate your time and consideration of our amendment request and are eager to work collaboratively to ensure that the Mirror Lake Phase 2 development aligns with the city's regulations and vision for responsible growth.

Thank you for your attention to this matter, and we look forward to your response.

Sincerely,
KPM Franklin

A handwritten signature in blue ink, appearing to read "Dustin Brinkman", written over a light blue horizontal line.

Dustin Brinkman, P.E.
Project Manager
Ph: 407-994-4456
E: dbrinkman@kpmfranklin.com



Attachments:

PD Amendment Application

Proposed Impervious Area Summary

Lot Impervious Area Plan

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

DO AMENDMENT – MIRROR LAKE PHASE 2

Owner: Fruitland Park, LLC

Applicant: Park Square Enterprises, LLC

General Location: West of S. Dixie Ave, south of Lemon Ave, North of Atlantic Ave

Number of Acres: 14.19 ± acres

Existing Zoning: PUD

Existing Land Use: Single Family Medium Density

Date: October 31, 2023

Description of Project

The approved PUD Ordinance (2019-001) allows a maximum impervious surface ratio of 50%. The ISR was in lieu of a maximum building coverage which applies to a per lot basis. The applicant is requesting DO Amendment to allow a 50% ISR to be applied to the Phase 2 subdivision instead of a per lot basis.

Assessment

It is planning staff's understanding that the applicant has tried to utilize "pervious pavers" in order to stay within the 50% ISR as outlined in the Amended DO; however, from a stormwater management point of view, pervious pavers appear to have a curve number that is assigned and which would produce stormwater runoff. Utilizing pervious pavers to meet the intent of the LDRs could affect the SJRWMD permit and could potentially exceed the ISR limitations of the existing permit; therefore, a modification to the ISR applying to a per lot basis is sought.

The Lot ISR Summary for Phase II (75 lots) submitted by the applicant indicates that the ISR ratio per lot ranges from 37% to 56%. The total ISR ratio when applied to Phase 2 subdivision as a whole equates to 50%.

The applicant is requesting the existing language as approved by Ordinance 2019-001 be modified as follows:

“Maximum Fifty Percent (50%) Impervious Survey Ratio (ISR) shall be implemented on a cumulative site basis within the Phase II development, allowing specific lots to exceed the 50% ISR while simultaneously placing restrictions on others to maintain a lesser percentage. This shall be in compliance with the attached Exhibit A, which will serve as the master ISR key for all subject lots located within the Mirror Lake Phase II development.”

Recommendation

It is planning staff’s recommendation that the Development Order be modified. Staff supports the revision of how the ISR is applied and recommends that the exhibit submitted by the applicant be included as an attachment to the revised DO which shows the maximum ISR allocated per lot.



VIA EMAIL echurch@fruitlandpark.org

October 16, 2023

Emily Church
Office Assistant
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

**RE: Mirror Lake Phase 2 Variance, Review #1
(Halff AVO 043866.119)**

Dear Ms. Church:

Per your email request dated October 5, 2023, I have reviewed the documents which were included in the drop box for the above referenced project. Based on my review, my comments are below:

1. Engineering does not object to such a variance, as the overall impervious area of the development would be in keeping with the originally approved stormwater calculations. However, COFP building department will need to keep the submitted ISR summary plan, and enforce percentages listed on said plan.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF

A handwritten signature in blue ink, appearing to be "BT", written over a light blue horizontal line.

Brett Tobias, P.E.
Team Leader
btobias@Halff.com

BJT:am

The Villages[®] DAILY SUN

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Lady Lake, Florida
State of Florida
County Of Lake

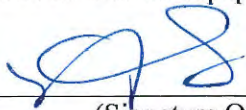
Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **1162407** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

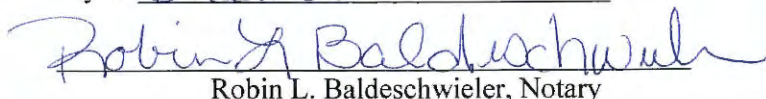
December 8, 2023

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

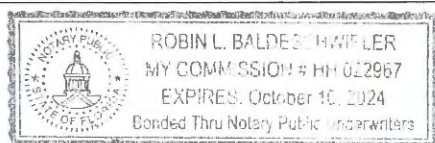


(Signature Of Affiant)

Sworn to and subscribed before me this 8
day of December, 2023.


Robin L. Baldeschwieler, Notary

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



NOTICE OF PUBLIC HEARING

ORDINANCE 2023-021

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

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

Planning & Zoning Board Thursday, December 21, 2023 @ 6:00 p.m.

City Commission 1st Reading Thursday, January 11, 2024 @ 6:00 p.m.

City Commission 2nd Reading Thursday, January 25, 2024 @ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Ordinance and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Ordinance.

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



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

ITEM TITLE: CITY MANAGER’S REPORT

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Tuesday, January 2, 2024

SUBMITTED BY: City Manager

BRIEF NARRATIVE: City Manager’s Report

- i. Economic Development Status Update
- ii. Commercial Developments Permits Issued Status Update
- iii. City Manager Recruiting Firm Status Update
- iv. City Charter Status Update Report

FUNDS BUDGETED: None

ATTACHMENTS:

RECOMMENDATION:

ACTION: None

CITY OF FRUITLAND PARK

AGENDA ITEM SUMMARY SHEET

Item Number: 5b

ITEM TITLE:	CITY ATTORNEY REPORT
MEETING DATE:	Thursday, January 11, 2024
DATE SUBMITTED:	Thursday, January 4, 2024
SUBMITTED BY:	City Attorney
BRIEF NARRATIVE:	City Attorney Report

U.S. Bank National Association v. Robert Moore and City of Fruitland Park, Lake County Case No. 2022-CA-00845 (Judge Baxley): A Final Judgment of Foreclosure was entered March 24, 2023 in the amount of \$52,811.09. The sale was held May 23, 2023 at 11 am. A Certificate of Title was issued to JLH Properties, LLC on June 5, 2023. The winning bid was \$80,100. Since the property sold for more than the judgment amount, the surplus proceeds will be held pending further Order of the Court. As of July 10, 2023 (863 Days) the City's fines and costs total \$43,209.16. Excess funds of \$27,469.32 is being held in the Court's Registry. A hearing was held on September 8, 2023. The Court awarded the City the excess proceeds, however, the amount was \$11,000 less than expected. On September 25, 2023, the City filed a Motion for Reconsideration and Motion for Rehearing on Plaintiff's Motion to Disburse Surplus Funds because the attorney representing the City was not notified of the hearing and therefore did not attend. Also on September 25, 2023 the Plaintiff filed a Motion for Relief from Judgment and also filed a Response to the City's Motion for Rehearing/Motion for Reconsideration. The dispute remains over the \$11,000 difference in excess proceeds. A hearing is scheduled for December 15, 2023. An Order on the City's Motion has not been entered as of the date of this report.

Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628: The City was served with a lawsuit on September 8, 2022. A copy has been provided to the Commission. Plaintiffs file a two-count Verified Complaint. Count I – Inverse Condemnation and Count II – Trespass. Plaintiffs allege the City's construction of the library has caused storm water to flood across Rose Avenue onto their property located at 100 Rose Ave., Fruitland Park and have converted their property into a storm water retention system. Public Risk Management (PRM) retained attorney Donovan A. Roper and Mark K. McCulloch of Roper & Roper, P.A. to defend the City. An answer and affirmative defenses were filed on behalf of the City. On October 27, 2022 Plaintiff filed a reply to the City's affirmative defenses. A Civil Case Management Order Requiring Disclosures was entered by Judge Takac. The Order requires a non-jury trial to occur no later than 18 months from filing the original Complaint, if not sooner resolved. The trial must be held by March 2, 2024. On February 2, 2023 the City served Interrogatories and a Request to Produce on Plaintiffs. Plaintiffs filed responses March 6, 2023. On July 28, 2023, the Plaintiff served the City with a Request for Production of documents as well as Interrogatories. The City is in the process of responding. The City was scheduled to take the videotaped depositions of Plaintiffs on November 15, 2023; however, the City cancelled the depositions. Attorney Roper, representing the City, filed a Motion for Status Conference so the Court and parties can address the scheduling of this matter moving forward because neither party has noticed the case for trial and the Case Management Order entered October 10, 2022 requires trial within 18 months of

the Complaint being filed, which is March 2024. I have a telephone conference scheduled with attorney Roper on January 10, 2024.

Code of Ordinances Codification: On October 29, 2023 I responded to comments relating to the proposed Table of Contents. CivicPlus anticipates producing the draft code proofs in January or February of 2024.

0295 Builder, LLC v. City of Fruitland Park, et al, Lake County Case No. 2023-CA-2919: The City was served with the lawsuit October 20, 2023. Insurance has assigned Don Roper, Esq. to defend the City. This is a one count complaint seeking to quiet title to property the Plaintiff purchased at a tax deed sale. The property is located at 1308 Depot Lane, Leesburg, FL. The City of Fruitland Park has a code enforcement Order of Enforcement against property owned by Penelope Dixon at 204 College Ave., Fruitland Park. Ms. Dixon was the owner of the property that is the subject of the quiet title action, but lost the property for non-payment of real estate taxes. The Plaintiff acquired the property at a tax deed sale. The City's Order of Enforcement by the provisions in Ch. 162, Florida Statutes, attached to all property owned by Ms. Dixon at the time the Order of Enforcement was recorded. The Plaintiff seeks to clear title to the property thereby removing the City's Order of Enforcement. On November 6, 2023, attorney Roper filed the City's Answer to Plaintiff's Complaint. On November 20, 2023 a Case Management Order was entered. A non-jury trial must be held no later than October 16, 2024 (12 months from filing of the original complaint).

FUNDS BUDGETED: None

ATTACHMENTS:

RECOMMENDATION:

ACTION: None

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

ITEM TITLE: Public Comments

MEETING DATE: Thursday, January 11, 2024

DATE SUBMITTED: Tuesday, January 2, 2024

SUBMITTED BY: City Clerk

BRIEF NARRATIVE: **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.

FUNDS BUDGETED: None

ATTACHMENTS:

RECOMMENDATION: None

ACTION: None