



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352-360-6727
FAX: 352-360-6652

Board Members: Al Goldberg, Chairman Daniel Dicus Fred Collins Philip Purlee, Vice Chair Walter Birriel	Others: Greg Beliveau, LPG Tracy Kelley, CDD Kelly Turner, Administrative Assistant
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**AGENDA
PLANNING & ZONING BOARD
MARCH 19, 2020
6:00PM**

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. ROLL CALL:**
- III. MINUTES FROM PREVIOUS MEETING:** Approve regular Planning and Zoning Board meeting minutes from January 16, 2020.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**
- A. Community United Methodist Church of Fruitland Park, LLC Rezoning (Alt Key #1639409)
- Curley B. Elliott, Trustees Chair for Community United Methodist Church of Fruitland Park, LLC, made application to rezone an existing single family residence currently being utilized as a food pantry for the church. Planning and Zoning Board to consider Ordinance 2020-002 approving the rezoning of approximately 0.28 ± acres of property generally located north of West Fountain Street and east of College Avenue from SF Medium Density (R2) to the designation of Public Facilities District (PFD) for City Commission approval.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

ADJOURNMENT:



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FRUITLAND PARK, FL 34731

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Board Members: Al Goldberg, Chairman Daniel Dicus Fred Collins Philip Purlee, Vice Chair Walter Birriel	Others: Tracy Kelley, CDD Kelly Turner, Administrative Assistant
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**MINUTES
PLANNING & ZONING BOARD
JANUARY 16, 2020
6:00PM**

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:** Meeting called to order at 6:02PM. Administrative Assistant Turner led the invocation and Pledge of Allegiance.
- II. ROLL CALL:** All Board members present with the exception of Vice Chair Purlee. Board member Dicus absent during roll call. Present CDD Kelley and Administrative Assistant Turner.
- III. MINUTES FROM PREVIOUS MEETING:** Board member Collins made motion to approve regular Planning and Zoning Board meeting minutes from November 21, 2019. Second by Board member Birriel. Approved 3-0.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**
- A. Lily Mae Property Group, LLC Development Agreement Amendment (Alt Keys 3559517 & 3559525)
- George W, Smith III, manager of Lily Mae Property Group, LLC, applied for an amendment to the existing development agreement for a parcel of land located at 1217 Miller Boulevard. A section of the subject property has been acquired by Lake County as a result of the widening of CR 466A therefore the property owner requests a one (1) foot reduction in the landscape buffer. Planning and Zoning Board to consider Ordinance 2020-001 approving the first amendment to developer's agreement for recommendation to City Commission.
- CDD Kelley gave introduction to application for development agreement amendment requesting a one (1) foot reduction in the landscape buffer. A portion of the property formally used as part of the landscape buffer was acquired by Lake County for Right of Way purposes. Property Manager George Smith in attendance on behalf of Lily Mae Property Group, LLC.
- Board member Dicus made motion to approve Ordinance 2020-001 for consideration before City Commission. Second by Board member Birriel. Approved 3-0.

BOARD MEMBERS' COMMENTS: None

PUBLIC COMMENTS: None

ADJOURNMENT: Meeting adjourned at 6:06PM.

DRAFT



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

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

Development Application

Contact Information:

Owner Name: COMMUNITY UNITED METHODIST CHURCH FRUITLAND PARK
 Address: 309 COLLEGE AVENUE, FRUITLAND PARK, FLORIDA 34731
 Phone: 352-787-829 Email: _____

Applicant Name: CURLEY B. ELLIOTT
 Address: 3378 LAZY ACRES LANE, THE VILLAGES, FLORIDA 32163
 Phone: 352-561-6067 Email: ELLIOTTCB1944@GMAIL.COM

Engineer Name: _____
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: Re-Zoning of Purchased Property from RZ to PFD.
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 404 W. FOUNTAIN STREET, FRUITLAND PARK, FL. 34731
 Parcel Number(s): 09-19-24-0400-010-00000 Section: 09 Township: 19 Range: 24

Area of Property: 2869 acres Nearest Intersection: College & Fountain

Existing Zoning: Residential Existing Future Land Use Designation: _____

Proposed Zoning: PFD Proposed Future Land Use Designation: _____

The property is presently used for: Church property

The property is proposed to be used for: Church food pantry

Do you currently have City Utilities? yes

Application Type:

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

Please describe your request in detail: Re zoning of purchased property from RZ to PFD

Required Data, Documents, Forms & Fees

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

Signature: *Curley B Elliott* Date: 2-18-20

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



ORDINANCE 2020-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 0.28 ± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF W. FOUNTAIN STREET AND EAST OF COLLEGE AVE. FROM SF MEDIUM DENSITY (R-2) TO THE DESIGNATION OF PUBLIC FACILITIES DISTRICT (PFD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received by Community United Methodist Church of Fruitland Park, Inc., Owner, requesting that property generally located north of W. Fountain Street and east of College Ave. be rezoned to Public Facilities District (PFD); and

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

WHEREAS, the required notice of the proposed rezoning has been properly published; and

WHEREAS, the Planning and Zoning Commission of the City of Fruitland Park has made a recommendation to the City Commission.

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

Section 1: Purpose and Intent. That the zoning classification of the following described property, being situated in the City of Fruitland Park, Florida shall be designated as PFD (Public Facilities District), as defined in the Fruitland Park Land Development Regulations.

LEGAL DESCRIPTION The East 125 feet of the West 250 Feet of the South 100 feet of Block 10 in the Town of Fruitland Park, Florida, according to the plat thereof recorded in Plat Book 3, Page 9, Public Records of Lake County, Florida.

Parcel Alternate Key No. 1639409

Section 2: Zoning Classification.

That the property shall be designated as PFD, Public Facilities District, in accordance with Chapter 154, Section 154.030, d)11 of the Land Development Regulations of the City of Fruitland Park, Florida.

Section 3: Directions.

The City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Fruitland Park, Florida, to include said designation consistent with this Ordinance.

Section 4: Severability.

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

Section 5: Conflicts. That 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: Effective Date.

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 _____, 2020.

(SEAL)

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Esther Coulson
City Clerk

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

Approved as to Form:

Anita Geraci-Carver, City Attorney

PROPERTY RECORD CARD

General Information

Owner Name: COMMUNITY UNITED METHODIST CHURCH OF
Alternate Key: 1639409
Mailing Address: FRUITLAND PARK 309 COLLEGE AVE FRUITLAND PARK, FL 34731
[Update Mailing Address](#)
Parcel Number: 09-19-24-0400-010-00000
Millage Group and City: 00F1 (FRUITLAND PARK)
2019 Total Certified Millage Rate: 17.9898
Trash/Recycling/Water/Info: [My Public Services Map](#)
Property Location: 404 WEST FOUNTAIN ST FRUITLAND PARK FL 34731
[Update Property Location](#)
Property Name: [Submit Property Name](#)
School Information: [School Locator & Bus Stop Map](#)
[School Boundary Maps](#)
Property Description: FRUITLAND PARK E 125 FT OF W 250 FT OF S 100 FT OF BLK 10 PB| 3 PGS 8-9 | ORB 5347 PG 2063 |

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	125	100		125	FF	\$0.00		\$18,675.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

Building 001

Residential Single Family Building Value: \$73,148.00

Summary

Year Built: 1963 Total Living Area: 1253
 Bedrooms: 2 Full Bathrooms: 2 Half Bathrooms: 0 Fireplaces: 1
 Central A/C: Yes Attached Garage: Yes

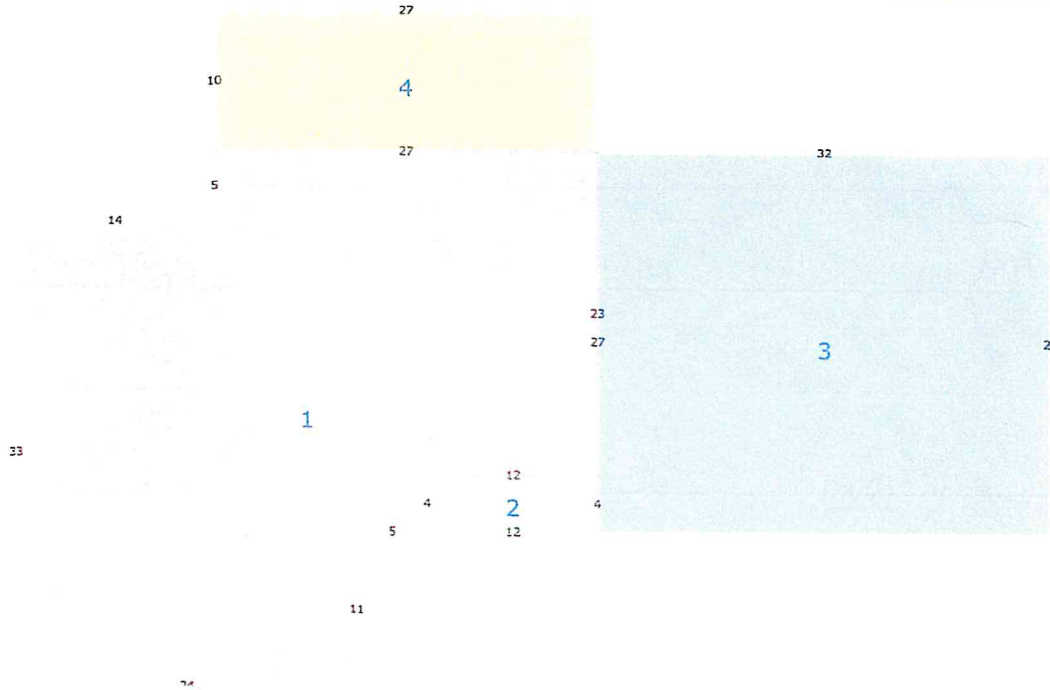
[Incorrect Bedroom, Bath, or other information?](#)

Section(s)

Section	Section Type	Ext. Wall	No.	Floor	Finished	Basement	Basement Map
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No.	Type	Stories	Area	Attic	Finished	Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	1253	N	0%
2	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	48	N	0%
3	GARAGE FINISHED BLOCK (GBF)	Block (002)	1	864	N	0%
4	SCREEN PORCH UNFINISHED (SPU)	No Wall Type (000)	1	270	N	0%

[View Larger / Print / Save](#)



Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5347 / 2063	9/25/2019	Warranty Deed	Unqualified	Improved	\$100.00
2047 / 1409	12/25/2001	Quit Claim Deed	Unqualified	Improved	\$0.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 WORKING VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL					

FUND	\$91,823	\$91,823	\$91,823	5.07340	\$465.85
LAKE COUNTY MSTU AMBULANCE	\$91,823	\$91,823	\$91,823	0.46290	\$42.50
SCHOOL BOARD STATE	\$91,823	\$91,823	\$91,823	3.88500	\$356.73
SCHOOL BOARD LOCAL	\$91,823	\$91,823	\$91,823	2.99800	\$275.29
CITY OF FRUITLAND PARK	\$91,823	\$91,823	\$91,823	3.91340	\$359.34
ST JOHNS RIVER FL WATER MGMT DIST	\$91,823	\$91,823	\$91,823	0.24140	\$22.17
LAKE COUNTY VOTED DEBT SERVICE	\$91,823	\$91,823	\$91,823	0.11000	\$10.10
LAKE COUNTY WATER AUTHORITY	\$91,823	\$91,823	\$91,823	0.35570	\$32.66
NORTH LAKE HOSPITAL DIST	\$91,823	\$91,823	\$91,823	0.95000	\$87.23
				Total:	Total:
				17.9898	\$1,651.87

Exemptions Information

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

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

Exemption Savings ⓘ

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

Assessment Reduction Information (3% cap, 10% cap, Agricultural,

Portability, etc.)

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

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings

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

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

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on January 20, 2020.

[Site Notice](#)



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me the undersigned authority, personally appeared Curley B. Elliott
Trustees Chair, who being by me first duly sworn on oath deposes and says:

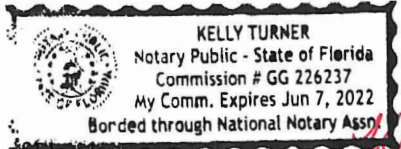
- 1) That he/she is the fee-simple owner of the property legally described on attached page of this application.
- 2) That he/she desires APPLICATION to allow REZONING
OF PURCHASED PROPERTY FROM RZ TO PFD

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

Curley B. Elliott
Affiant (Owner's Signature)

State of Florida
County of Lake

The Foregoing instrument was acknowledged before me this 21st day of Feb, 20 20,
by Curley Elliott who is personally known to me or has produced
FL Driver License as identification and who did or did not take an oath
(Notary Seal)



Notary Public - State of Florida
Commission No GG 226237
My Commission Expires Jun 7, 2022

Kelly Turner
Signature
Kelly Turner
Printed Name



APPLICANT AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me the undersigned authority, personally appeared Curley B. Elliott
Trustee Chair, who being by me first duly sworn on oath deposes and says:

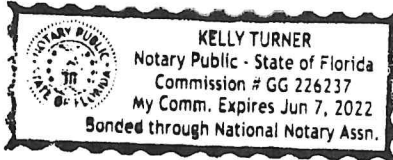
- 1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.
- 2) That the submittal requirements for the application have been completed and attached hereto as part of that application.
- 3) That he/she desires ~~SELF~~ APPLICATION to allow Re zoning OF PURCHASED PROPERTY FROM R2 TO PFD.

Curley B. Elliott
Affiant (Applicant's Signature)

State of Florida
County of Lake

The Foregoing instrument was acknowledged before me this 21st day of Feb, 20 20,
by Curley Elliott who is personally known to me or has produced
FL Driver License as identification and who did or did not take an oath

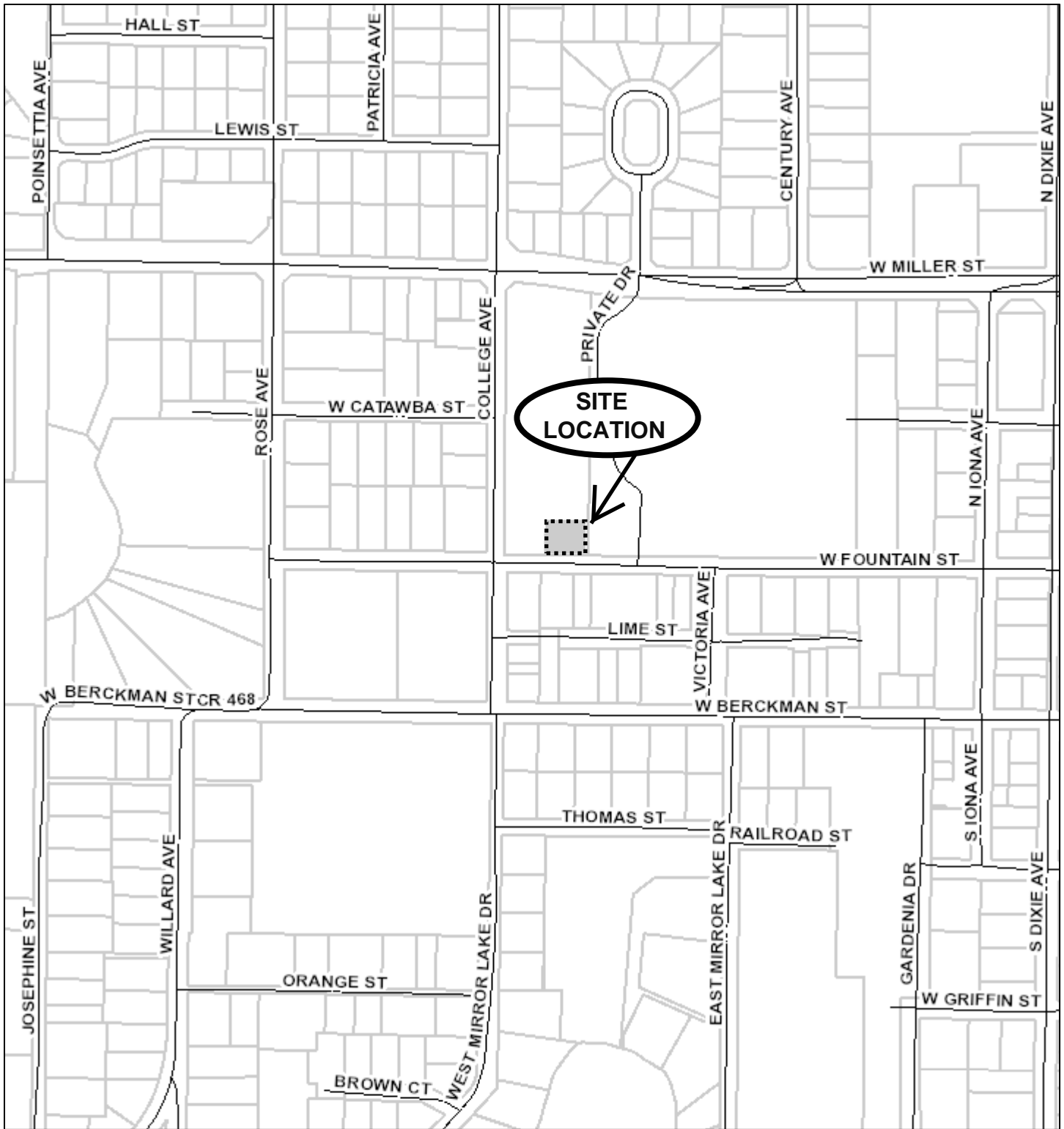
(Notary Seal)



Notary Public - State of Florida
Commission No GG 226237
My Commission Expires Jun 7, 2022

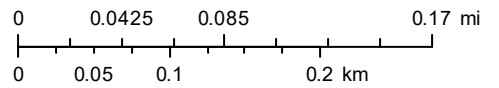
Kelly Turner
Signature
Kelly Turner
Printed Name

Location Map



February 21, 2020

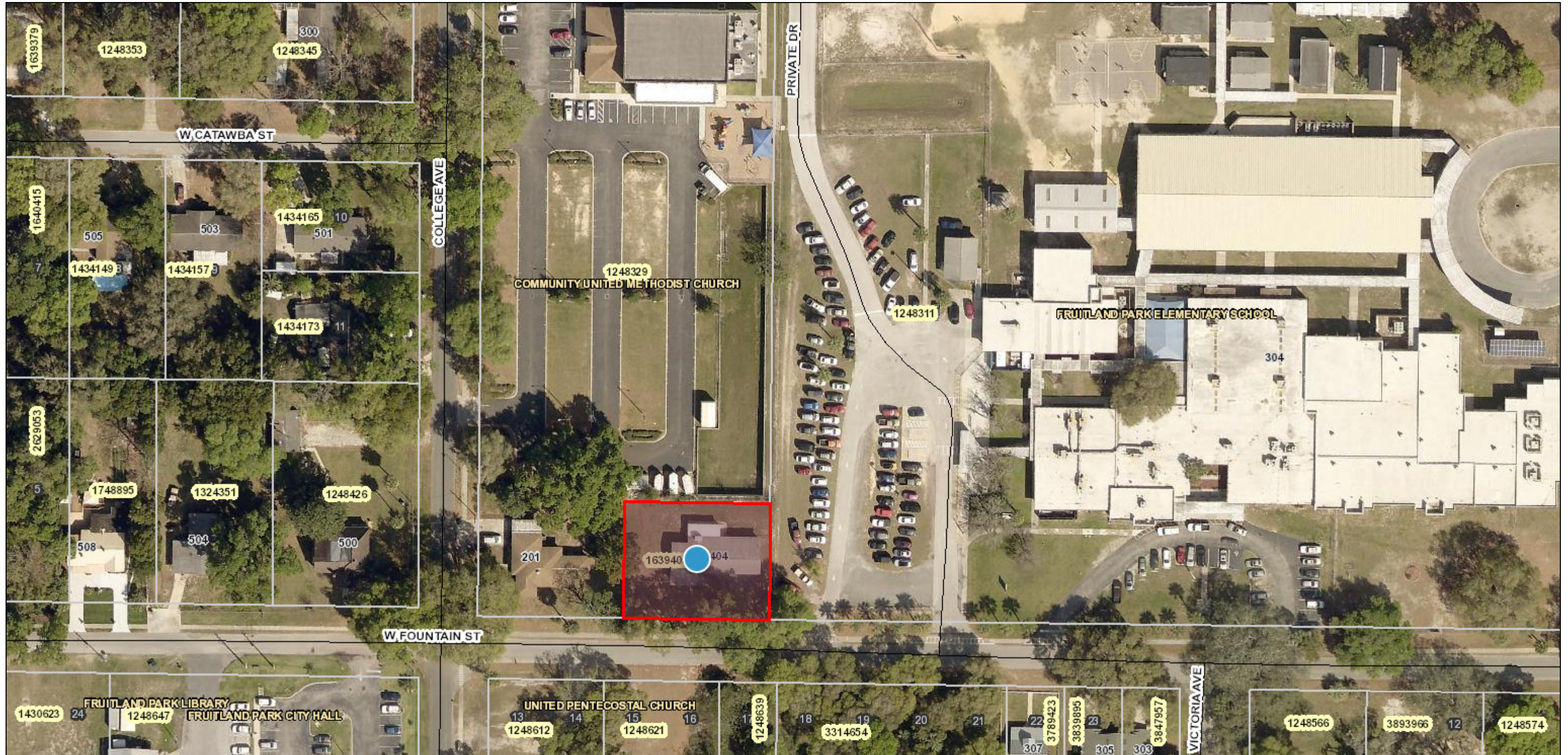
1:5,000



- Street Names
- Local Streets
- Tax Parcels

Lake BCC

Aerial



February 21, 2020

pointLayer



Override 1

— Local Streets

Subdivision Lot Numbers

+ Address Locations

polygonLayer



Override 1

Property Name

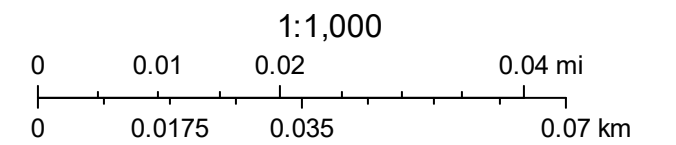
Tax Parcels Alternate Key



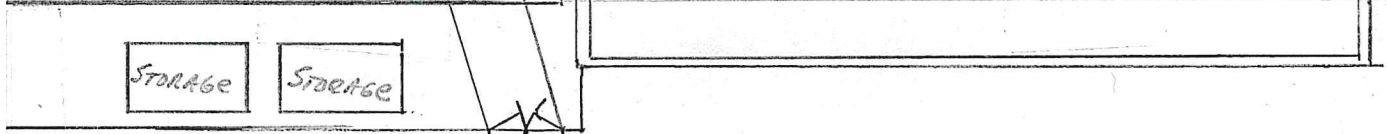
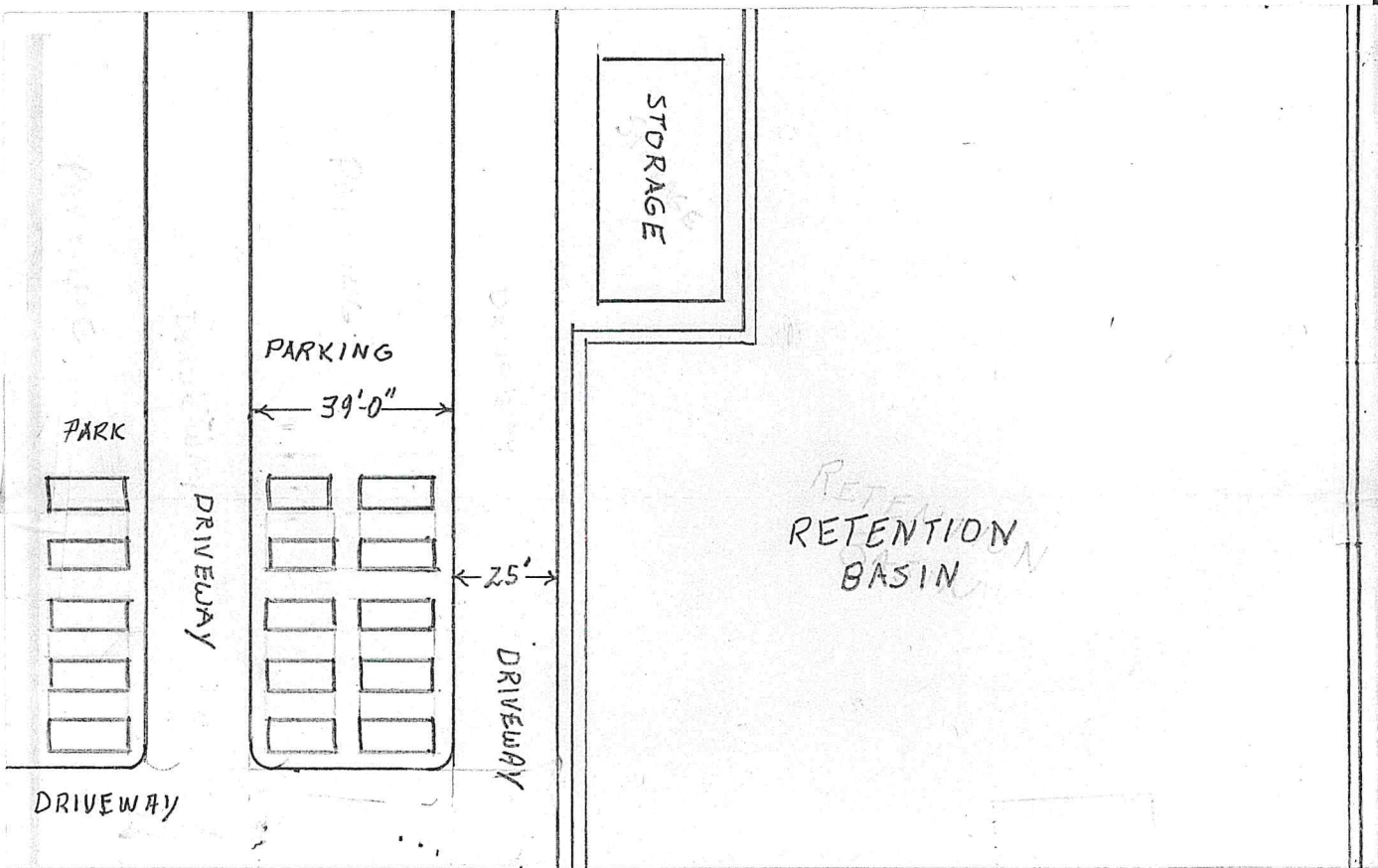
County Boundary

Tax Parcels

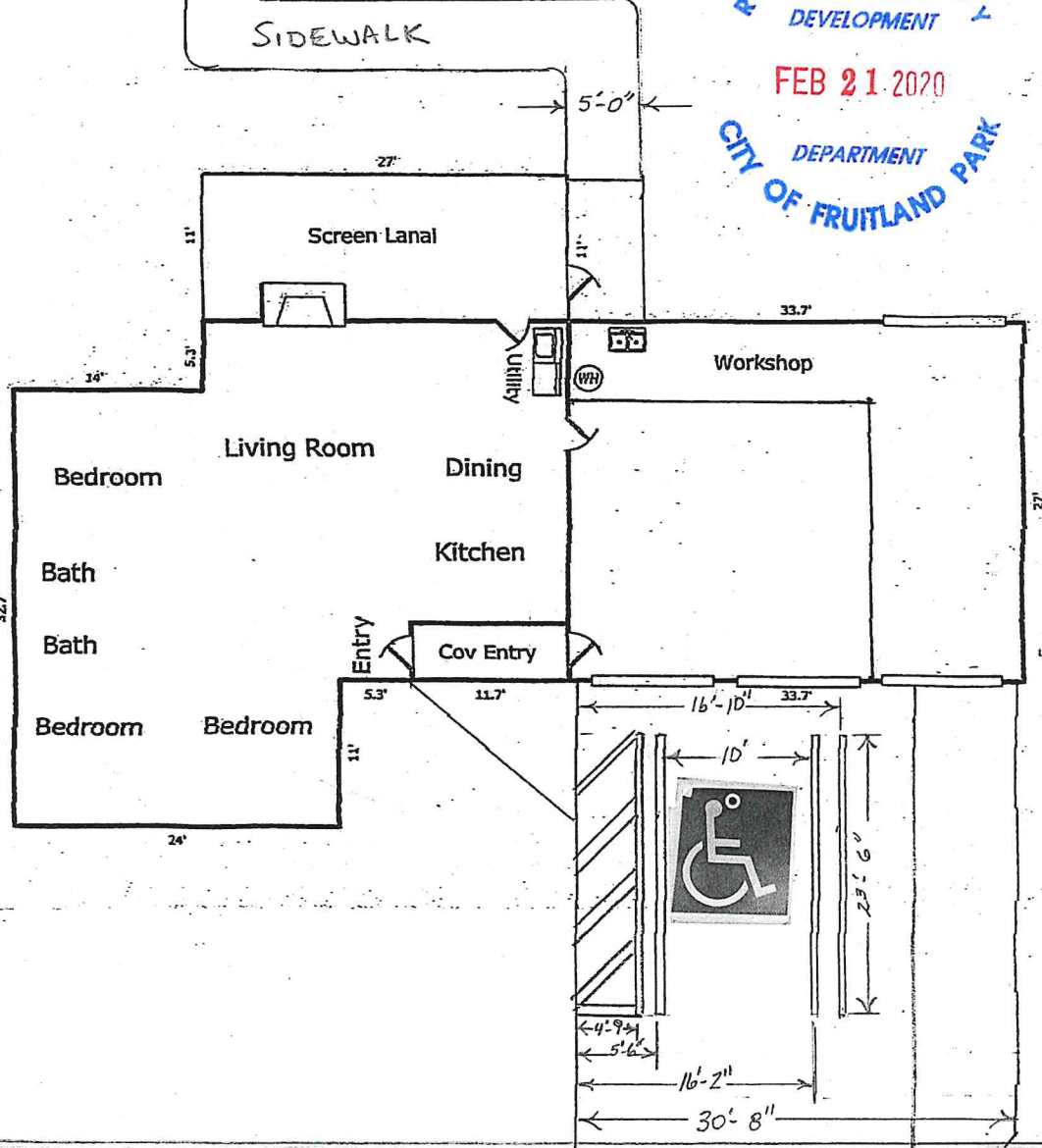
Street Names



Lake BCC



RECEIVED BY
COMMUNITY DEVELOPMENT
FEB 21 2020
DEPARTMENT
CITY OF FRUITLAND PARK



SCALE - 1" = 11'

DRIVEWAY
56' DEEP FROM
SIDEWALK



DEVELOPMENT REVIEW APPLICATION
COMMUNITY UNITED METHODIST CHURCH OF FRUITLAND PARK, INC.
March 4, 2020
APPLICATION CONSIDERED COMPLETE FEBRUARY 24, 2020

Property Owner/Applicant: Community United Methodist Church of Fruitland Park, Inc.

Phone: 352-787- 1829

Email: No email address on file

Address: 309 College Avenue
Fruitland Park, FL 34731

Appointed Agent: Curley B. Elliott

Phone: 352-561-6067 or 717-329-6760

Email: elliottcb1944@gmail.com

Address: 3378 Lazy Acres Lane
The Villages, FL 32163

Project Name: CMUC Rezoning

Parcel ID: 09-19-24-0400-010-0000

Alt Key: 1639409

Project Address: 404 W Fountain Street
Fruitland Park, FL 34731

Mr. Elliott:

Herein are the comments preceding the informal TRC review of February 25, 2020.

Development Review:

The *initial application fees* are as follows:

Development Application Fee (City)	\$415.00 PAID
LPG (Land Planner)	\$300.00 PAID as part of initial development application
BESH (Engineer)	*Actual Cost
Mailings	\$69.00
Lake County Recording Fee	*Actual Cost

Applicant submitted \$415.00 for Small Scale Comp Plan Amendment (SSCPA) and Rezoning. Application proceeding as Rezoning only. A Unity of Title and Minor Site Plan will be required upon rezoning approval.

Per City Ordinance 2008-023 these are the applicable fees as of date; however, there may be additional fees associated with the application(s) that will be passed to the applicant(s), including addressing through Lake County Public Safety Support and Contractual Services.

City Attorney:

No comments received at time of Development Application Review.

City Engineer (BESH):

No comments or objections to this rezoning. Applicant will have to submit for a minor site plan approval as this is a change of use. At such time, applicant to provide better engineered drawings for the ADA space.

City Land Planner:

Staff recommends approval of the rezoning as it is consistent with the comprehensive plan, consistent with land development regulations, and is compatible with adjacent land uses. A unity of title and minor site plan approval will be required if rezoning is approved.

City Building Review:

No comments.

City Fire Review:

No comments.

City Police Review:

No comments.

City Staff Review:

Staff recommends approval of the rezoning. The food pantry is to utilize the church's existing parking lot in rear of subject property as main access to the pantry; this includes all deliveries.

City of Leesburg Utilities:

Electric Department; no comments. Gas Department; no comments.

Lake County Public Schools:

No further comments after consulting LPG.

Lake County Public Works:

No comments received at time of Development Application Review.