



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Fred Collins Walter Birriel	Others: Tracy Kelley, CDD Sharon Williams, Administrative Assistant
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AGENDA
REVISED PLANNING & ZONING BOARD
April 15, 2021
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 February 18, 2021.

Joint Workshop minutes of March 18, 2021 to be approved during regular Commission meeting of April 8, 2021. No Board action required.

- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**

A. New Life Presbyterian Church (Alternate Keys: 1639492 & 1248744)

Re-zoning applications submitted by Justin Richey, President, on behalf of New Life Presbyterian Church:

115 S. Villa Avenue currently zoned PFD (Public Facilities District) whereas the applicant is seeking rezoning of .26 ± acres to RP (Residential Professional); allowing property to be sold as a single-family residence. The property contains one (1) vacant single-family residence with 1392 sf of living space with screen porch and carport for an additional 472 sf. The subject property is adjacent to RP (Residential Professional) zoning on the North and West; therefore, the proposed RP zoning is compatible and consistent with the area. Staff recommends approval of the rezoning to RP.

Staff recommends the applicant modify the application to request a land use of transitional.

Once the application is revised the amendment request would be consistent with the following FLU policies, among others:

Policy 1-1.2: Density and Intensity Standards –
Table 1.1 Policy 1-1.17: Transitional
Policy 1-2.1: Promote Orderly, Compact

Staff recommends approval of the rezoning to RP.

212 E. LaVista Street currently zoned RP (Residential Professional) whereas the applicant seeking rezoning of .25 ± acres to PFD (Public Facilities District). Pre-application meeting found 212 E. Lavista was not consistent or same zoning as other property owned by New Life Presbyterian Church. The subject property is adjacent to PFD zoning on the South and East, therefore, the proposed PFD zoning is compatible and consistent with the area. Property is currently utilized for storage and parking associated with the church and will continue same use.

Staff recommends the applicant modify the application to request a land use of institutional.

Once the application is revised the amendment request would be consistent with the following FLU policies, among others:

Policy 1-1.2: Density and Intensity Standards – Table 1.1 Policy 1-1.14: Institutional
Policy 1-2.1: Promote Orderly, Compact
Growth Policy 1-5.1: Public Facilities

Staff recommends approval of the rezoning to PFD and land use map amendment to Institutional.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. 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 Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT:



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Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Fred Collins Walter Birriel	Others: Tracy Kelley, Community Development Director Sharon Williams, Administrative Assistant
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MEETING NOTES
PLANNING & ZONING BOARD
FEBRUARY 18, 2021
6:00PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Meeting called to order at 6:03PM. Administrative Assistant Williams led the invocation and Pledge of Allegiance.
- II. **ROLL CALL:** All Board members present with the exception of Board member Collins. Also present were: CDD Kelley, Administrative Assistant Williams and City Attorney Anita Geraci-Carver.
- III. **MINUTES FROM PREVIOUS MEETING:** None
- IV. **OLD BUSINESS:** None
- V. **CITY BOARDS AND FLORIDA SUNSHINE LAWS:** City Attorney Anita Geraci-Carver presented Public Records and Sunshine Law Training to the P&Z Board.
- VI. **ADJOURNMENT:** Meeting adjourned at 7:18PM.



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MEETING MINUTES
PLANNING & ZONING BOARD
MARCH 18, 2021
6:00PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE**
- II. **ROLL CALL:** All Board Members were present; present also were staff (CDD Kelley, Administrative Assistant Williams) , City Attorney Anita Geraci-Carver and City Commission Members .
- III. **MINUTES FROM PREVIOUS MEETING:** N/A
- IV. **OLD BUSINESS:** None
- V. **LDR WORKSHOP:** A joint workshop with City Commission was held to review the Land Development Regulations (LDRs) Chapters 150 – 165 with specific emphasis on Chapter 163 (signs).
- VI. **ADJOURNMENT:** The LDR Workshop was adjourned at 7:35PM

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

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ADJOURNMENT: Meeting Adjourned at 7:35PM

2/23/21 Incomplete Application
 Returned to Applicant
 2/24/21 Application deemed complete
 4/6/21 Revised



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

Sta Use Only	
Case No.:	_____
Fee Paid:	_____
Receipt No.:	_____

Development Application

Contact Information:

Owner Name: NEW LIFE PRESBYTERIAN CHURCH OF LAKE CO INC
 Address: 201 La Vista St. Fruitland Park, FL 34731
 Phone: 352-551-7712 Email: justin.richey.jr@gmail.com

Applicant Name: NEW LIFE PRESBYTERIAN CHURCH OF LAKE CO INC
 Address: 415 S Villa Ave Fruitland Park, FL 34731
 Phone: 352-551-7712 Email: justin.richey.jr@gmail.com

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

Property and Project Information:

PROJECT NAME*: Villa Ave House Rezoning
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 115 S Villa Ave Fruitland Park, FL 34731
 Parcel Number(s): 09-19-24-0400-024-00005 Section 09 Township 19s Range 24E

Area of Property: 11,280 SF Nearest Intersection: S Villa + E. La Vista

Existing Zoning: PFD Existing Future Land Use Designation: Institutional

Proposed Zoning: R-P Proposed Future Land Use Designation: CBDMU Transit (Central Business District Mix)

The property is presently used for: vacant dwelling
 The property is proposed to be used for: Residential Single Family Home

Do you currently have City Utilities? Yes

Application Type:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <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: Property under contract to sell as a single family home.

Required Data, Documents, Forms & Fees

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

Printed Name: Justin Richey

Signature: [Signature]

Date: Feb 16, 2021

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

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

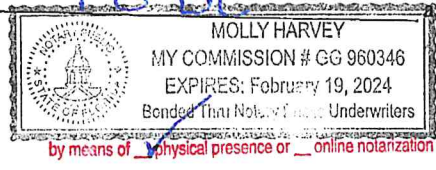
Before me the undersigned authority, personally appeared Justin Richey,
President, who being by me first duly sworn on oath deposes and says:

- 1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.
- 2) That the submittal requirements for the application have been completed and attached hereto as part of that application.
- 3) That he/she desires to allow Brittany Meaney or Lena Williams to represent Newlife Presbyterian Church and act on their behalf.

[Signature]
Affiant (Applicant's Signature)

State of Florida
County of Sumter

The Foregoing instrument was acknowledged before me this 18 day of Feb, 20 21
by Justin Richey who is personally known to me or has produced FL DL identification and who did or did not take an oath



(Notary Seal)

Notary Public - State of Florida
Commission No GG 960346
My Commission Expires 2/19/2024

[Signature]
Signature
Molly Harvey
Printed Name

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

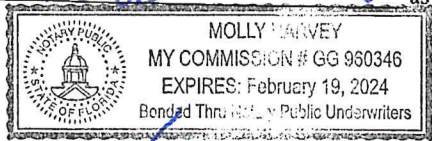
Before me the undersigned authority, personally appeared Justin Richey,
President, who being by me first duly sworn on oath deposes and says:

- 1) That he/she is the fee-simple owner of the property legally described on attached page of this application.
- 2) That he/she desires _____ to allow Brittany
Meany or Lena Williams to act as applicant
on behalf of NewLife Presbyterian Church
- 3) That he/she has appointed Brittany Meany or Lena Williams 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.

Justin Richey
Affiant (Owner's Signature)

State of Florida
County of Sumter

The Foregoing instrument was acknowledged before me this 18th day of Feb, 20 24,
by Justin Richey who is personally known to me or has produced
FLDL as identification and who did or did not take an oath
(Notary Seal)



by means of physical presence or online notarization

Notary Public - State of Florida
Commission No GG960346
My Commission Expires 2/19/2024

Molly Harvey
Signature
Molly Harvey
Printed Name



[Department of State](#) [Division of Corporations](#) [Search Records](#) [Search by Entity Name](#)

Detail by Entity Name

Florida Not For Profit Corporation

NEW LIFE PRESBYTERIAN CHURCH OF LAKE COUNTY, INC.

Filing Information

Document Number 748250
FEI/EIN Number 59-2050661
Date Filed 07/30/1979
State FL
Status ACTIVE

Principal Address

201 LAVISTA ST
FRUITLAND PARK, FL 34731

Changed: 03/02/1984

Mailing Address

201 LAVISTA ST
FRUITLAND PARK, FL 34731

Changed: 03/02/1984

Registered Agent Name & Address

Johnson, Charles
907 WEBSTER ST
LEESBURG, FL 34785

Name Changed: 01/19/2015

Address Changed: 03/28/2007

Officer/Director Detail

Name & Address

Title PD

Richey, Justin
1007 Ridgewind Ct.
Fruitland Park, FL 34731

Title SD

Marynell, Cathy
2265 Clearwater Ru
The Villages, FL 32162

Title TR

Specci, Carl
33844 Silver Pine Drive
Leesburg, FL 34788-3850

Annual Reports

Report Year	Filed Date
2018	01/29/2018
2019	01/28/2019
2020	02/04/2020

Document Images

02/04/2020 -- ANNUAL REPORT	View image in PDF format
01/28/2019 -- ANNUAL REPORT	View image in PDF format
01/29/2018 -- ANNUAL REPORT	View image in PDF format
02/20/2017 -- ANNUAL REPORT	View image in PDF format
02/16/2016 -- ANNUAL REPORT	View image in PDF format
01/19/2015 -- ANNUAL REPORT	View image in PDF format
03/24/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
02/21/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
02/22/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
01/18/2008 -- ANNUAL REPORT	View image in PDF format
03/28/2007 -- ANNUAL REPORT	View image in PDF format
02/10/2006 -- ANNUAL REPORT	View image in PDF format
03/30/2005 -- ANNUAL REPORT	View image in PDF format
05/21/2004 -- ANNUAL REPORT	View image in PDF format
04/30/2003 -- ANNUAL REPORT	View image in PDF format
04/26/2002 -- ANNUAL REPORT	View image in PDF format
02/03/2001 -- ANNUAL REPORT	View image in PDF format
02/24/2000 -- ANNUAL REPORT	View image in PDF format
06/24/1999 -- ANNUAL REPORT	View image in PDF format
03/10/1998 -- ANNUAL REPORT	View image in PDF format
02/14/1997 -- ANNUAL REPORT	View image in PDF format
02/16/1996 -- ANNUAL REPORT	View image in PDF format
03/03/1995 -- ANNUAL REPORT	View image in PDF format

PROPERTY RECORD CARD

General Information

Name:	NEW LIFE PRESBYTERIAN CHURCH OF LAKE CO INC	Alternate Key:	1639492
Mailing Address:	201 LA VISTA ST FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ⓘ	09-19-24-0400-024-00005
		Millage Group and City:	00F1 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	115 SOUTH VILLA AVE 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 S 94 FT OF W 120 FT OF BLK 24 PB 3 PGS 8-9 ORB 2398 PG 1743		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	CHURCH SECONDARY BUILDING (7102)	0	0		11280	SF	\$0.00	\$14,664.00

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

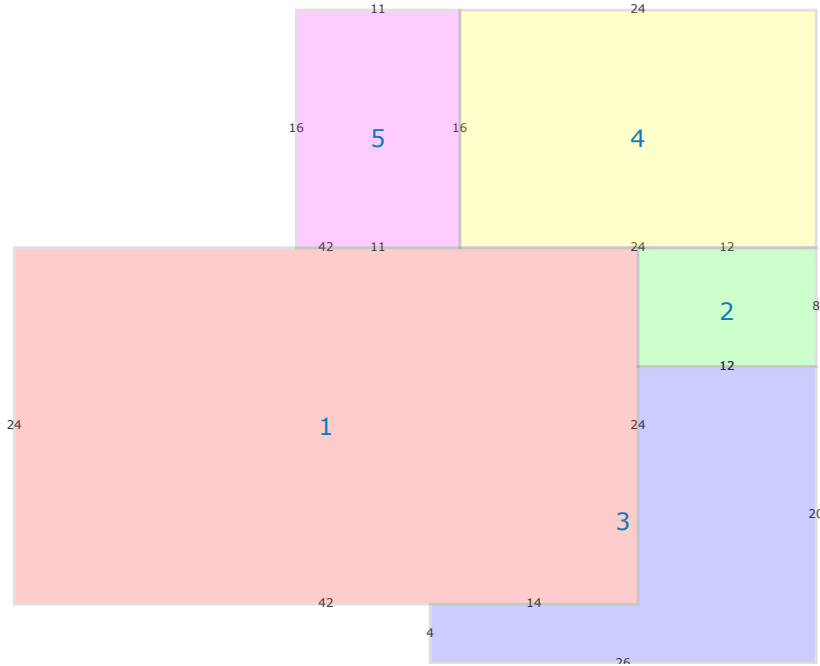
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$63,872.00						
Summary								
Year Built: 1970	Total Living Area: 1392 ⓘ	Central A/C: Yes				Attached Garage: No		
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0				Fireplaces: 1		
Incorrect Bedroom, Bath, or other information? ⓘ								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	1008	N	0%	0%	<input type="checkbox"/>
2	UTILITY / STORAGE	Block	1	96	N	0%	0%	<input type="checkbox"/>

	FINISHED BLOCK (SBF)	(002)						
3	CARPORT FINISHED (CPF)	No Wall Type (000)	1	296	N	0%	0%	<input type="checkbox"/>
4	FINISHED LIVING AREA (FLA)	Block (002)	1	384	N	0%	0%	<input type="checkbox"/>
5	SCREEN PORCH FINISHED (SPF)	No Wall Type (000)	1	176	N	0%	0%	<input type="checkbox"/>

[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
2398 / 1743	8/28/2003	Warranty Deed	Qualified	Improved	\$80,000.00
417 / 120	11/5/1970	Warranty Deed	Qualified	Improved	\$16,100.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2021 WORKING VALUES that are subject to change until certified.

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$78,536	\$78,536	\$0	5.03270	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$78,536	\$78,536	\$0	0.46290	\$0.00
LAKE COUNTY MSTU FIRE	\$78,536	\$78,536	\$0	0.47040	\$0.00
SCHOOL BOARD STATE	\$78,536	\$78,536	\$0	3.70100	\$0.00
SCHOOL BOARD LOCAL	\$78,536	\$78,536	\$0	2.99800	\$0.00
CITY OF FRUITLAND PARK	\$78,536	\$78,536	\$0	3.91340	\$0.00

ST JOHNS RIVER FL WATER MGMT DIST	\$78,536	\$78,536	\$0	0.22870	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$78,536	\$78,536	\$0	0.11000	\$0.00
LAKE COUNTY WATER AUTHORITY	\$78,536	\$78,536	\$0	0.33680	\$0.00
NORTH LAKE HOSPITAL DIST	\$78,536	\$78,536	\$0	0.89500	\$0.00
				Total: 18.1489	Total: \$0.00

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:
\$1,425.33

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

CFN 2003111893
Bk 02398 Pgs 1743 - 1744; (2pgs)
DATE: 09/04/2003 09:20:08 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 9.00
TRUST FUND 1.50
DEED DOC 560.00

This Instrument Prepared by/Return to:
Stephen G. Sewell
Attorney at Law
Post Office Box 492722
Leesburg, FL 34749-2722

Property Appraisers Parcel Identification Number(s):

Grantee(s) Social Security Number(s):

WARRANTY DEED

THIS WARRANTY DEED Made the 28th day of August, A. D. 2003, by PEGGY H. TREEN, A/K/A PEGGY TREEN, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR HER HUSBAND, JAMES P. TREEN, A/K/A JAMES TREEN, whose mailing address is 303 North Valley Rd., Fruitland Park, Fl. 34731, hereinafter called the Grantors, to NEW LIFE PRESBYTERIAN CHURCH OF LAKE COUNTY, INC., a Florida Corporation, whose mailing address is 201 LaVista Street, Fruitland Park, FL 34731, hereinafter called the Grantee*

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 -----Dollars (\$10.00), and other valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described land, situate, lying and being in Lake County, Florida, to-wit:

The South 94 feet of the West 120 feet of Block 24,
A MAP OF FRUITLAND PARK, according to the plat thereof,
Recorded in Plat Book 3, Page 9, of the Public Records
Of Lake County, Florida.

SUBJECT TO restrictions reservations and easements as indicated and/or shown on that certain Plat recorded in Plat Book 3, Page 9, of the Public Records of Lake County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said Grantor has signed and sealed

these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Stephen G. Sewell
First Witness Signature
Stephen G. Sewell
First Witness Printed Name

Peggy H. Treen, A/K/A
Peggy Treen, attorney-in-fact for James P. Treen (SEAL)
PEGGY H. TREEN, A/K/A
PEGGY TREEN ATTORNEY-IN-FACT FOR JAMES P. TREEN,
A/K/ JAMES TREEN

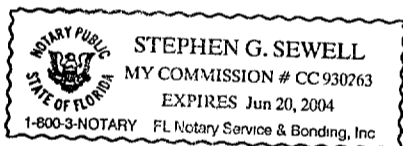
Elinor T. McDonald
Second Witness Signature
Elinor T. McDonald
Second Witness Printed Name

Peggy H. Treen, A/K/A (SEAL)
PEGGY H. TREEN, A/K/A
PEGGY TREEN

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 28th day of August, 2003, by **PEGGY H. TREEN, A/K/A PEGGY TREEN, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR JAMES P. TREEN, A/K/A JAMES TREEN,**

- who is personally known to me; or
- who has produced a motor vehicle driver's license as identification
- who has produced _____ as identification

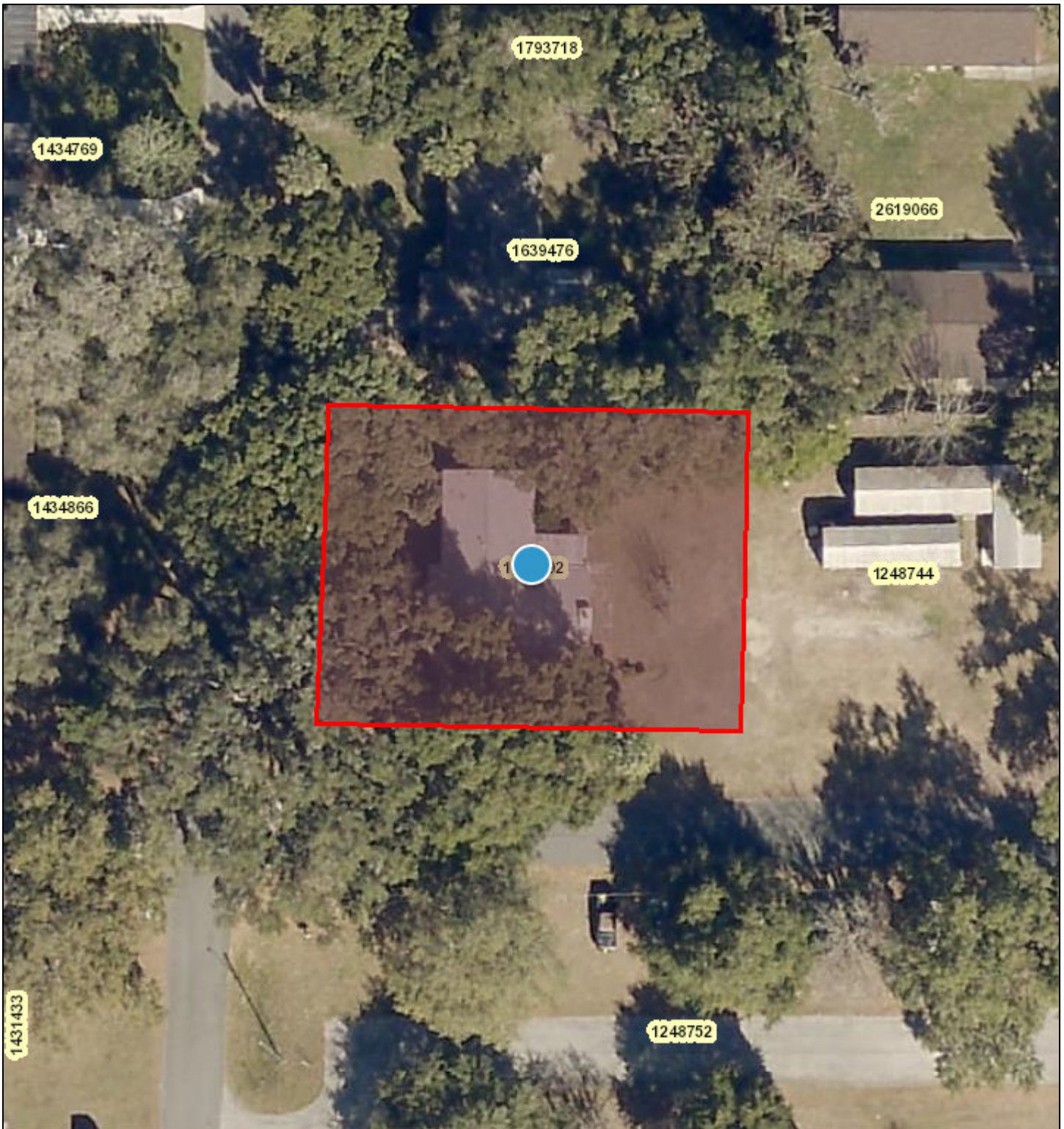


Stephen G. Sewell
Notary Public Signature
Stephen G. Sewell

Name of Notary Printed, Typed, or Stamped
My Commission Expires:

[treendeed]


115 S Villa Location Map

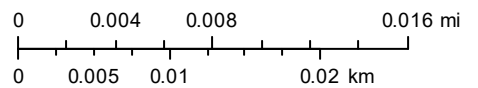


February 23, 2021

1:500

pointLayer

 Surrounding Counties



 Override 1

polygonLayer

 Override 1

Lake County Property Appraiser
Lake BCC

Tax Parcels Alternate Key

New Life Church Fruitland Park
PO Box 789
Fruitland Park, FL 34731




City of Fruitland Park
Community Development Department
506 W Berckman St.
Fruitland Park, FL 34731

RE: Rezoning 115 S. Villa St

New Life Presbyterian Church of Lake County, Inc. has the property at 115 S. Villa Avenue, under contract for sale as a single family home. We are asking to have this property rezoned from PFD to R-P so that the sale can move forward.

Sincerely,


Justin Richey, President
New Life Presbyterian Church

New Life Church Fruitland Park
PO Box 789
Fruitland Park, FL 34731

ORDINANCE 2021-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 0.26 ± ACRES OF PROPERTY LOCATED AT 115 SOUTH VILLA AVENUE, FRUITLAND PARK, FLORIDA FROM PUBLIC FACILITIES DISTRICT (PFD) TO THE DESIGNATION OF RESIDENTIAL PROFESSIONAL (RP) WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by New Life Presbyterian Church of Lake County, Inc. as applicant/owner, requesting that approximately 0.26 acres of real property located at 115 South Villa Ave. (the "Property") be rezoned from City of Fruitland Park PFD to City of Fruitland Park RP; and

WHEREAS, the property has a future land use designation of Transitional as shown on the City of Fruitland Park Comprehensive Plan Future Land Use Map; and

WHEREAS, the proposed zoning is consistent with the future land use designation; and

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

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

WHEREAS, the City Commission reviewed said petition, the recommendations of the Planning and Zoning Board, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

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

Section 1. The following described property consisting of approximately 0.26 ± acres of land located at 115 South Villa Avenue, Fruitland Park shall hereafter be designated as RP – Residential Professional, as defined in the Fruitland Park Land Development Regulations. The property is more particularly described as:

LEGAL DESCRIPTION: The South 94 feet of the West 120 feet of Block 24, A MAP OF FRUITLAND PARK, according to the plat thereof, recorded in Plat Book 3, Page 9, of the Public Records of Lake County, Florida.

Parcel Alternate Key No. 1639492

Section 2. That the City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 3. That the zoning classification is consistent with the Comprehensive Plan of the City of Fruitland Park, Florida.

Section 4. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

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

Section 6. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. This Ordinance shall become effective in accordance with law.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2021.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk
(SEAL)

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____

Passed Second Reading _____

2/23/21 Incomplete Application
Returned to Applicant
2/24/21 Application deemed complete
4/8/21 Revised



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

Sta Use Only
Case No.: _____
Fee Paid: _____
Receipt No.: _____

Development Application

Contact Information:

Owner Name: New Life Presbyterian Church of Lake County INC
Address: 201 E LaVista St. Fruitland Park, FL 34731
Phone: 352-551-7712 Email: justin.richey.jr@gmail.com
Applicant Name: New Life Presbyterian Church of Lake County, INC
Address: 212 E. LaVista St. Fruitland Park, FL, 34731
Phone: 352-551-7712 Email: justin.richey.jr@gmail.com
Engineer Name: _____
Address: _____
Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: La Vista St. property rezone
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 212 E. LaVista St. Fruitland Park, FL 34731
Parcel Number(s): 09-19-24-0400-024-00007 Section: 24 Township: 19 Range 26

Area of Property: 11,092 SF Nearest Intersection: E LaVista + Ruser-Ury Ave

Existing Zoning: R-P Existing Future Land Use Designation: MC

Proposed Zoning: PFD Proposed Future Land Use Designation: CBDMU Institutional

The property is presently used for: Storage + parking (Central Business District Mix)

The property is proposed to be used for: Storage + parking

Do you currently have City Utilities? yes

Application Type:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <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: _____

Required Data, Documents, Forms & Fees

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

Printed Name: Justin Richey, President

Signature: [Signature] Date: 2/18/2021

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

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Justin Richey,
President, who being by me first duly sworn on oath deposes and says:

1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.

2) That the submittal requirements for the application have been completed and attached hereto as part of that application.

3) That he/she desires to allow Brittany
Meany or Lena Williams to represent
NewLife Presbyterian Church and act on
their behalf.

[Signature]
Affiant (Applicant's Signature)

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 18th day of Feb, 20 21
by Justin Richey who is personally known to me or has produced
FL DL as identification and who did or did not take an oath



(Notary Seal)

Notary Public - State of Florida
Commission No GG 960346
My Commission Expires 2/19/2024

[Signature]
Signature
Molly Harvey
Printed Name

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Justin Richey,
President, who being by me first duly sworn on oath deposes and says:

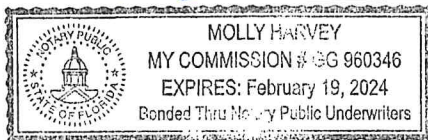
- 1) That he/she is the fee-simple owner of the property legally described on attached page of this application.
- 2) That he/she desires _____ to allow Brittany
Meany or Lena Williams to act as applicant
on behalf of NewLife Presbyterian Church
- 3) That he/she has appointed Brittany Meany or Lena Williams 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.

[Signature]
Affiant (Owner's Signature)

State of Florida

County of Sumter

The foregoing instrument was acknowledged before me this 18 day of Feb, 2021,
by Justin Richey who is personally known to me or has produced
FLDL as identification and who did or did not take an oath



(Notary Seal)
by means of physical presence or online notarization

Notary Public - State of Florida
Commission No. 960346
My Commission Expires 2/19/2024

[Signature]
Signature
Molly Harvey
Printed Name



[Department of State](#) [Division of Corporations](#) [Search Records](#) [Search by Entity Name](#)

Detail by Entity Name

Florida Not For Profit Corporation

NEW LIFE PRESBYTERIAN CHURCH OF LAKE COUNTY, INC.

Filing Information

Document Number 748250
FEI/EIN Number 59-2050661
Date Filed 07/30/1979
State FL
Status ACTIVE

Principal Address

201 LAVISTA ST
FRUITLAND PARK, FL 34731

Changed: 03/02/1984

Mailing Address

201 LAVISTA ST
FRUITLAND PARK, FL 34731

Changed: 03/02/1984

Registered Agent Name & Address

Johnson, Charles
907 WEBSTER ST
LEESBURG, FL 34785

Name Changed: 01/19/2015

Address Changed: 03/28/2007

Officer/Director Detail

Name & Address

Title PD

Richey, Justin
1007 Ridgewind Ct.
Fruitland Park, FL 34731

Title SD

Marynell, Cathy
2265 Clearwater Ru
The Villages, FL 32162

Title TR

Specci, Carl
33844 Silver Pine Drive
Leesburg, FL 34788-3850

Annual Reports

Report Year	Filed Date
2018	01/29/2018
2019	01/28/2019
2020	02/04/2020

Document Images

02/04/2020 -- ANNUAL REPORT	View image in PDF format
01/28/2019 -- ANNUAL REPORT	View image in PDF format
01/29/2018 -- ANNUAL REPORT	View image in PDF format
02/20/2017 -- ANNUAL REPORT	View image in PDF format
02/16/2016 -- ANNUAL REPORT	View image in PDF format
01/19/2015 -- ANNUAL REPORT	View image in PDF format
03/24/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
02/21/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
02/22/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
01/18/2008 -- ANNUAL REPORT	View image in PDF format
03/28/2007 -- ANNUAL REPORT	View image in PDF format
02/10/2006 -- ANNUAL REPORT	View image in PDF format
03/30/2005 -- ANNUAL REPORT	View image in PDF format
05/21/2004 -- ANNUAL REPORT	View image in PDF format
04/30/2003 -- ANNUAL REPORT	View image in PDF format
04/26/2002 -- ANNUAL REPORT	View image in PDF format
02/03/2001 -- ANNUAL REPORT	View image in PDF format
02/24/2000 -- ANNUAL REPORT	View image in PDF format
06/24/1999 -- ANNUAL REPORT	View image in PDF format
03/10/1998 -- ANNUAL REPORT	View image in PDF format
02/14/1997 -- ANNUAL REPORT	View image in PDF format
02/16/1996 -- ANNUAL REPORT	View image in PDF format
03/03/1995 -- ANNUAL REPORT	View image in PDF format

PROPERTY RECORD CARD

General Information

Name:	NEW LIFE PRESBYTERIAN CHURCH OF LAKE CO INC	Alternate Key:	1248744
Mailing Address:	201 LA VISTA ST FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ⓘ	09-19-24-0400-024-00007
		Millage Group and City:	00F1 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	212 EAST LAVISTA 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 117.73 FT OF W 240 FT OF S 94 FT OF BLK 24 PB 3 PGS 8-9 ORB 2398 PG 1732		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INSTITUTIONAL NON-CHURCH (7000)	0	0		11092	SF	\$0.00	\$16,638.00

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

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	UTILITY BUILDING - UNFINISHED (UBU)	560	SF	2009	\$1,400.00
0002	UTILITY BUILDING - UNFINISHED (UBU)	420	SF	2009	\$1,050.00
0003	UTILITY BUILDING - UNFINISHED (UBU)	480	SF	2012	\$1,650.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2398 / 1732	8/19/2003	Warranty Deed	Unqualified	Improved	\$31,000.00
1121 / 93	7/1/1991	Quit Claim Deed	Unqualified	Improved	\$0.00
811 / 787	6/1/1984	Warranty Deed	Qualified	Improved	\$13,500.00
766 / 2362	11/1/1982	Warranty Deed	Unqualified	Improved	\$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2021 WORKING VALUES that are subject to change until certified.

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$20,738	\$20,738	\$0	5.03270	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$20,738	\$20,738	\$0	0.46290	\$0.00
LAKE COUNTY MSTU FIRE	\$20,738	\$20,738	\$0	0.47040	\$0.00
SCHOOL BOARD STATE	\$20,738	\$20,738	\$0	3.70100	\$0.00
SCHOOL BOARD LOCAL	\$20,738	\$20,738	\$0	2.99800	\$0.00
CITY OF FRUITLAND PARK	\$20,738	\$20,738	\$0	3.91340	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$20,738	\$20,738	\$0	0.22870	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$20,738	\$20,738	\$0	0.11000	\$0.00
LAKE COUNTY WATER AUTHORITY	\$20,738	\$20,738	\$0	0.33680	\$0.00
NORTH LAKE HOSPITAL DIST	\$20,738	\$20,738	\$0	0.89500	\$0.00
				Total: 18.1489	Total: \$0.00

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

CFN 2003111888
Bk 02398 Pgs 1732 - 1733; (2pgs)
DATE: 09/04/2003 09:16:15 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 9.00
TRUST FUND 1.50
DEED DOC 217.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Stephen G. Sewell

Sellar, Sewell, Russ, Saylor & Johnson, P.A.
907 Webster Street
Leesburg, Florida 34748

Property Appraisers Parcel Identification (Folio) Numbers:

09-19-24-0400-024-00007

Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 19 day of August, 2003 by **MICHELLE D. HAND**, a single woman, herein called the grantor, to **NEW LIFE PRESBYTERIAN CHURCH OF LAKE COUNTY, INC.**, a Florida Corporation whose post office address is **201 LaVista Street, Fruitland Park, FL 34731**, hereinafter called the Grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in LAKE County, State of Florida, viz:

The South 94 feet of the West 1/2 of Block 24, according to the official map of Fruitland Park, Florida, as recorded in Plat Book 3, Pages 8 and 9, Public Records of Lake County, FLorida, LESS the East 30.00 feet for road right of way, ALSO LESS the West 120.0 feet.

SUBJECT TO restrictions, reservations and easements as indicated and/or shown on that certain Plat recorded in Plat Book 3, Pages 8 and 9, of the Public Records of Lake County, Florida.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

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

subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Stephen G. Sewell

Witness #1 Signature

Stephen G. Sewell

Michelle D. Hand

L.S.

MICHELLE D. HAND

P.O. Box 1302, Sorrento, FL 32776

Witness #1 Printed Name

William R. Adcock

WILLIAM R. ADCOCK

Witness #2 Signature

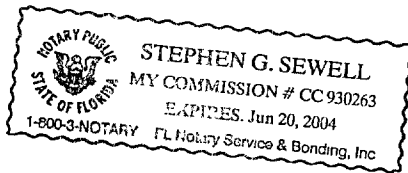
Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 19 day of August, 2003 by MICHELLE D. HAND who is personally known to me or has produced FL driver license as identification.

SEAL

My Commission Expires:



Stephen G. Sewell

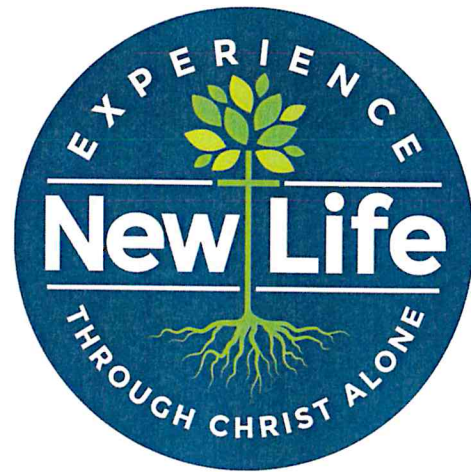
Notary Signature

Stephen G. Sewell

Printed Notary Signature

New Life Church Fruitland Park
PO Box 789
Fruitland Park, FL 34731

City of Fruitland Park
Community Development Department
506 W Berckman St.
Fruitland Park, FL 34731



RE: Rezoning 212 E LaVista St.

New Life Presbyterian Church of Lake County, Inc. owns the property at 212 E LaVista St. During a review of signage meeting for a contiguous property, it was noticed that this property was not rezoned to PFD along with our other property. We request that the zoning be changed from R-P to PFD.

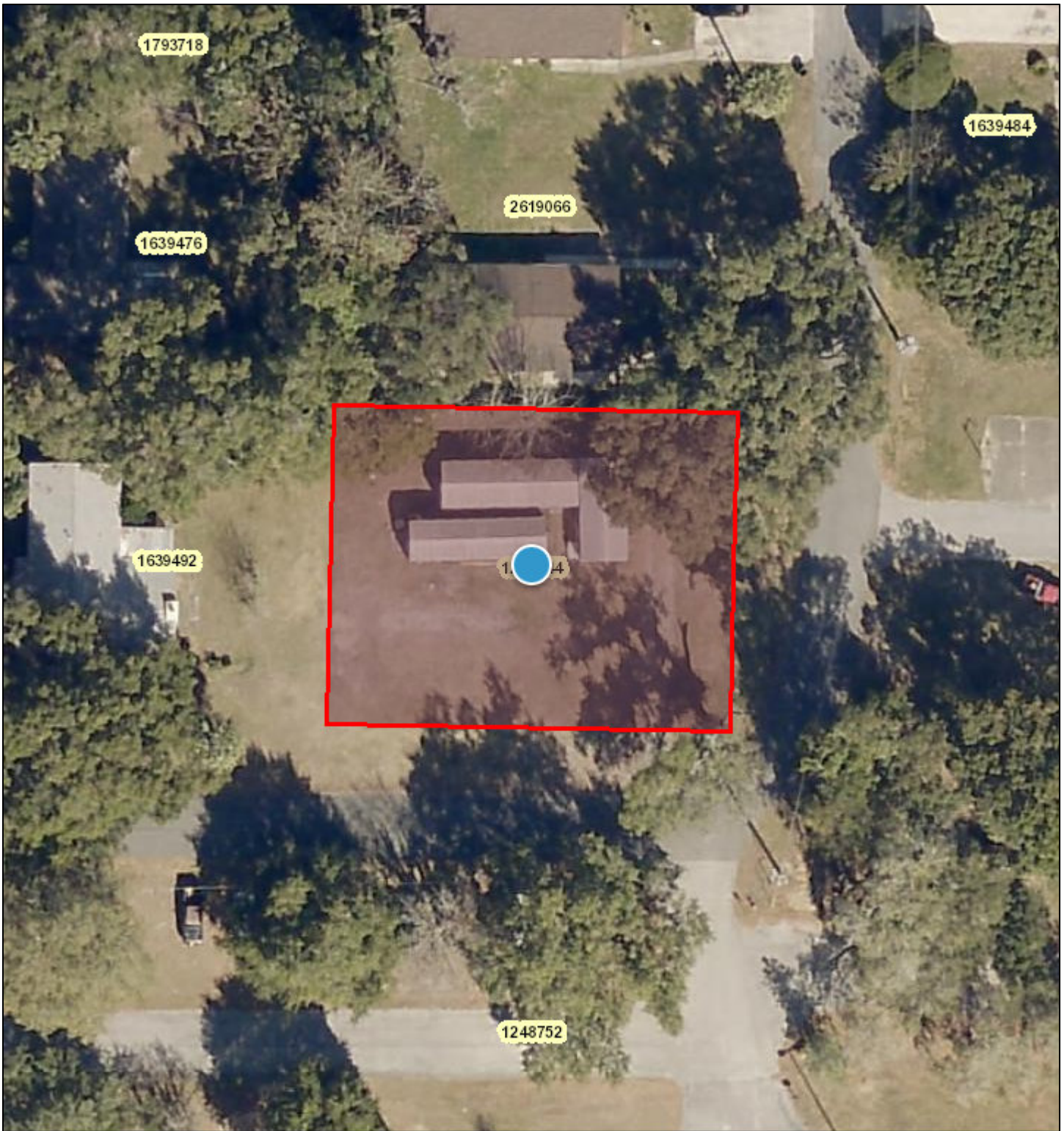
Sincerely,

A handwritten signature in black ink, appearing to read "Justin Richey".

Justin Richey, President
New Life Presbyterian Church

New Life Church Fruitland Park
PO Box 789
Fruitland Park, FL 34731

212 E Lavista Location Map



February 23, 2021

1:500

pointLayer



Override 1



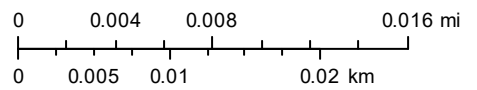
Surrounding Counties

polygonLayer



Override 1

Tax Parcels Alternate Key



Lake County Property Appraiser
Lake BCC

ORDINANCE 2021-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 0.26 ± ACRES OF PROPERTY LOCATED AT 212 EAST LAVISTA STREET, FRUITLAND PARK, FLORIDA FROM RESIDENTIAL PROFESSIONAL (RP) 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 submitted by New Life Presbyterian Church of Lake County, Inc. as applicant/owner, requesting that approximately 0.26 acres of real property located at 212 East LaVista Street (the "Property") be rezoned from City of Fruitland Park RP to City of Fruitland Park CFD; and

WHEREAS, the property has a future land use designation of Institutional as shown on the City of Fruitland Park Comprehensive Plan Future Land Use Map; and

WHEREAS, the proposed zoning is consistent with the future land use designation; and

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

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

WHEREAS, the City Commission reviewed said petition, the recommendations of the Planning and Zoning Board, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

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

Section 1. The following described property consisting of approximately 0.26 ± acres of land located at 212 East LaVista Street, Fruitland Park shall hereafter be designated as Central Facilities District - CFD, as defined in the Fruitland Park Land Development Regulations. The property is more particularly described as:

LEGAL DESCRIPTION: The South 94 feet of the West 1/2 of Block 24, A MAP OF FRUITLAND PARK, according to the plat thereof, recorded in Plat Book 3, Page 9, of the Public Records of Lake County, Florida, LESS the East 30.00 feet for road right of way, ALSO LESS the West 120.0 feet.

Parcel Alternate Key No. 1248744

Section 2. That the City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 3. That the zoning classification is consistent with the Comprehensive Plan of the City of Fruitland Park, Florida.

Section 4. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

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

Section 6. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. This Ordinance shall become effective in accordance with law.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2021.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk
(SEAL)

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____

Passed Second Reading _____