



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
PLANNING & ZONING BOARD
May 20, 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 April 15, 2021.
- IV. **OLD 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, Fruitland Park, currently zoned PFD (Public Facilities District); New Life Presbyterian Church is seeking rezoning to RP (Residential Professional). Property is under contract to sell as a single-family residential home.

Staff recommends approval of the rezoning to RP.

212 E. LaVista Street, Fruitland Park, is currently zoned RP (Residential Professional); New Life Presbyterian Church is seeking rezoning to PFD (Public Facilities District). During rezoning pre-application meeting for 115 S. Villa Avenue New Life Presbyterian Church became aware the property is not consistent with PFD or same zoning classification as other church properties. The property is presently used for storage and parking with no proposed change in use. Applicant is requesting

rezoning to be consistent with other properties owned by New Life Presbyterian Church.

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

V. NEW BUSINESS:

A. Small Scale Comprehensive Plan Amendment (SSCPA) applications submitted by Justin Richey, President, on behalf of New Life Presbyterian Church:

115 S. Villa Avenue: The intent of the rezoning application was to allow for the existing one-story, single-family residential home to continue same use. The application also indicates an existing FLU of Institutional and proposed FLU of Central Business District Mixed Use (CBDMU). Fact, the majority of the area is designated one-story, single-family; however, in order to avoid a conflict, an amendment to Transitional (4 units/acre) may be better suited. The transitional land use category is compatible with the CBDMU.

Staff recommends approval of the SSCPA to Transitional land use for 115 S. Villa Avenue.

212 E. LaVista Street: The intent of the rezoning application from RP to PFD was to allow the continued use for storage and parking associated with the church. The requested land use designation in the application stated CBDMU; however, the land use most appropriate is Institutional.

Staff recommends approval of the SSCPA to Institutional; the subject site is adjacent to PFD zoning on the south and east; therefore, the proposed PFD zoning is compatible and consistent with the area.

B. Variance application submitted by Justin Richey, President, on behalf of New Life Presbyterian Church (Alternate Key: 1248752):

New Life Presbyterian Church currently has three (3) buildings located on the subject property; the property has approximately 615 sf of frontage along US Highway 27/441.

Currently there is one (1) existing free-standing sign. The applicant desires two additional signs; one sign for each building for a total of three (3) free-standing signs.

Staff recommends approval of the variance with the following conditions:

The distance between the signs located at 201 E. LaVista and 197 E. LaVista shall be a minimum of 125 feet.

The distance between the signs at 197 E. LaVista and 193 E. LaVista shall be a minimum of 220 feet.

All signs shall be monument signs and shall not exceed a sign area of 50 sf each.

C. XXXX Urick Street 1st Amendment Annexation Agreement (Alternate Key: 1520690)

Letter of Justification submitted by Beryl N. Stokes, Jr., seeking Amendment to Annexation Agreement to have entitlements now allowed under the zoning and future land use relating to a change in the multi-family high density land designation ‘from’ up to ten (10) dwelling units per acre, if sewer is available and the property is connected to sewer ‘to’ up to fifteen (15) dwelling units per acre, if centralized sanitary sewer is available and the property is connected to sewer.

Staff recommends approval to amend the Annexation Agreement allowing the owner to have the entitlements now allowed under zoning/FLU.

D. FBCL Properties Inc., Planned Unit Development (PUD) Amendment (Alternate Key# 3924369)

PUD Amendment application submitted by owners for the Village Park Commercial Subdivision:

The owners are seeking an amendment to the PUD commercial uses to allow an emergency vet clinic on Lot 4 (1.69 acres) of the Village Park Commercial Subdivision. The proposed emergency veterinary facility is an after-hours emergency and veterinary clinic; no boarding of any animals.

Existing Master Development Agreement Section 4 list the permitted commercial uses as all C-1 uses; convenience store with fuel operations, restaurants, banks, and athletic/sports facilities. A veterinary office is listed as a special exception use in the C-1 zoning district.

Staff recommends approval of the amendment to add the emergency veterinary clinic as a permitted commercial use.

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:



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: Greg Beliveau, LPG Tracy Kelley, CDD Sharon Williams, Administrative Assistant
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MEETING MINUTES
PLANNING & ZONING BOARD
April 15, 2021
6:00PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Administrative Assistant Williams led the invocation and allegiance.
- II. **ROLL CALL:** All present except excused Board Member Walter Birriel. Also present were LPG Beliveau and staff CDD Kelley and Administrative Assistant Williams.
- III. **MINUTES FROM PREVIOUS MEETING:** Meeting minutes of February 18, 2021 approved. March 18, 2021 joint workshop meeting minutes to be approved by City Commission.
- 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, Fruitland Park, currently zoned PFD (Public Facilities District); New Life Presbyterian Church is seeking rezoning to RP (Residential Professional). Property is under contract to sell as a single-family residential home.

212 E. LaVista Street, Fruitland Park, is currently zoned RP (Residential Professional); New Life Presbyterian Church is seeking rezoning to PFD (Public Facilities District). During rezoning pre-application meeting for 115 S. Villa Avenue New Life

Presbyterian Church became aware the property is not consistent with PFD or same zoning classification as other church properties. The property is presently used for storage and parking with no proposed change in use. Applicant is requesting rezoning to be consistent with other properties owned by New Life Presbyterian Church.

LPG Beliveau introduced applications and advised the Board per City Attorney Geraci-Carver; item A. is to be tabled to a date certain. 115 S. Villa Avenue and 212 E. LaVista, Fruitland Park, require a Small Scale Comprehensive Plan Amendments (SSCPA) prior to approval of rezoning applications. Applicant will submit required development applications for SSCPA as advised.

CDD Kelley added Notices of Public Hearing (NOPH) had been completed; to include certified mailings to surrounding property owners. Moving to a date certain satisfies all notices/advertisement requirements for rezoning applications.

Board member Dicus made motion to table to date certain rezoning applications for 115 S. Villa Avenue and 212 E. LaVista Street, Fruitland Park. Second by Board member Burch.
Approved 4-0.

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: Meeting was adjourned at 6:07PM



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.: _____

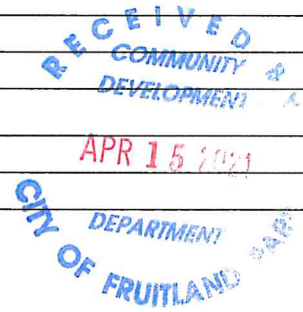
Development Application

Contact Information:

Owner Name: New Life Presbyterian Church of Lake County, Inc.
 Address: 201 E LaVista St., Fruitland Park, FL 34731
 Phone: 3525.551.7712 Email: justin.richey.jr@gmail.com marybeth@newlifep.org

Applicant Name: New Life Presbyterian Church of Lake County, Inc.
 Address: 115 S Villa Ave., Fruitland Park FL 34731
 Phone: 352.728.1861 Email: marybeth@newlifep.org

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



Property and Project Information:

PROJECT NAME*: Comp Plan Amendment

*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): 09-19-24-0400-024-0005 Section: 24 Township: 19 Range: 24

Area of Property: 11,280 sf Nearest Intersection: S Villa & E LaVista

Existing Zoning: PFD Existing Future Land Use Designation: Institutional

Proposed Zoning: R-P Proposed Future Land Use Designation: Institutional Transitional

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

Please describe your request in detail: Comp plan amendment Change Future Land use Designation

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: 4/13/2021

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

Development Application Checklist

The Following are Required for ALL Development Applications:

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

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

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

- Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation
- Analyses: Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis
 Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey

- Rezoning Applications: Requested Zoning Map Justification for Rezoning

Planned Development Applications:

- Maps/Plans: Conceptual Plan as Described in LDRs Chapter 154, Section 154.030,10,G Environmental Constraints
- Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

- Variance Applications: Justification for Variance

Special Exception Use Applications:

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

Conditional Use Permit Applications:

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

Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

- As Described in LDRs, Chapter 157

Minor Subdivision Applications:

- As Described in LDRs, Chapter 157

Site Plan Applications:

- As Described in LDRs, Chapter 160

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:

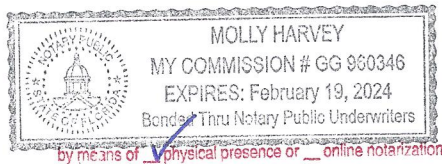
- 1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further 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 Comp plan amendment to allow sale of home

[Signature]
Affiant (Applicant's Signature)

State of Florida
County of Sumter

The Foregoing instrument was acknowledged before me this 13th day of April, 2024,
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)



Notary Public - State of Florida
Commission No GG960346
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 Comp plan amendment to allow sale of home

3) That he/she has appointed _____ 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.

[Handwritten Signature]

Affiant (Owner's Signature)

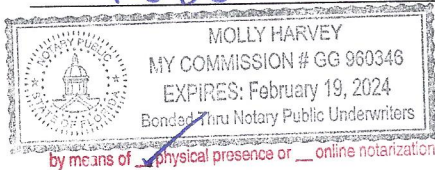
State of Florida

County of Sumter

The Foregoing instrument was acknowledged before me this 13th day of April, 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

[Handwritten Signature]
Signature
Molly Harvey
Printed Name

Comp Plan Amendment justification

New Life Presbyterian Church of Lake County, Inc.

115 S Villa Ave., Fruitland Park FL 34731 – Alt Key #1639492

Per recent conversation on Friday, April, 9, 2021, with Community Development Director, Tracy Kelley, a small scale comprehensive plan amendment (SSCPA) is required in conjunction with your request for rezoning of the subject properties. The proposed rezoning triggered a review of the city's current comprehensive plan and future land use (FLU) designation. In consideration of the intended use of the properties and since the most appropriate future land use (FLU) designation is not a part of the city's current comprehensive plan, this additional step is necessary, as found per City Attorney and City Land Planner comments.

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](#)

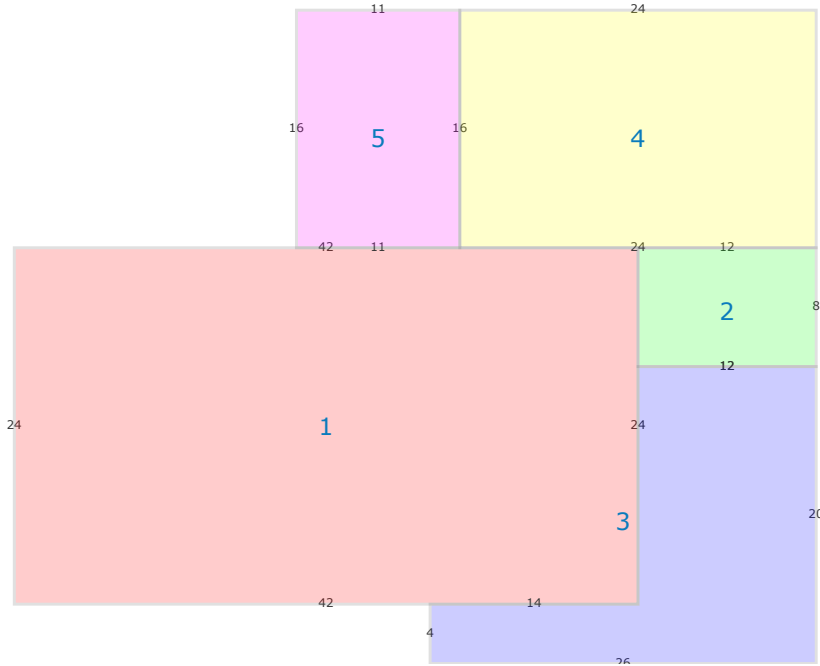
Residential Building(s)

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

ORDINANCE 2021-xx

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION TO TRANSITIONAL OF 0.26 ± ACRES OF PROPERTY LOCATED AT 115 SOUTH VILLA AVENUE, FRUITLAND PARK, FLORIDA; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; 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 Avenue (the "Property") be assigned a land use designation of "Transitional" under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Commission of the City of Fruitland Park and the Local Planning Agency for the City of Fruitland Park have reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Commission of the City of Fruitland Park.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of 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 assigned a land use designation of "Transitional" under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference. 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 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, and that matters and contents therein are made a part of this ordinance by reference as fully and completely as set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3. That the City Manager or his designee, after passage of this Ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Fruitland Park.

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 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.

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:

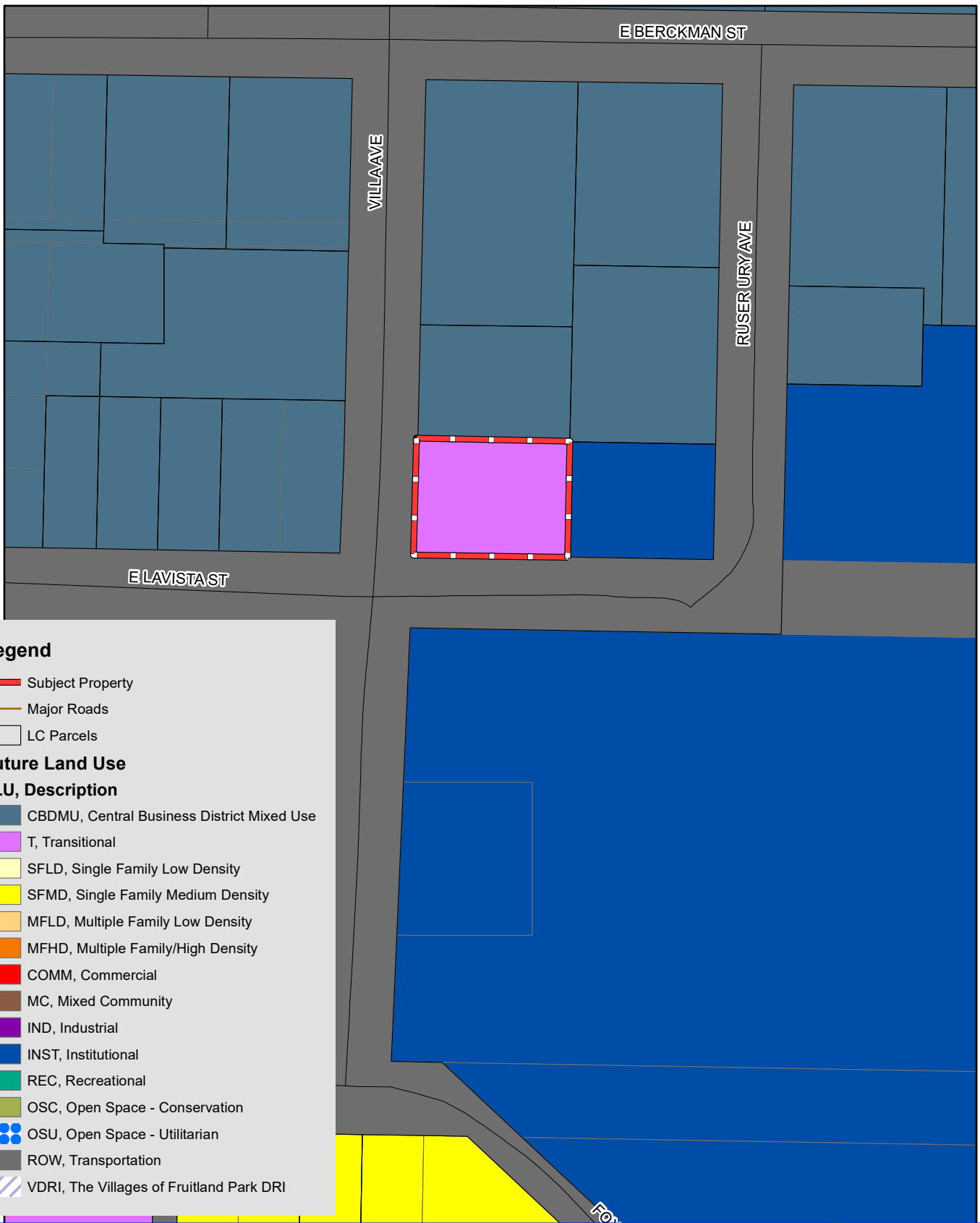
Esther Coulson, CMC, City Clerk
(SEAL)

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 _____



Legend

- Subject Property
- Major Roads
- LC Parcels

Future Land Use

FLU, Description

- CBDMU, Central Business District Mixed Use
- T, Transitional
- SFLD, Single Family Low Density
- SFMD, Single Family Medium Density
- MFLD, Multiple Family Low Density
- MFHD, Multiple Family/High Density
- COMM, Commercial
- MC, Mixed Community
- IND, Industrial
- INST, Institutional
- REC, Recreational
- OSC, Open Space - Conservation
- OSU, Open Space - Utilitarian
- ROW, Transportation
- VDRI, The Villages of Fruitland Park DRI



1 inch = 113 feet

**New Life Presbyterian Church
Proposed Future Land Use Map**

Fruitland Park, FL

Project: NLPC
File: Proposed FLU
Name: Fruitland Park
PM: Sherie Lindh
Date: May 4th, 2021
Created By: C.Manno



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

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

Development Application

Contact Information:

Owner Name: New Life Presbyterian Church of Lake County, Inc.
 Address: 201 E LaVista St., Fruitland Park, FL 34731
 Phone: 3525.551.7712 Email: justin.richey.jr@gmail.com marybeth@newlifep.org

Applicant Name: New Life Presbyterian Church of Lake County, Inc.
 Address: 212 E LaVista St. Fruitland Park FL 34731
 Phone: 352.728.1861 Email: marybeth@newlifep.org

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



Property and Project Information:

PROJECT NAME*: New Life Comp Plan Amendment

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

Property Address: 121 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 St & Ruser Ury Ave

Existing Zoning: R-P Existing Future Land Use Designation: ME MC (see) 4/15/21

Proposed Zoning: PFD Proposed Future Land Use Designation: Institutional

The property is presently used for: Church storage & parking

The property is proposed to be used for: Church storage & parking

Do you currently have City Utilities? Yes

Application Type:

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

Please describe your request in detail: Change zoning & Land use Designation (future)

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: *Justin Richey* Date: 4/13/2021

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

Development Application Checklist

The Following are Required for ALL Development Applications:

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

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

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

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

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

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

Rezoning Applications: Requested Zoning Map Justification for Rezoning

Planned Development Applications:

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

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications: Justification for Variance

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

Conditional Use Permit Applications: Proposed List of Conditions and Safeguards
 Site Plan as Described in LDRs, Chapter 155 Written Statement as Described in LDRs, Chapter 155

Subdivision Applications: As Described in LDRs, Chapter 157
(Preliminary Plan, Improvement Plan and Final Plat)

Minor Subdivision Applications: As Described in LDRs, Chapter 157

Site Plan Applications: As Described in LDRs, Chapter 160

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:

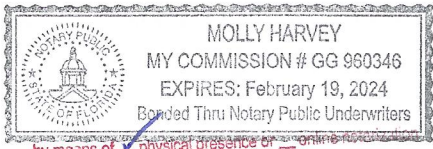
- 1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further 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 Comp Plan Amendment to allow rezoning

[Signature]
Affiant (Applicant's Signature)

State of Florida
County of Sumter

The Foregoing instrument was acknowledged before me this 13 day of April, 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)



Notary Public - State of Florida
Commission No GG960346
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 Comp Plan Amendment to allow rezoning

- 3) That he/she has appointed _____ 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.

[Handwritten Signature]

Affiant (Owner's Signature)

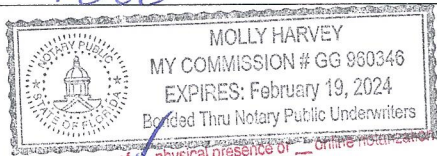
State of Florida

County of Sumter

The foregoing instrument was acknowledged before me this 13th day of April, 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 66

My Commission Expires 2/19/2024

[Handwritten Signature]

Signature

Printed Name

Molly Harvey

Comp Plan Amendment justification

New Life Presbyterian Church of Lake County, Inc.

212 E LaVista St., Fruitland Park FL 34731 – Alt Key #1639492

Per recent conversation on Friday, April, 9, 2021, with Community Development Director, Tracy Kelley, a small scale comprehensive plan amendment (SSCPA) is required in conjunction with your request for rezoning of the subject properties. The proposed rezoning triggered a review of the city's current comprehensive plan and future land use (FLU) designation. In consideration of the intended use of the properties and since the most appropriate future land use (FLU) designation is not a part of the city's current comprehensive plan, this additional step is necessary, as found per City Attorney and City Land Planner comments.

PROPERTY RECORD CARD

General Information

Name:	NEW LIFE PRESBYTERIAN CHURCH OF LAKE CO INC	Alternate Key:	1248744
Mailing Address: Update Mailing Address	201 LA VISTA ST FRUITLAND PARK, FL 34731	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: Update Property Location ⓘ	212 EAST LAVISTA ST FRUITLAND PARK FL 34731	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.](#) ⓘ

ORDINANCE 2021-xx

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION TO INSTITUTIONAL OF 0.25 ± ACRES OF PROPERTY LOCATED AT 212 EAST LAVISTA STREET, FRUITLAND PARK, FLORIDA; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; 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 0.25 ± acres of real property located at 212 East LaVista Street (the "Property") be assigned a land use designation of "Institutional" under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Commission of the City of Fruitland Park and the Local Planning Agency for the City of Fruitland Park have reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Commission of the City of Fruitland Park.

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

Section 1. The following described property consisting of approximately 0.25 ± acres of land located at 212 East LaVista Street, Fruitland Park shall hereafter be assigned a land use designation of Institutional under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference. 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 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, and that matters and contents therein are made a part of this ordinance by reference as fully and completely as set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3. That the City Manager or his designee, after passage of this Ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Fruitland Park.

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 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.

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:

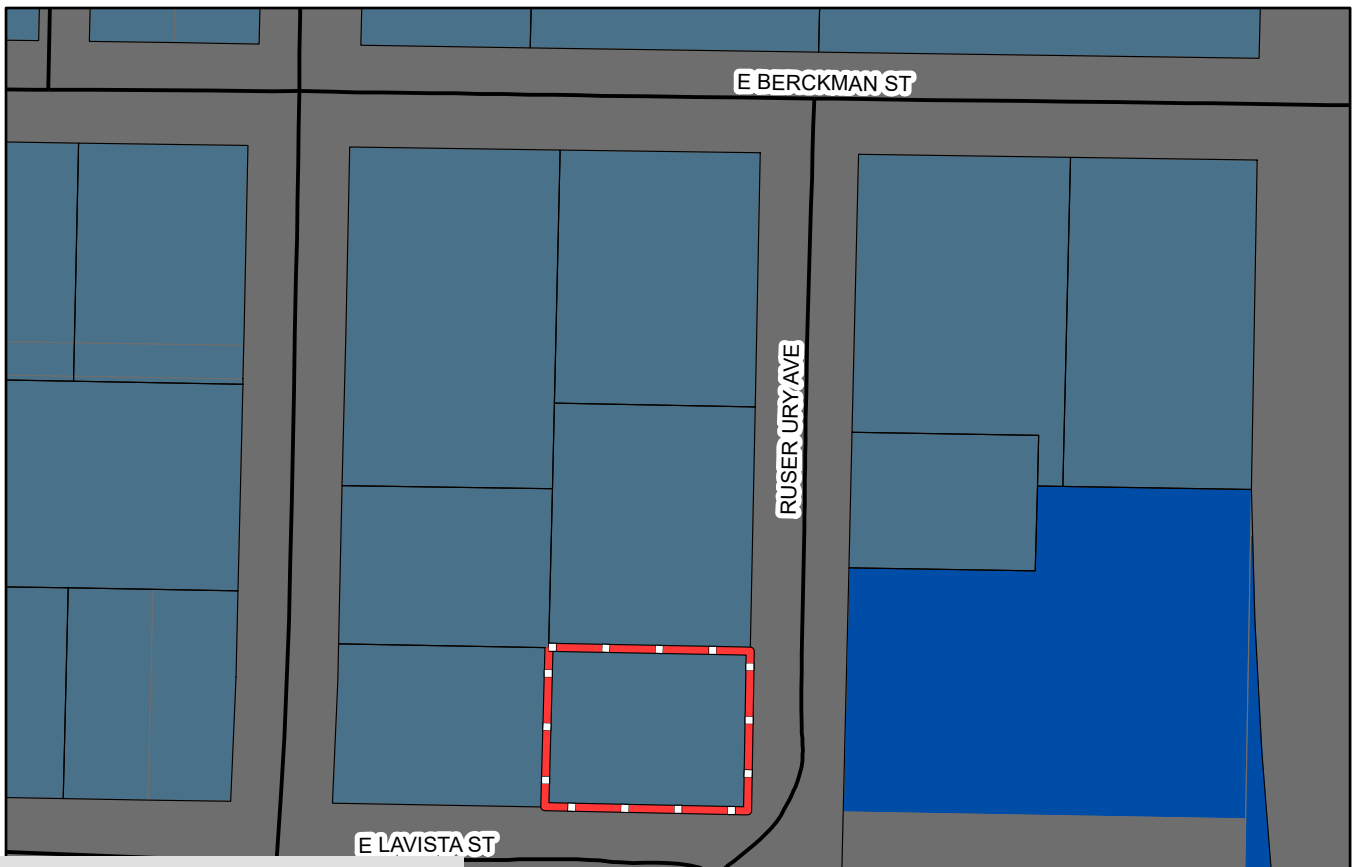
Esther Coulson, CMC, City Clerk
(SEAL)

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 _____



Legend

- Major Roads
- Subject_Property_3
- LC Parcels

Future Land Use

FLU, Description

- CBDMU, Central Business District Mixed Use
- T, Transitional
- SFLD, Single Family Low Density
- SFMD, Single Family Medium Density
- MFLD, Multiple Family Low Density
- MFHD, Multiple Family/High Density
- COMM, Commercial
- MC, Mixed Community
- IND, Industrial
- INST, Institutional
- REC, Recreational
- OSC, Open Space - Conservation
- OSU, Open Space - Utilitarian
- ROW, Transportation
- VDRI, The Villages of Fruitland Park DRI



1 inch = 113 feet

**New Life Presbyterian Church
Proposed Future Land Use Map**

Fruitland Park, FL

Project: NLPC
File: Proposed FLU
Name: Fruitland Park
PM: Sherie Lindh
Date: May 4th, 2021
Created By: C.Manno

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

The property is presently used for: vacant dwelling (Central Business District mix)
 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: [Handwritten 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

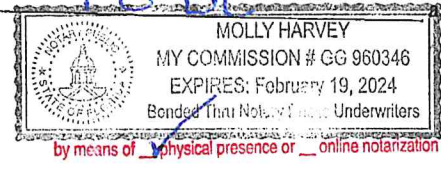
Before me the undersigned authority, personally appeared Justin Richey,
President, who being by me first duly sworn on oath deposes and says:

- 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

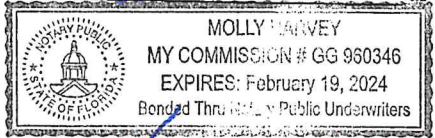
Before me the undersigned authority, personally appeared Justin Richey,
President, who being by me first duly sworn on oath deposes and says:

- 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

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

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](#)

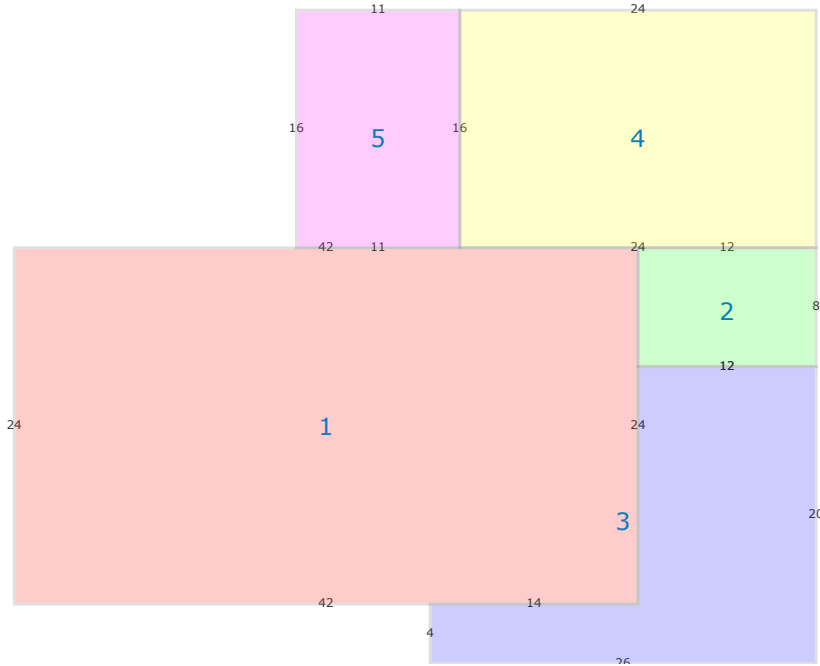
Residential Building(s)

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

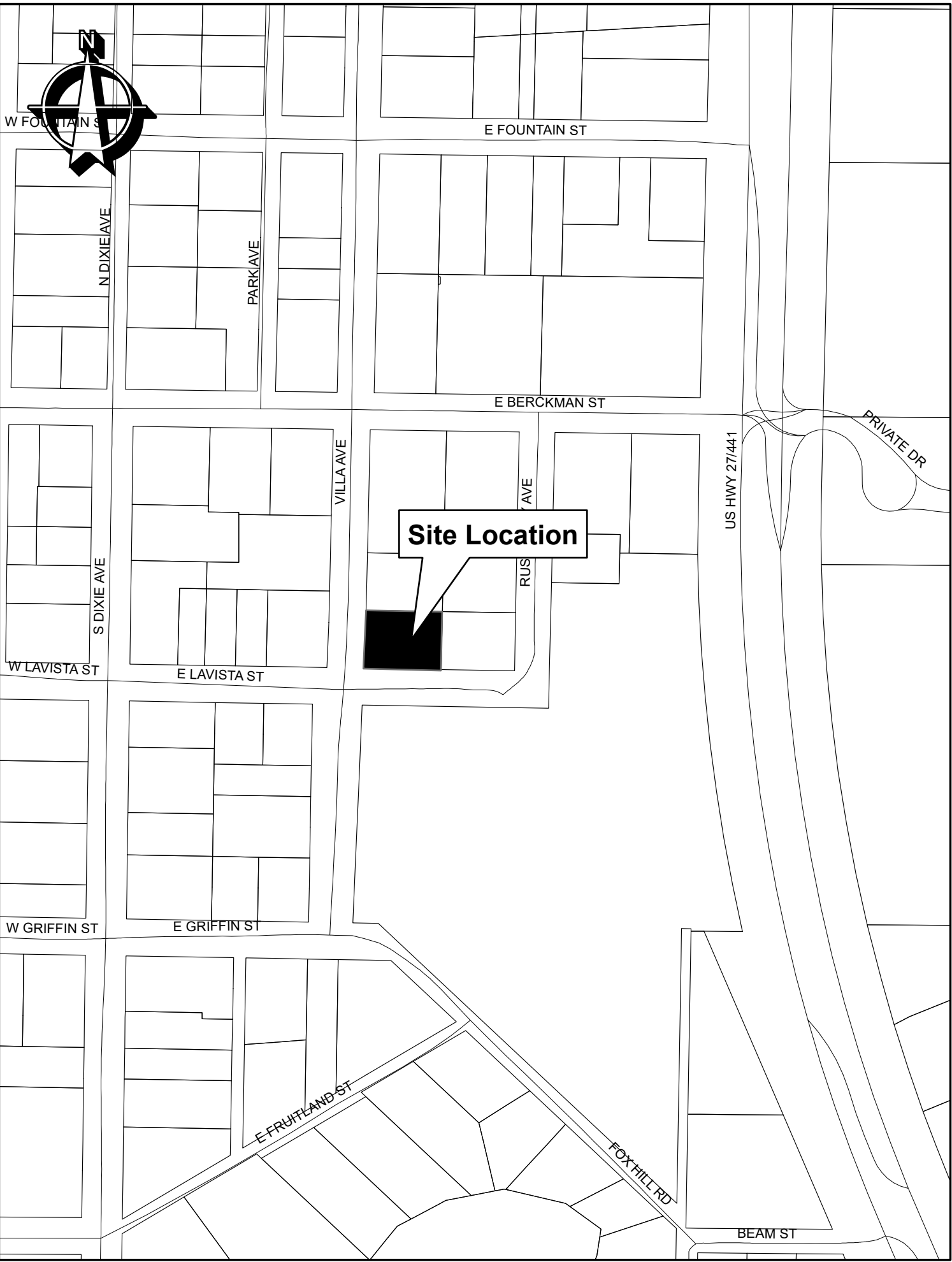
[Click here to search for mortgages, liens, and other legal documents.](#)

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



W FOUNTAIN ST

E FOUNTAIN ST

N DIXIE AVE

PARK AVE

E BERCKMAN ST

VILLA AVE

RUS AVE

US HWY 27/441

PRIVATE DR

Site Location

W LAVISTA ST

E LAVISTA ST

S DIXIE AVE

W GRIFFIN ST

E GRIFFIN ST

E FRUITLAND ST

FOX HILL RD

BEAM ST

ORDINANCE 2021-004

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:

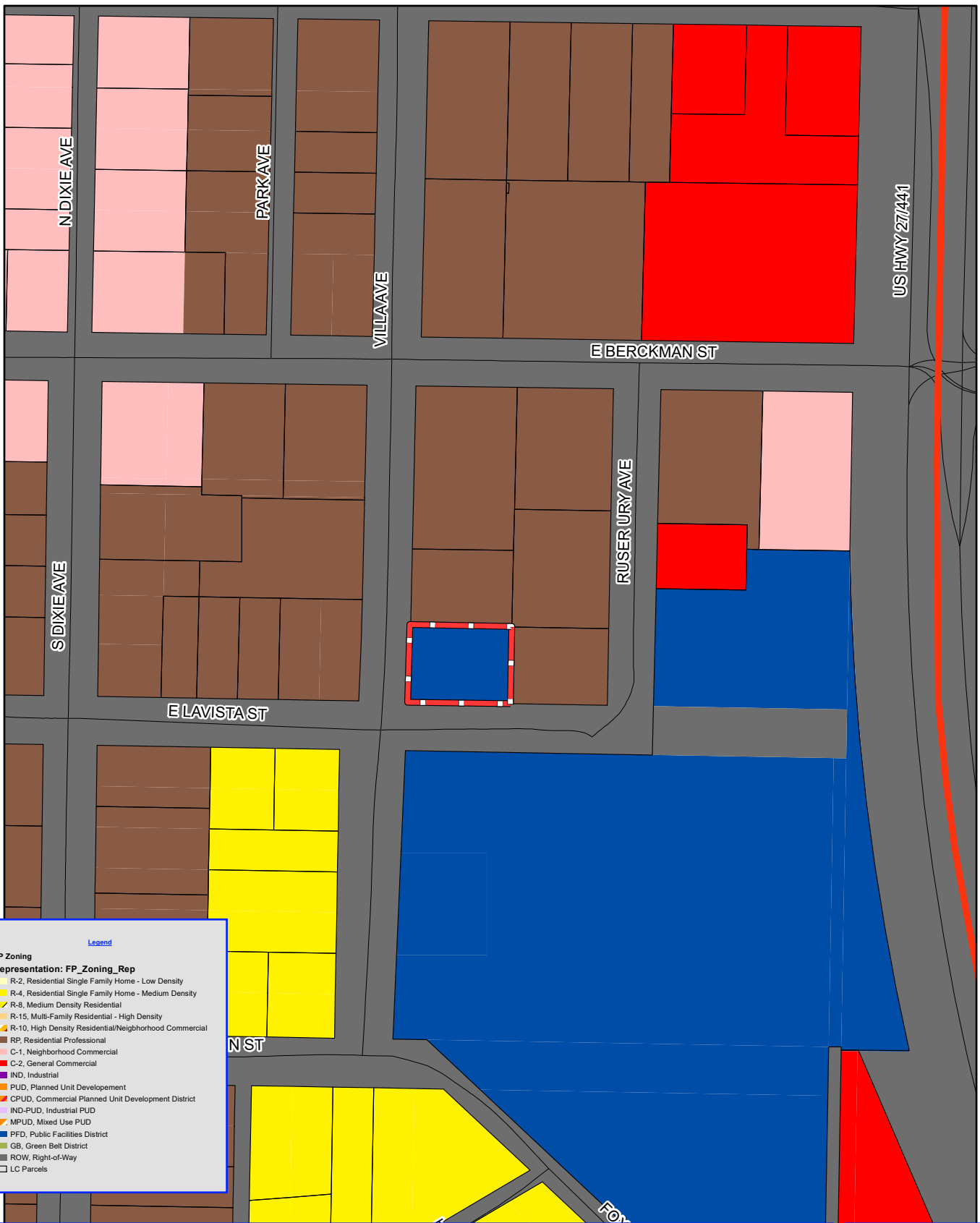
Esther Coulson, CMC, City Clerk
(SEAL)

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 _____



Legend

FP Zoning Representation: FP_Zoning_Rep

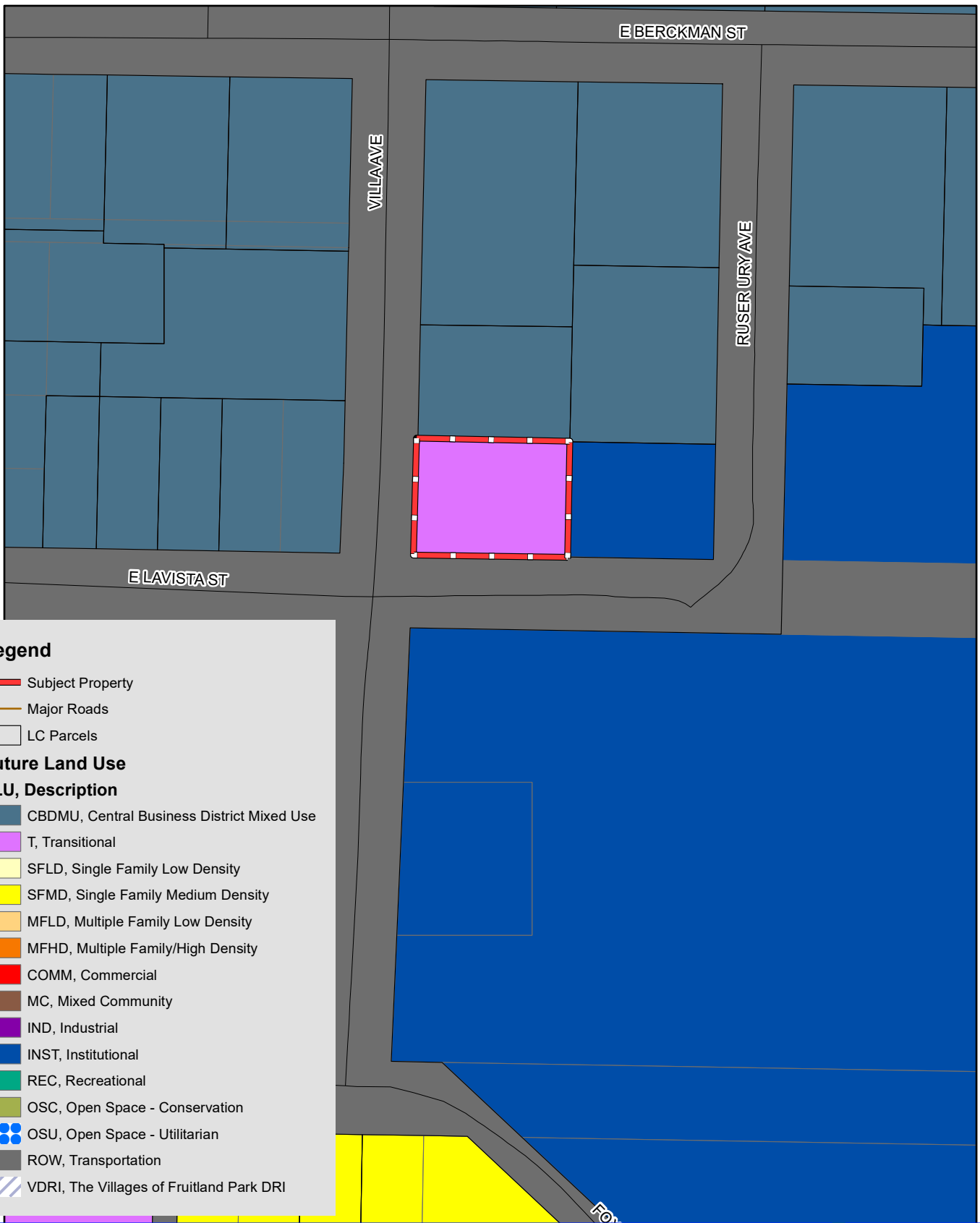
- R-2, Residential Single Family Home - Low Density
- R-4, Residential Single Family Home - Medium Density
- R-8, Medium Density Residential
- R-15, Multi-Family Residential - High Density
- R-10, High Density Residential/Neighborhood Commercial
- RP, Residential Professional
- C-1, Neighborhood Commercial
- C-2, General Commercial
- IND, Industrial
- PUD, Planned Unit Development
- CPUD, Commercial Planned Unit Development District
- IND-PUD, Industrial PUD
- MPUD, Mixed Use PUD
- PFD, Public Facilities District
- GB, Green Belt District
- ROW, Right-of-Way
- LC Parcels

New Life Presbyterian Church

Proposed Zoning Map

Project: NLPC
 File: Proposed Zoning
 AltKey: 1639492
 Name: Fruitland Park
 PM: Sherie Lindh
 Date: May 4th, 2021
 Created By: C.Manno

Fruitland Park, FL



Legend

- Subject Property
- Major Roads
- LC Parcels

Future Land Use

FLU, Description

- CBDMU, Central Business District Mixed Use
- T, Transitional
- SFLD, Single Family Low Density
- SFMD, Single Family Medium Density
- MFLD, Multiple Family Low Density
- MFHD, Multiple Family/High Density
- COMM, Commercial
- MC, Mixed Community
- IND, Industrial
- INST, Institutional
- REC, Recreational
- OSC, Open Space - Conservation
- OSU, Open Space - Utilitarian
- ROW, Transportation
- VDRI, The Villages of Fruitland Park DRI



1 inch = 113 feet

**New Life Presbyterian Church
Proposed Future Land Use Map**

Fruitland Park, FL

Project: NLPC
File: Proposed FLU
Name: Fruitland Park
PM: Sherie Lindh
Date: May 4th, 2021
Created By: C.Manno

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
 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

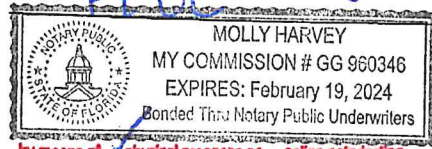
Before me the undersigned authority, personally appeared Justin Richey,
President, who being by me first duly sworn on oath deposes and says:

- 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 MEANY or Lena Williams to allow Brittany
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:

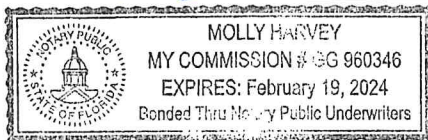
- 1) That he/she is the fee-simple owner of the property legally described on attached page of this application.
- 2) That he/she desires _____ to allow Brittany
Meany or Lena Williams to act as applicant
on behalf of NewLife Presbyterian Church
- 3) That he/she has appointed Brittany Meany or Lena Williams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



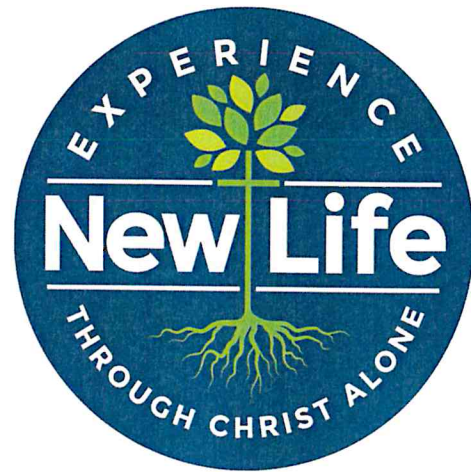
(Notary Seal)
by means of physical presence or online notarization

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

[Signature]
Signature
Molly Harvey
Printed Name

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

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

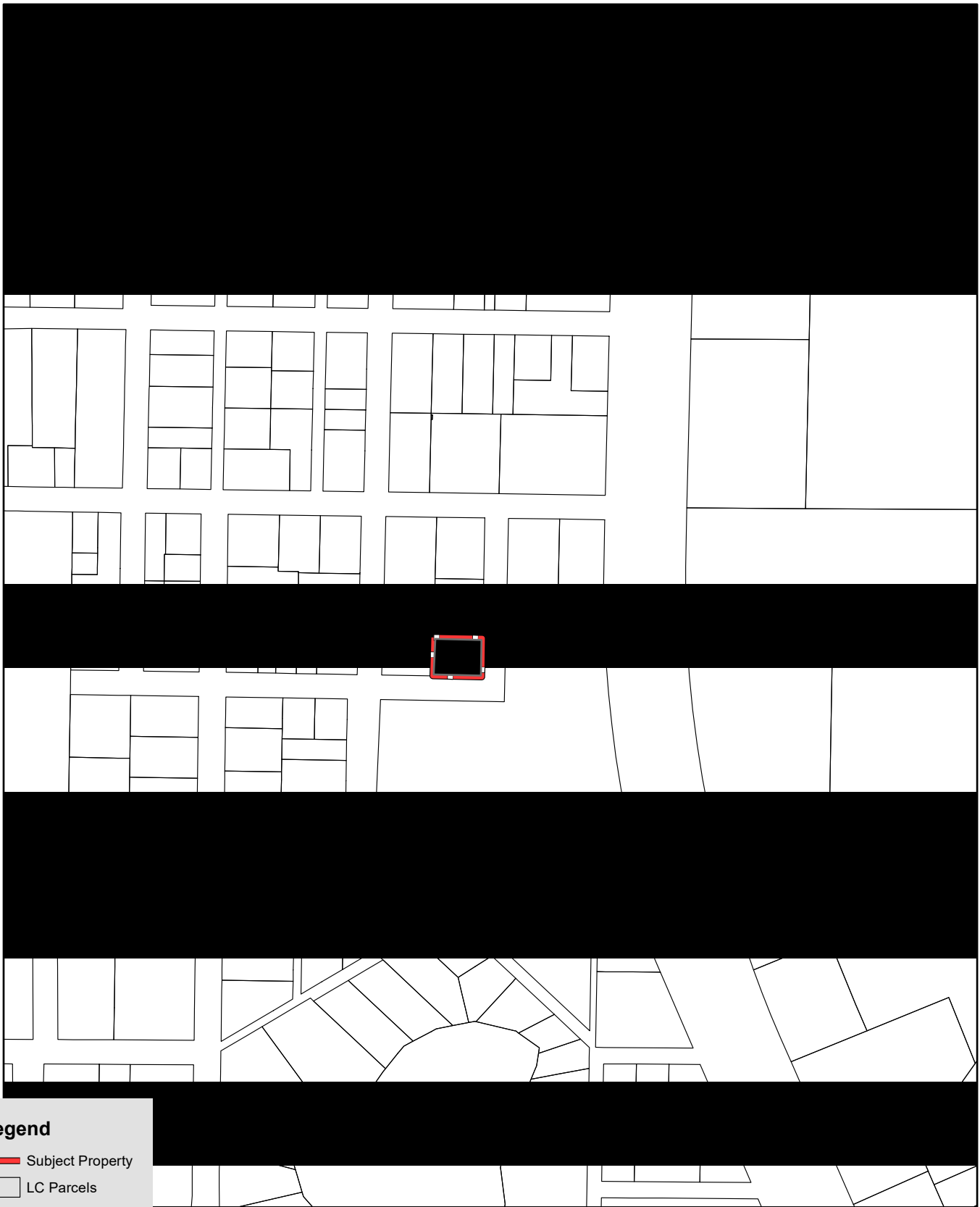
No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	UTILITY BUILDING - UNFINISHED (UBU)	560	SF	2009	\$1,400.00
0002	UTILITY BUILDING - UNFINISHED (UBU)	420	SF	2009	\$1,050.00
0003	UTILITY BUILDING - UNFINISHED (UBU)	480	SF	2012	\$1,650.00

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.](#) ⓘ



Legend

-  Subject Property
-  LC Parcels



1 inch = 340 feet

New Life Presbyterian Church
Location Map

Fruitland Park, FL

Project: NLPC
File: Location Map
AltKey: 1248744
Name: Fruitland Park
PM: Sherie Lindh
Date: May 4th, 2021
Created By: C.Manno



ORDINANCE 2021-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 0.25 ± 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 0.25 ± 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 PFD; 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 0.25 ± acres of land located at 212 East LaVista Street, Fruitland Park shall hereafter be designated as Public Facilities District – PFD, 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:

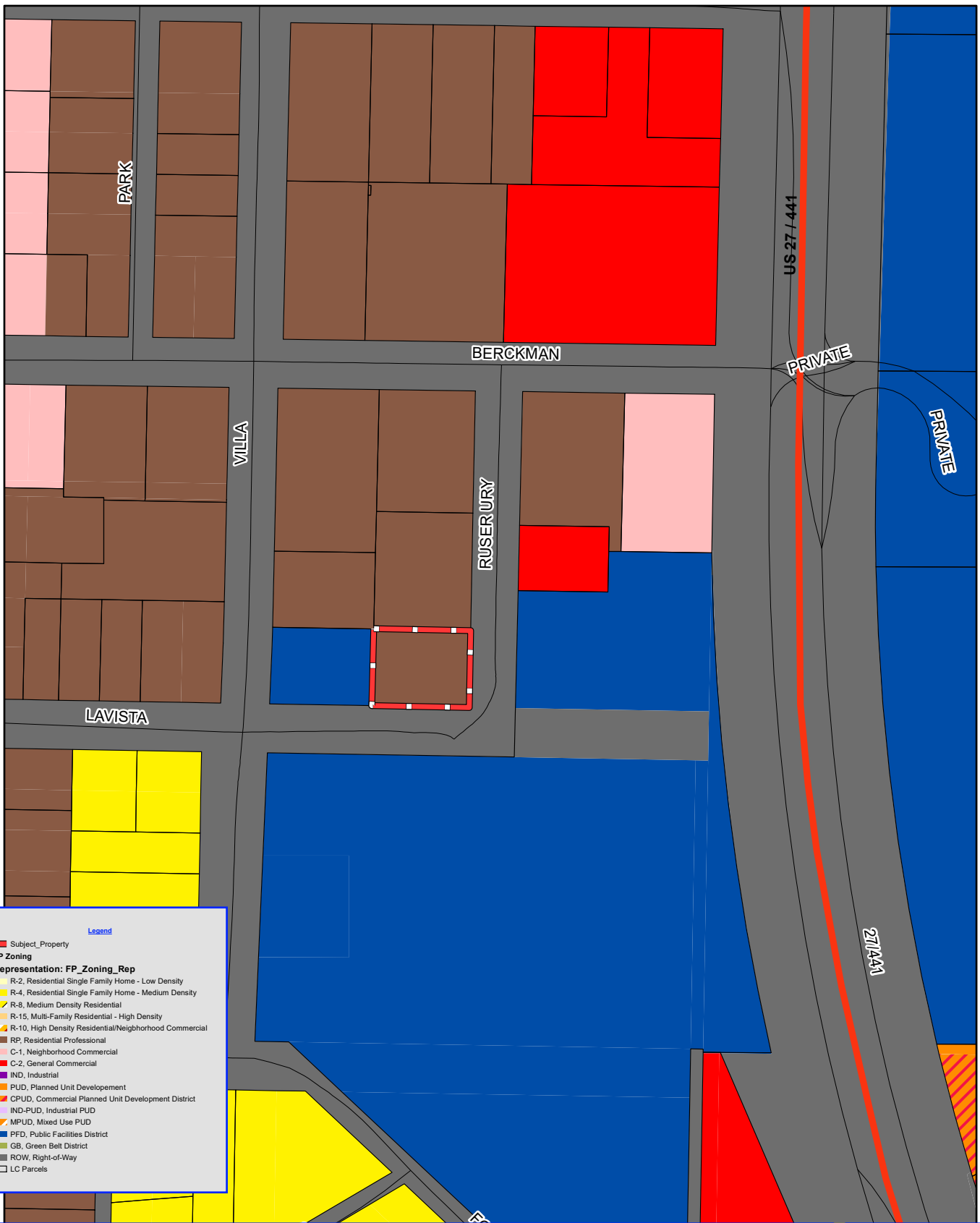
Esther Coulson, CMC, City Clerk
(SEAL)

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 _____



[Legend](#)

Subject_Property

FP Zoning

Representation: FP_Zoning_Rep

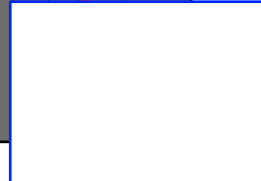
- R-2, Residential Single Family Home - Low Density
- R-4, Residential Single Family Home - Medium Density
- R-8, Medium Density Residential
- R-15, Multi-Family Residential - High Density
- R-10, High Density Residential/Neighborhood Commercial
- RP, Residential Professional
- C-1, Neighborhood Commercial
- C-2, General Commercial
- IND, Industrial
- PUD, Planned Unit Development
- CPUD, Commercial Planned Unit Development District
- IND-PUD, Industrial PUD
- MPUD, Mixed Use PUD
- PFD, Public Facilities District
- GB, Green Belt District
- ROW, Right-of-Way
- LC Parcels

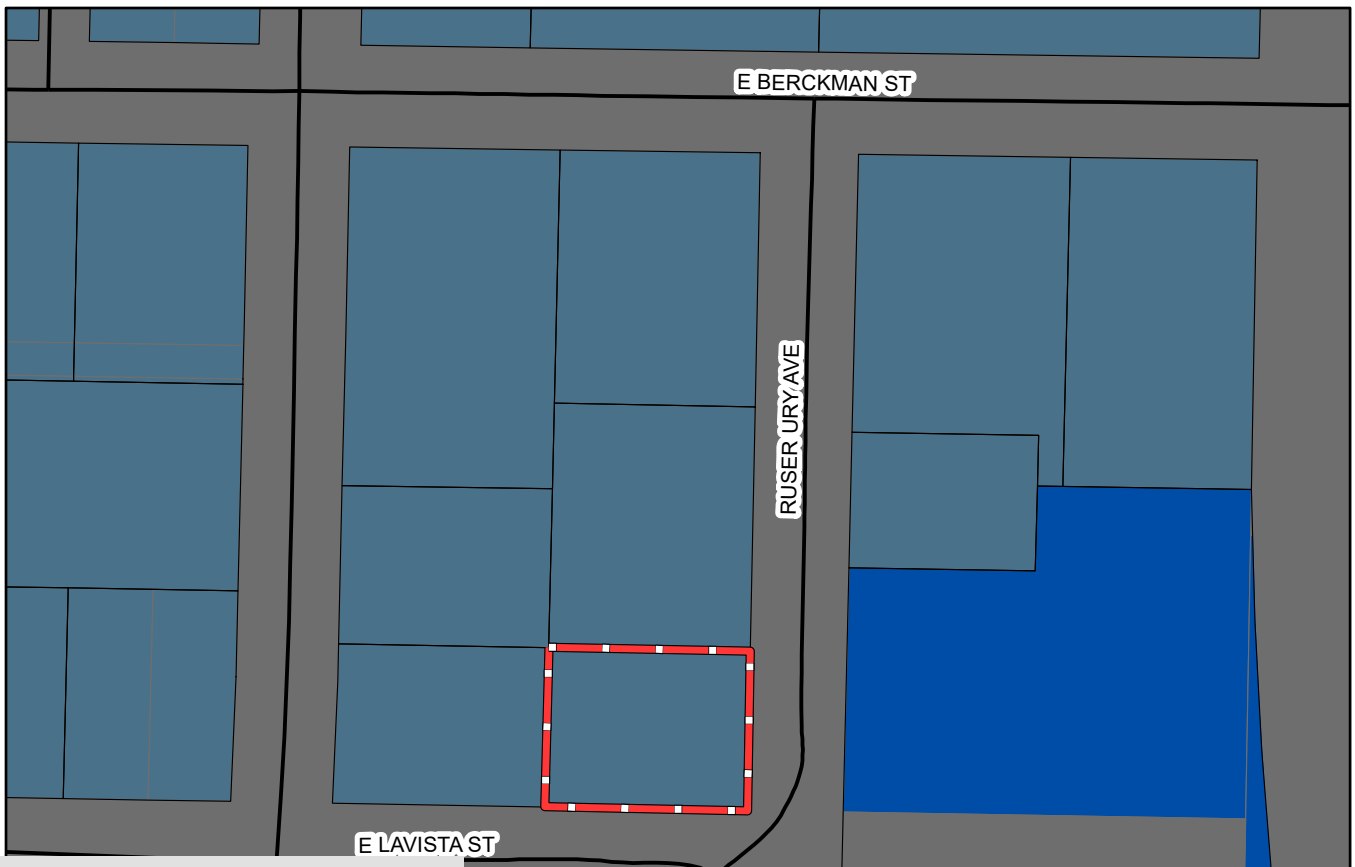


New Life Presbyterian Church Proposed Zoning Map

Fruitland Park, FL

Project: NLPC
 File:Proposed Zoning
 AltKey: 1248744
 Name: Fruitland Park
 PM: Sherie Lindh
 Date: May 4th, 2021
 Created By: C.Manno





Legend

- Major Roads
- Subject_Property_3
- LC Parcels

Future Land Use

FLU, Description

- CBDMU, Central Business District Mixed Use
- T, Transitional
- SFLD, Single Family Low Density
- SFMD, Single Family Medium Density
- MFLD, Multiple Family Low Density
- MFHD, Multiple Family/High Density
- COMM, Commercial
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- IND, Industrial
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- REC, Recreational
- OSC, Open Space - Conservation
- OSU, Open Space - Utilitarian
- ROW, Transportation
- VDRI, The Villages of Fruitland Park DRI



1 inch = 113 feet

**New Life Presbyterian Church
Proposed Future Land Use Map**

Fruitland Park, FL

Project: NLPC
File: Proposed FLU
Name: Fruitland Park
PM: Sherie Lindh
Date: May 4th, 2021
Created By: C.Manno



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: 3525.551.7712 Email: justin.richey.jr@gmail.com marybeth@newlifefp.org

Applicant Name: New Life Presbyterian Church of Lake County, Inc.
 Address: 201 E LaVista, St., Fruitland Park FL 34731
 Phone: 352.728.1861 Email: marybeth@newlifefp.org

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

Property and Project Information:

PROJECT NAME*: New Life signage variance
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 201 E LaVista St. Fruitland Park FL 34731
 Parcel Number(s): 09-19-24-0400-024-00102 Section: 24 Township: 19 Range 26
 Area of Property: 8.83 acres Nearest Intersection: E LaVista St & Ruser Ury Ave
 Existing Zoning: PFD Existing Future Land Use Designation: _____
 Proposed Zoning: no change Proposed Future Land Use Designation: _____

The property is presently used for: Church/Non profit meetings
 The property is proposed to be used for: Church/Non profit meetings
 Do you currently have City Utilities? Yes

Application Type:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Planned Development |
| <input checked="" 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: Signage variance

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: *Justin Richey*

Date: 4/13/2021

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

Development Application Checklist

The Following are Required for ALL Development Applications:

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

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

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

- Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation
- Analyses: Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis
 Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications:

- Requested Zoning Map Justification for Rezoning

Planned Development Applications:

- Maps/Plans: Conceptual Plan as Described in LDRs Chapter 154, Section 154.030,10,G Environmental Constraints
- Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications:

- Justification for Variance

Special Exception Use Applications:

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

Conditional Use Permit Applications:

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

Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

- As Described in LDRs, Chapter 157

Minor Subdivision Applications:

- As Described in LDRs, Chapter 157

Site Plan Applications:

- As Described in LDRs, Chapter 160

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Justin Richey, President

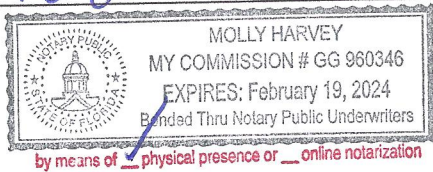
_____, who being by me first duly sworn on oath deposes and says:

- 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 apply for signage variance to allow _____

[Signature]
Affiant (Applicant's Signature)

State of Florida
County of Sumter

The Foregoing instrument was acknowledged before me this 13th day of April, 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 apply for signage variance to allow _____

3) That he/she has appointed _____ 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.

[Handwritten Signature]
Affiant (Owner's Signature)

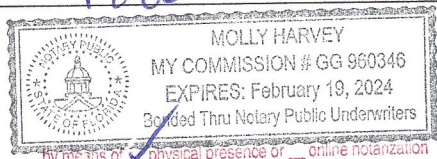
State of Florida

County of Sumter

The Foregoing instrument was acknowledged before me this 13 day of April, 20 21

by Justin Richey who is personally known to me or has produced as identification and who did or did not take an oath

(Notary Seal)



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

[Handwritten Signature]
Signature
Molly Harvey
Printed Name

New Life Presbyterian Church of Lake County. Inc.

Alt Key 1248752

Justification for Variance:

New Life Church has 3 buildings on our property at Alt Key 1248752. Each building has its own address.

Currently we have 2 churches meeting. One in our north (201 E LaVista) and south (193 E LaVista) buildings. We are planning to rent/lease our 3rd building (197 E LaVista) to another non-profit. We have a large frontage, but it is on a hill with traffic traveling at 45 mph. It would be beneficial to each of the non-profits and the public to have a sign in front of their building making them more visible from 441/27.

Our current sign is an electric sign. The church meeting at 193 E LaVista would like to move the sign in front of that building and continue using it. The signs in front of 201 and 197 E LaVista would be monument signs pictured above.



New Life Presbyterian Church
Sign Variance
Property line set back—55”

Alternate plan:

Our alternate plan would be to replace the electric sign with one monument sign that lists all three non-profits as shown here. The disadvantages to having one sign:

1. The height of the sign on the hill
2. The speed of travel on 441/27
3. Three separate addresses would be confusing when using mapping devices to find the location.





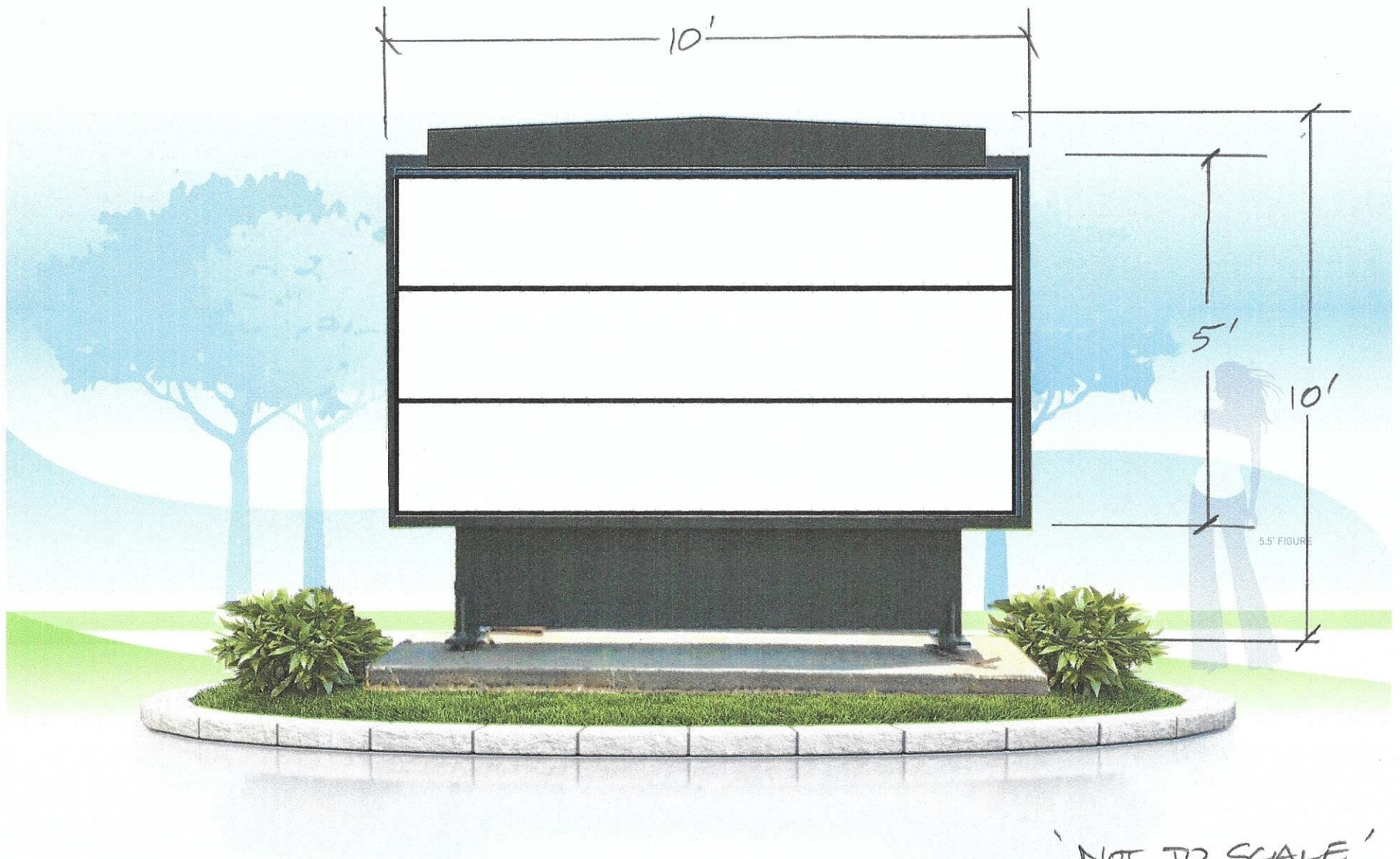
NOT TO SCALE

Sign Wizard
 352-365-6922
 WWW.SIGNWIZARDINC.COM
 3195 HWY 44/27 FRUITLAND PARK, FL 34731

PROPERTY: NEW LIFE
 FILE ID: _____
 SALES: _____ DATE: 4/20/21
 DESIGN: NEWLIFE-1 SCALE: _____ PAGE: 1

THESE SIGN DESIGNS ARE THE SOLE PROPERTY OF SIGN WIZARD INC AND MAY NOT BE USED FOR BIDDING PURPOSES. THE OWNERSHIP OF THESE DESIGNS WILL BE TRANSFERRED TO THE LISTED CUSTOMER IN THE EVENT THAT SIGNS ARE PURCHASED FROM SIGN WIZARD INC. IF THIS ARTWORK IS USED WITHOUT OUR CONSENT YOU WILL BE INVOICED FOR THE DESIGN FEE. THESE TYPICALLY RANGE BETWEEN \$275-\$750.

CUSTOMER APPROVAL	
SIGNATURE _____	
PRINT NAME _____	DATE _____



Sign Wizard
 352-365-6922

WWW.SIGNWIZARDINC.COM

3195 HWY 441/27 FRUITLAND PARK, FL 34731

PROPERTY: NEW LIFE
 FILE ID: _____
 SALES: _____ DATE: 4/20/21
 DESIGN: NEWLIFE-2 SCALE: _____ PAGE: 1

THESE SIGN DESIGNS ARE THE SOLE PROPERTY OF SIGN WIZARD INC AND MAY NOT BE USED FOR BIDDING PURPOSES. THE OWNERSHIP OF THESE DESIGNS WILL BE TRANSFERRED TO THE LISTED CUSTOMER IN THE EVENT THAT SIGNS ARE PURCHASED FROM SIGN WIZARD INC. IF THIS ARTWORK IS USED WITHOUT OUR CONSENT YOU WILL BE INVOICED FOR THE DESIGN FEE. THESE TYPICALLY RANGE BETWEEN \$275-\$750.

CUSTOMER APPROVAL

SIGNATURE

PRINT NAME

DATE

PROPERTY RECORD CARD

General Information

Name:	NEW LIFE PRESBYTERIAN CHURCH OF LAKE CO INC	Alternate Key:	1248752
Mailing Address:	201 E LAVISTA ST FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ⓘ	09-19-24-0400-024-00102
		Millage Group and City:	00F1 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	201 EAST LAVISTA ST FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	NEW LIFE CHURCH Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	<p>FRUITLAND PARK COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 24, MAP OF FRUITLAND PARK, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PB 1 PG 6, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA (NOW LAKE COUNTY) RUN THENCE NORTH 00-20-50 EAST, ALONG THE EAST LINE OF SAID BLOCK 24 A DISTANCE OF 194.40 FEET, THENCE NORTH 89-38-22 WEST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 24 A DISTANCE OF 9.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT OF BEGINNING, CONTINUE NORTH 89-38-22 WEST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 24 A DISTANCE OF 116.21 FEET, THENCE SOUTH 00-20-50 WEST 50 FEET, THENCE NORTH 89-38-22 WEST 110 FEET, THENCE SOUTH 00-20-50 WEST 204.40 FEET TO A POINT ON THE NORTH LINE OF BLOCK 25 OF SAID MAP OF FRUITLAND PARK, FLORIDA, THENCE NORTH 89-38-22 WEST ALONG THE NORTH LINE OF SAID BLOCK 25 A DISTANCE OF 300.35 FEET TO THE NORTHWEST CORNER OF BLOCK 25 OF SAID MAP OF FRUITLAND PARK, FLORIDA, THENCE SOUTH 00-22-25 WEST ALONG SAID WEST LINE OF BLOCK 25 A DISTANCE OF 353.95 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 25, THENCE SOUTH 89-38-02 EAST ALONG THE SOUTH LINE OF SAID BLOCK 25 A DISTANCE OF 68.15 FEET TO A POINT ON THE NEW NORTHEASTERLY RIGHT OF WAY LINE OF FOX HILL DRIVE, GIVEN BY JOHN GRINDELL TO THE TOWN OF FRUITLAND PARK, FLORIDA DATED APRIL 1960, THENCE SOUTH 47-21-00 EAST ALONG SAID NEW NORTHEASTERLY RIGHT OF WAY LINE 632.30 FEET, TO A POINT ON THE EAST LINE OF SECTION 9 TOWNSHIP 19 SOUTH RANGE 24 EAST, IN LAKE COUNTY FLORIDA, THENCE NORTH 00-20-50 EAST ALONG THE THE EAST LINE OF SAID SECTION 9 A DISTANCE OF 423.70 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 5/8 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10 TOWNSHIP 19 SOUTH RANGE 24 EAST IN LAKE</p>		

COUNTY
 FLORIDA, THENCE SOUTH 89-53-26 EAST ALONG THE SOUTH LINE
 OF
 THE NORTH 5/8 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID
 SECTION 10 A DISTANCE OF 80.37 FEET TO A POINT ON THE
 WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO 27/441, SAID
 POINT BEING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A
 RADIUS OF 2964.79 FEET AND A RADIAL BEARING OF SOUTH
 76-58-36 WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID
 CURVE AND SAID WESTERLY RIGHT OF WAY LINE OF US HIGHWAY
 NO
 27/441 THROUGH A CENTRAL ANGLE OF 06-17-27 AN ARC LENGTH
 OF
 325.51 FEET, THENCE SOUTH 83-16-03 WEST ALONG SAID WESTERLY
 RIGHT OF WAY LINE 10 FEET TO A POINT ON A CURVE CONCAVE
 NORTHEASTERLY AND HAVING A RADIUS OF 2974.79 FEET AND A
 RADIAL BEARING OF SOUTH 83-16-03 WEST, THENCE
 NORTHWESTERLY
 ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF
 WAY
 LINE OF US HIGHWAY NO 27/441 THROUGH A CENTRAL ANGLE OF
 05-37-10 AN ARC LENGTH OF 291.77 FEET TO THE POINT OF
 BEGINNING
 ORB 3686 PG 1607

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	CHURCH (7100)	0	0		8.83	AC		\$0.00	\$353,200.00

[Click here for Zoning Info](#) ⓘ

[FEMA Flood Map](#)

Residential Building(s)

Building 003

Residential	Single Family	Building Value: \$22,358.00
-------------	---------------	-----------------------------

Summary

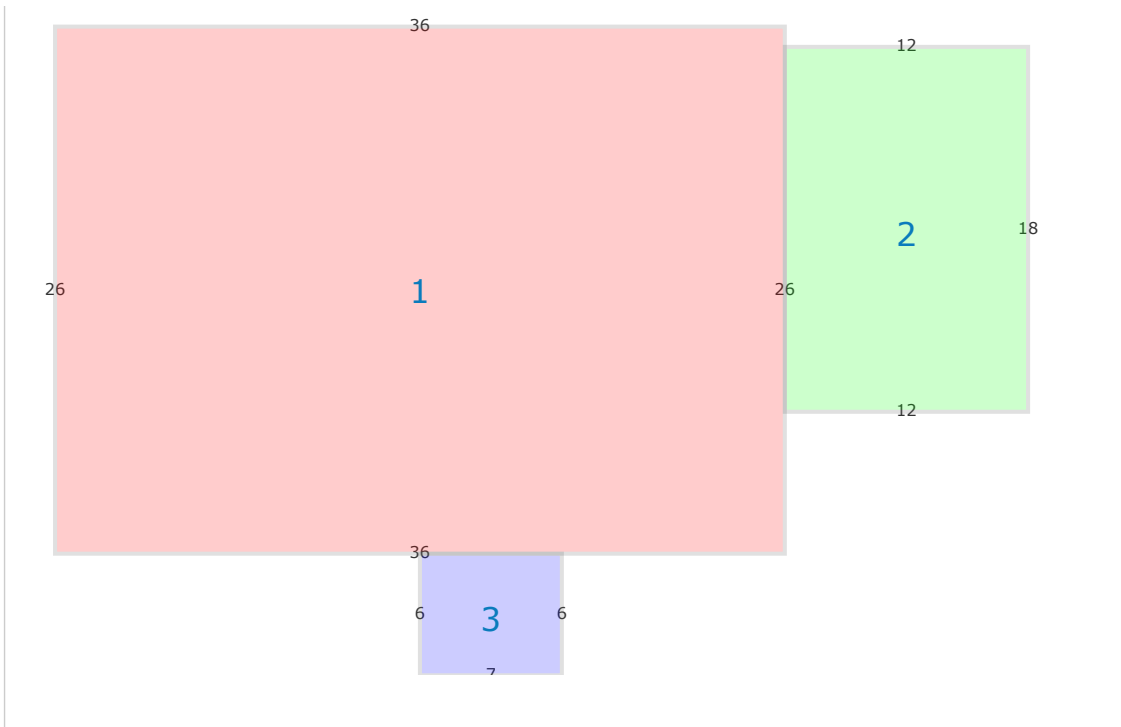
Year Built: 1958	Total Living Area: 936 ⓘ	Central A/C: No	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

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

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	936	N	0%	0%	<input type="checkbox"/>
2	ENCLOSED PORCH BLOCK (EPB)	Block (002)	1	216	N	0%	0%	<input type="checkbox"/>
3	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	42	N	0%	0%	<input type="checkbox"/>

[View Larger / Print / Save](#)



Commercial Building(s)

Building 1

Commercial		Building Value: \$329,034.00							
Summary		Section(s)							
Year Built:	1980	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage:	6552	1	FINISHED LIVING AREA (FLA)	20	1	6552	0%	0%	<input type="checkbox"/>
Full Bathrooms:	2	Interior Finish		Percent		Sprinkler		A/C	
Half Bathrooms:	0	(71C)		100.00 %		No		Yes	
Elevators:	0								
Elevator Landings:	0								
Escalators:	0								
Residential Units:	0								
Kitchens:	0								
Fireplaces:	0								
Structure Type:	Concrete Block or Masonry Walls								
Exterior Walls:									
	08 : 100.00 %								

[View Larger](#)

Building 2

Commercial		Building Value: \$1,433,737.00							
Summary		Section(s)							
Year Built:	1994	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage:	17304	1	FINISHED LIVING AREA (FLA)	20	1	10506	0%	0%	<input type="checkbox"/>
Full Bathrooms:	3	Interior Finish		Percent		Sprinkler		A/C	
Half Bathrooms:	3	(71C)		100.00 %		Yes		Yes	
Elevators:	0	2	FINISHED LIVING AREA (FLA)	20	1	6798	0%	0%	<input type="checkbox"/>
Elevator Landings:	0	Interior Finish		Percent		Sprinkler		A/C	
Escalators:	0	(71C)		100.00 %		Yes		Yes	
Residential Units:	0								
Kitchens:	0								
Fireplaces:	0								
Structure Type: Concrete Block or Masonry Walls									
Exterior Walls:									
09 : 100.00 %									

[View Larger](#)

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	744	SF	2004	\$4,786.00
0002	PAVING (PAV)	3600	SF	2004	\$2,916.00
0003	FLAT VALUE CHURCH BLDG (CHX)	1	UT	2007	\$227,500.00
0004	PAVING (PAV)	3750	SF	1994	\$3,038.00
0005	FLAT VALUE CHURCH BLDG (CHX)	1	UT	2001	\$400,000.00
0006	UTILITY BUILDING - FINISHED (UBF)	330	SF	2003	\$2,079.00
0007	UTILITY BUILDING - FINISHED (UBF)	864	SF	2000	\$5,443.00

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

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

VARIANCE

Owner: New Life Presbyterian Church of Lake Co., Inc.

Applicant: Justin Richey

General Location: 201 E LaVista St.

Number of Acres: 8.83 ± acres

Existing Zoning: Public Facilities District (PFD)

Existing Land Use: Institutional

Date: April 19, 2021

Description of Project

New Life Church has 3 buildings located on the property, two of which are utilized as churches and the 3rd building will also be leased to another non-profit. The property has approximately 615' of frontage on US Highway 27/441. There is one (1) existing free-standing sign. The church would like to have 3 signs on the subject property, one sign for each church or non-profit. The sign chapter (Section 163.060(c)(1)(A)) allows for 50 SF of sign area, a maximum height of 15' and a minimum setback of 10' from right of way and side lot lines. Section 163.060(c)(1)(B) indicates a spacing of 300' apart and no more than 2 signs along any one right of way. The applicant is requesting a variance to the maximum square footage and number of signs.

	Surrounding Zoning	Surrounding Land Use
North	Commercial (C-2)	Commercial
South	Commercial (C-2)	Commercial
East	PFD	Recreation
West	R-2	SFMD

Assessment

The subject site has frontage on US 27/441; however, access to the site is from E. LaVista. The existing sign is located along US 27/441 and has a sign area of approximately 26 square feet. Based on the existing regulations a second sign of 50 SF would be allowed onsite and would be able to maintain the 300' distance.

Review of the property record card and legal description indicates that the applicant could request the creation of equal or larger building sites from the lots of record pursuant to Chapter 157, Section 157.050(b) and create 3 separate parcels; therefore, no variance would be required and a sign permit could be issued for each parcel. Each parcel would have approximately 200' of frontage on US 27/441. Each parcel would need to account for their own parking and stormwater or provide an easement allowing shared parking and stormwater. It should also be noted that there are no minimum lot size or lot widths within the PFD zoning district.

Chapter 168 lists the review criteria when considering a variance as follows:

Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

Special conditions exist which are peculiar to the land. The subject property has approximately 615' of frontage on US 27/441; however, due to the topography (hillside) no access is provided from US 27/441 to the property. Access to the site is via local roadways. Due to COVID 19 pandemic it has affected the operations of not only local governments and businesses but the church community also. The existing site is over 8 acres and has 3 buildings on site which can be utilized as 3 separate churches and have 3 separate addresses. Further each building has approximately 200' of frontage on US 27/441. The church is trying to find ways to maintain the property under one ownership and offer smaller gatherings while maintaining the spiritual welfare of the local community.

The special conditions and circumstances are not the result of actions of the applicant;

The existing topography and COVID 19 are not the result of actions of the applicant.

Literal interpretation and enforcement of the Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Development Code, and would work unnecessary and undue hardship on the applicant;

Should the applicant want to divide the property into three (3) separate parcels, based on the sign regulations, each parcel would have the ability to have a sign each. By maintaining ownership under one parcel and under unified control limits the applicant's ability in regards to signage.

The variance, if granted is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

Should the variance be granted, it would allow 1 sign per building structure for a total of three (3) signs.

Granting of the variance request will not confer on the applicant any special privilege that is denied by the Development Code to other lands, buildings or structures in the same zoning district;

Granting of the variance would not confer on the applicant any special privilege.

The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

The variance, if granted, would be in harmony with the general intent and purpose of the Land Development Code and would not be injurious to the surrounding properties or detrimental to the public welfare. Purposes of the sign code are to protect the visual integrity of roadway corridors, reduce visual clutter, allow for signage to provide visibility, identification, communication and foster civic pride and community spirit.

Recommendation

Staff recommends approval of the variance with the following conditions:

The distance between the signs located at 201 E LaVista and 197 E. LaVista shall be a minimum of 125'. The distance between the signs located at 197 E. LaVista and 193 E. LaVista shall be a minimum of 220'.

All signs shall be monument signs and shall not exceed a sign area of 50 square feet each.

Return to:
City Clerk
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34131

RESOLUTION 2021-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR) REQUIREMENTS PERTAINING TO THE NUMBER OF SIGNS, MAXIMUM SIGN AREA AND SEPERATION DISTANCE, ON THE SUBJECT PROPERTY LOCATED AT 201 EAST LAVISTA STREET AND OWNED BY NEW LIFE PRESBYTERIAN CHURCH OF LAKE CO., INC., PROVIDING FOR AN EXPIRATION DATE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, New Life Presbyterian Church of Lake Co., Inc. has petitioned for variances for the property located at 201 East LaVista Street., in the City of Fruitland Park, Florida; and

WHEREAS, the owner requests a variance to the following LDR requirements:

- Chapter 163, Section 163.060(c)(1)(A) regarding the size of the sign area
- Chapter 163, Section 163.060(c)(1)(8) regarding the number of signs and spacing

WHEREAS, there are three (3) existing buildings located on the subject property, two (2) of which are utilized as churches and the 3rd building will be leased to another non-profit. The property is under one ownership with approximately 615' of frontage on US Highway 27/441. There is one existing free-standing sign and the LDR allows up to two (2) free standing monument signs; and

WHEREAS, access to the subject site is from local roadways and each building has an assigned address as 193 East LaVista, 197 East LaVista and 201 East LaVista; and

WHEREAS, the applicant desires to construct two (2) additional monument signs, not to exceed 50 square feet of sign area each; and

WHEREAS, the applicant desires to place the signs at a minimum distance of 125' between 201 East LaVista and 197 East LaVista and a minimum distance of 200' between 197 East LaVista and 193 East LaVista; and

WHEREAS, the City Commission has considered the petition in accordance with standards for the granting of variances contained in Chapter 168, City of Fruitland Park Land Development Regulations and

WHEREAS, this Resolution met all public notice requirements;

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

1. The City Commission has determined that special conditions exist which are peculiar to the land. Due to the existing topography (hillside) no access to the site is available from US Highway 27/441 and sign placement along local roads would restrict visibility and identification. Further, each building has approximately 200' of frontage on US Highway 27/441 and the placements of the signs would not hinder the visual integrity of the roadway corridor.

2. The City Commission has determined that a reduction to the spacing from 300' to 125' and 220' does not and will not have an unduly adverse effect on surrounding property.
3. The City Commission has determined that the addition of one (1) sign does not and will not have an unduly adverse effect on surrounding property.
4. Special conditions and circumstances exist which are peculiar to the Property which are not applicable to other land and structures.
7. A variance of 175 feet from the existing code for separation distance is the minimum variance to accommodate the Applicant's request as it relates to sign separation.
8. A variance to the number of signs permitted is the minimum variance to accommodate the Applicant's request as it relates signage.
9. The City Commission has further determined that the variances relating signage are consistent with the Comprehensive Plan for the City of Fruitland Park and Code, and will not adversely affect the public interest.
8. The variances relating to the number of signs and separation distance will not adversely affect the public health, safety and general welfare of the citizens of the City of Fruitland Park.
9. The petition for variances filed by New Life Presbyterian Church of Lake County, Inc. for property west of US Highway 27/441, having an address of 201 East LaVista Ave., in the City of Fruitland Park, Florida, more particularly described as:

LEGAL DESCRIPTION: See Exhibit "A".

Parcel Alternate Key No. 1248752

is GRANTED as follows:

1. Variances to Chapter 163, Section 163.060(c)(1)(A) from 50 square feet of sign area to a total of 150 square feet of sign area. Each sign shall not exceed 50 square feet of sign area.
2. A variance to Chapter 163, Section 163.060(c)(1)(B) from two (2) signs to three (3) signs.
3. A variance to Chapter 163, Section 163.060(c)(1)(B) separation distance from 300 feet to 125 feet.
4. The distance between the signs located at 201 East LaVista and 197 East LaVista shall be a minimum of 125 feet.
5. The distance between the signs located at 197 East LaVista and 193 East LaVista shall be a minimum of 200 feet.

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

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 _____

(SEAL)

EXHIBIT 'A'

LEGAL DESCRIPTION

Commence at the Southeast Corner of block 24, Map of Fruitland Park, Florida, according to the plat thereof recorded in the Plat Book 1, Page 6, of the Public Records of Sumter County, Florida (Now Lake County); Run thence N.00 Degrees 20'50" E, along the East line of said Block 24 a distance of 194.40 feet, thence N. 89 degrees 38'22" W , parallel with the South line of said Block 24 a distance of 9.04 feet to the point of beginning of the description; from said point of beginning, continue N. 89 degrees 38'22' W., parallel with the South Line of said Block 24 a distance of 116.21 feet, thence S. 00 degrees 20'50" W., 50 feet, thence N. 89 degrees 38'22" W., 110 feet, thence S. 00 degrees 20'50" W., 204.40 feet to a point on the North Line of Block 25 of said map of Fruitland Park, Florida; Thence N. 89 degrees 38'22" W., along the north line of said Block 25 a distance of 300.35 feet to the Northwest Corner of Block 25 of said map of Fruitland Park, Florida, thence S. 00 degrees 22'25" W., along said West line of Block 25 a distance of 353.95 feet to the Southwest corner of said Block 25; Thence S. 89 degrees 38'02" E., along the South line of said Block 25 a distance of 68.15 feet to a point on the new Northeasterly Right-Of-Way line of Fox Hill Drive, given by John Grindell to the Town of Fruitland Park, Florida dated April, 1960; Thence S. 47 degrees 21'00"E., along said new Northeasterly Right-Of-Way line, 632.30 feet, to a point on the East line of Section 9, Township 19 South, Range 24 East, in Lake County, Florida; Thence N. 00 degrees 20'50" E., along the East line of said Section 9 a distance of 423.70 feet to a point on the South line of the North 5/8 of the North 1/2 of the N.W. 1/4 of Section 10, Township 19 South, Range 24 East, in Lake County, Florida; Thence S. 89 degrees 53'26" E., along the South line of the North 5/8 of the North 1/2 of the NW. 1/4 of said Section 10 a distance of 80.37 feet to a point on the Westerly Right-Of-Way of line of U.S. Highway No. 27/441, said point being on a curve concave Northeasterly and having a radius of 2964.79 feet and a radial bearing of S. 76 degrees 58'36" W.; Thence Northwesterly along the arc of said curve and said Westerly Right-Of-Way line of U.S. Highway No. 27/441 through a Central Angle of 06 degrees 17'27" an arc length of 325.51 feet, Thence S. 83 degrees 16'03" W., along said Westerly Right-Of-Way line 10.00 feet to a point on a curve concave Northeasterly and having a radius of 2974.79 feet and a radial bearing of S. 83 degrees 16'03" W.; Thence Northwesterly along the arc of said curve and said Westerly Right-Of-Way line of U.S. Highway No. 27/441 through a central angle of 05 degrees 37'10" and arc length of 291.77 feet to the point of beginning.

Beryl N. Stokes, Jr.
6601 Sunnyside Drive
Leesburg, FL 34748

May 3, 2021

City of Fruitland Park
Planning & Zoning Department
506 W. Berckman Street
Fruitland Park, FL 34731

Dear Planning & Zoning:

With reference to Alternate Key #1520690 (+/-10.43 acres on Urick Street), I am writing as the owner of the parcel to request that this Annexation Amendment be approved. The original Annexation agreement was completed in 2005 based on the comprehensive plan at that time allowing for 10 units per acre as the maximum density for R-3 Zoning. The comprehensive plan was amended a few years later, thus allowing for 15 units per acre as to the maximum density for R-3 Zoning. As a result of this change, I respectfully request my annexation agreement be amended hereto to reflect the current maximum density permitted.

Sincerely,


Beryl N. Stokes, Jr.

RESOLUTION 2021-0XX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE FIRST AMENDMENT TO ANNEXATION AGREEMENT BETWEEN THE CITY OF FRUITLAND PARK AND BERYL N STOKES JR AND WILLIAM K. STOKES RELATING TO REAL PROPERTY LOCATED ON URICK STREET; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park (the “City”) and Beryl N. Stokes, Jr. as Trustee entered into an Annexation Agreement dated March 5, 2005 (the “Annexation Agreement”) concerning the real property located on Urick Street in the City of Fruitland Park and more particularly described in the Annexation Agreement.

WHEREAS, the City and Owner wish to amend the Annexation Agreement to address Permitted Uses.

WHEREAS, the Planning and Zoning Board considered the First Amendment to Annexation Agreement at a public meeting and made recommendation to the City Commission on same.

WHEREAS, the City Commission of the City of Fruitland Park, Florida finds it is in the best interest of the public to amend the Annexation Agreement as set forth in the First Amendment to Annexation Agreement.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The First Amendment to Annexation Agreement, **a copy of which is attached hereto**, is approved.

Section 2. The Commission authorizes the Mayor to execute the First Amendment to Annexation Agreement.

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

PASSED AND RESOLVED this ____ day of _____, 2021, by the City Commission of the City of Fruitland Park, Florida.

SEAL

CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA

Chris Cheshire, Mayor

ATTEST:

ESTHER COULSON, CITY CLERK

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

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

Record and Return to:
City of Fruitland Park
506 W Bereckman Street
Fruitland Park, FL 34731

FIRST AMENDMENT TO ANNEXATION AGREEMENT

THIS FIRST AMENDMENT TO ANNEXATION AGREEMENT is entered into as of the _____ day of _____, 2021, between **THE CITY OF FRUITLAND PARK**, a Florida municipal corporation, (“City”), and **BERYL N. STOKES, JR. and WILLIAM K. STOKES, as Co-Successor Trustees of the Beryl N. Stokes, Sr. Trust dated October 25, 1988** as the Owner of the Property (“Owner”).

RECITALS

1. **BERYL N. STOKES, JR. and WILLIAM K. STOKES, as Co-Successor Trustees of the Beryl N. Stokes, Sr. Trust dated October 25, 1988** is the owner of real property identified as Lake County Parcel ID 09-19-24-0400-045-00002 located at xxxx Urick Street, City of Fruitland Park, Florida, (the “Property”).
2. The Property is located within the municipal boundaries of the City of Fruitland Park. The Property is more particularly described in **Exhibit A** attached hereto and incorporated herein.
3. The City of Fruitland Park (the “City”) and Beryl N. Stokes, Jr. as Trustee entered into an Annexation Agreement dated March 5, 2005 concerning the Property (the “Annexation Agreement”).
4. The Property has a future land use designation of Multi-Family High Density.
5. Subsequent to entering into the Annexation Agreement the City amended its comprehensive plan, and said amendment included the maximum density allowed under the Multi-Family High Density future land use designation.
6. The City’s current comprehensive plan future land use designation of Multi-Family High Density allows, in part, for up to four (4) dwelling units per acre if centralized sanitary sewer is not available, or 15 dwelling units per acre if centralized sanitary sewer is available and the property connects to sewer.
7. The Annexation Agreement limits density to up to 10 dwelling units per acre if sewer is available and the Property is connected to sewer.
8. The City has determined that it has the capacity to provide sewer service to the Property and finds no reason for limiting density below what is currently allowed by the City’s comprehensive plan.

9. Owner understands that while capacity is available, the nearest connection is not located within close proximity to the Property, and that Owner will need to extend the potable water and centralized sanitary sewer lines, or wait until the lines are otherwise extended by other development in order to connect; however, all details relating to required off-site utility construction to serve the Property will be the subject of a separate utility agreement.
10. The City and Owner wish to amend the Annexation Agreement to address Permitted Uses.
11. Owner 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.

NOW THEREFORE, in consideration of matters set forth above (which are incorporated herein by reference), the exchange of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Section 1. Authority. This First Amendment to Annexation Agreement is entered into under the authority of the Town's Code and Chapter 166, Florida Statutes, the Municipal Home Rule Powers Act.

Section 2. Amendment – Permitted Uses. Paragraph 1. Permitted Uses is amended to state:

1. Permitted Uses.
 - a. Those uses permitted within the Multi-Family High Density Residential (R-3) zoning category except that density shall not exceed four (4) dwelling units per acre unless central sewer facilities are available and connected to the property at which time density shall not exceed fifteen (15) dwelling units per acre.

Section 3. Subject to City Comprehensive Plan, Zoning Code and City Ordinances. Nothing in this Agreement shall supersede or take precedence over an existing ordinance, regulation, or code of the City.

Section 4. 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 5. Amendment. This First Amendment to Annexation Agreement may not be amended, supplemented, waived, or changed orally but only by a writing making specific reference to this agreement signed by the parties. Except as expressly set forth in this First Amendment, the Annexation Agreement remains unchanged and in full force and effect in accordance with its terms.

Section 6. Effective Date of Agreement. The Effective Date of this First Amendment to Annexation Agreement shall commence on the date this First Amendment to Annexation Agreement is last executed by any of the parties.

IN WITNESS WHEREOF, the parties hereto have entered into this First Amendment to Annexation Agreement as of the date first above written.

CITY OF FRUITLAND PARK,

CHRIS CHESHIRE, MAYOR
City of Fruitland Park, Florida

ATTEST:

Esther Coulson
City Clerk

Approved as to Form:

Anita Geraci-Carver
City Attorney

OWNER:

**BERYL N. STOKES, JR., as
Co-Successor Trustee of the
Beryl N. Stokes, Sr. Trust dated
October 25, 1988**

Dated: _____

**WILLIAM K. STOKES, as
Co-Successor Trustees of the
Beryl N. Stokes, Sr. Trust dated
October 25, 1988**

Dated: _____

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____, 2021, by Beryl N. Stokes, Jr., Co-Trustee, who is personally known to me or who has produced _____ as identification.

SEAL

Notary Public, State of Florida
My commission expires: _____

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____, 2021, by William K. Stokes, by Co-Trustee who is personally known to me or who has produced _____ as identification.

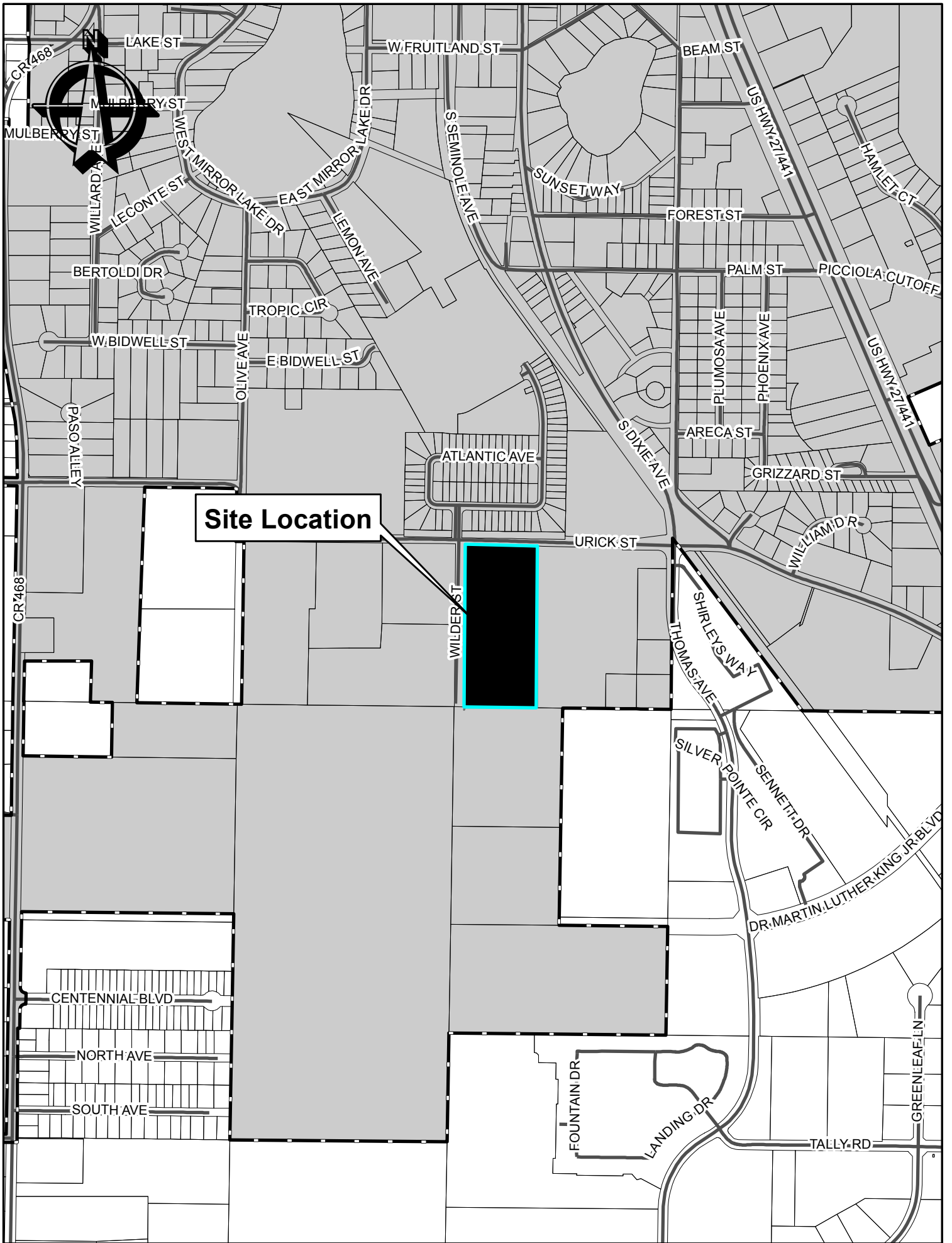
SEAL

Notary Public, State of Florida
My commission expires: _____

EXHIBIT "A" - LEGAL DESCRIPTION OF THE PROPERTY

LAKE COUNTY TAX PARCEL ID NUMBER 09-19-24-0400-045-00002

The West 466.70 feet, of Block 45, in the Town of Fruitland Park, Florida, according to the Plat thereof, as recorded in Plat Book 3, Page 8 of the Public Records of Lake County, Florida.
Subject to all easements, rights-of-way and restrictions of record, if any.



Site Location





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: FBCL Properties Inc.
 Address: 220 N 13th Street, Leesburg, FL 34748
 Phone: 352-267-4529 Email: ArtAyris@FBCLeesburg.org

Applicant Name: FBCL Properties Inc. - Art Ayris
 Address: 220 N 13th Street, Leesburg, FL 34748
 Phone: 352-267-4529 Email: ArtAyris@FBCLeesburg.org

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

Property and Project Information:

PROJECT NAME*: Veterinary Emergency Clinic of Central Florida
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: Village Park Drive, Fruitland Park, FL 34731
 Parcel Number(s): 05-19-24-0010-000-00400 Section: 05 Township: 19 Range 24
 Area of Property: +/- 1.69 acres Nearest Intersection: Village Park Drive & CR 466A
 Existing Zoning: PUD Existing Future Land Use Designation: _____
 Proposed Zoning: Same, subject to amendment permitting emergency vet clinic Proposed Future Land Use Designation: _____

The property is presently used for: Vacant land
 The property is proposed to be used for: Emergency Vet Clinic
 Do you currently have City Utilities? Yes

Application Type:

<input type="checkbox"/> Annexation	<input type="checkbox"/> Comp Plan Amendment	<input type="checkbox"/> Rezoning	<input checked="" 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: Amend current PUD to permit Emergency Vet Clinic

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: Art A. Ayris

Signature: Date: 4-29-21

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

Development Application Checklist

The Following are Required for ALL Development Applications:

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

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

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

- Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation
- Analyses: Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis
 Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey

- Rezoning Applications: Requested Zoning Map Justification for Rezoning

Planned Development Applications:

- Maps/Plans: Conceptual Plan as Described in LDRs Chapter 154, Section 154.030,10,G Environmental Constraints
- Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

- Variance Applications: Justification for Variance

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

- Conditional Use Permit Applications: Proposed List of Conditions and Safeguards
 Site Plan as Described in LDRs, Chapter 155 Written Statement as Described in LDRs, Chapter 155

- Subdivision Applications:
(Preliminary Plan, Improvement Plan and Final Plat) As Described in LDRs, Chapter 157

- Minor Subdivision Applications: As Described in LDRs, Chapter 157

- Site Plan Applications: As Described in LDRs, Chapter 160



VETERINARY
EMERGENCY CLINIC
OF CENTRAL FLORIDA

Veterinary Emergency Clinic of Central Florida was founded by a group of local veterinarians in 1975. It was established as an after-hours small animal emergency and critical care hospital for pet owners and veterinarians in the Central Florida community. VEC is committed to providing superior quality emergency medical care for pets and compassionate, professional service to clients and referring veterinarians.

VEC is now made up of over 160 member veterinarians, all in the Central Florida area. We currently have 5 locations, in Seminole, Orange, and Lake Counties. One of those locations has been located in Leesburg at 33040 Professional Drive, not far from the intended upcoming new location in The Villages, for the past 16 years. VEC has never had any complaints from neighbors, the City of Leesburg or any government agency and we abide by all laws according to all government agencies and city codes. We do not do any type of boarding or routine veterinary care at VEC. We only hospitalize critical cases overnight and many of them are confined to their cages and unable to be walked outside. No patient is kept on premises for longer than 12 hours at night or for the weekend and no patient is ever left outdoors at all.

VEC looks forward to continuing to serve Lake County for all its veterinary emergent and critical care needs in an area we feel our services are most needed. We feel lucky to have found such a beautiful property to move to so that we can stay in Lake County where we have thrived and supported the community for the past 16 years.

Sincerely,

Patricia Reynolds
Hospital Administrator
Veterinary Emergency Clinic of Central Florida, LLC

PO BOX 1008
Oakland, FL 34760
407-740-5500
www.veconline.com

PROPERTY RECORD CARD

NEW PARCEL FOR 2022 TAX ROLL

General Information

Name:	FBCL PROPERTIES INC	Alternate Key:	3924369
Mailing Address:	220 N 13TH ST LEESBURG, FL 34748-4962 Update Mailing Address	Parcel Number: ⓘ	05-19-24-0010- 000-00400
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	<p><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></p>		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1	LT	\$0.00	\$15,000.00

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

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.](#)

There is no sales history information to display.

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

Values and Estimated Ad Valorem Taxes ⓘ

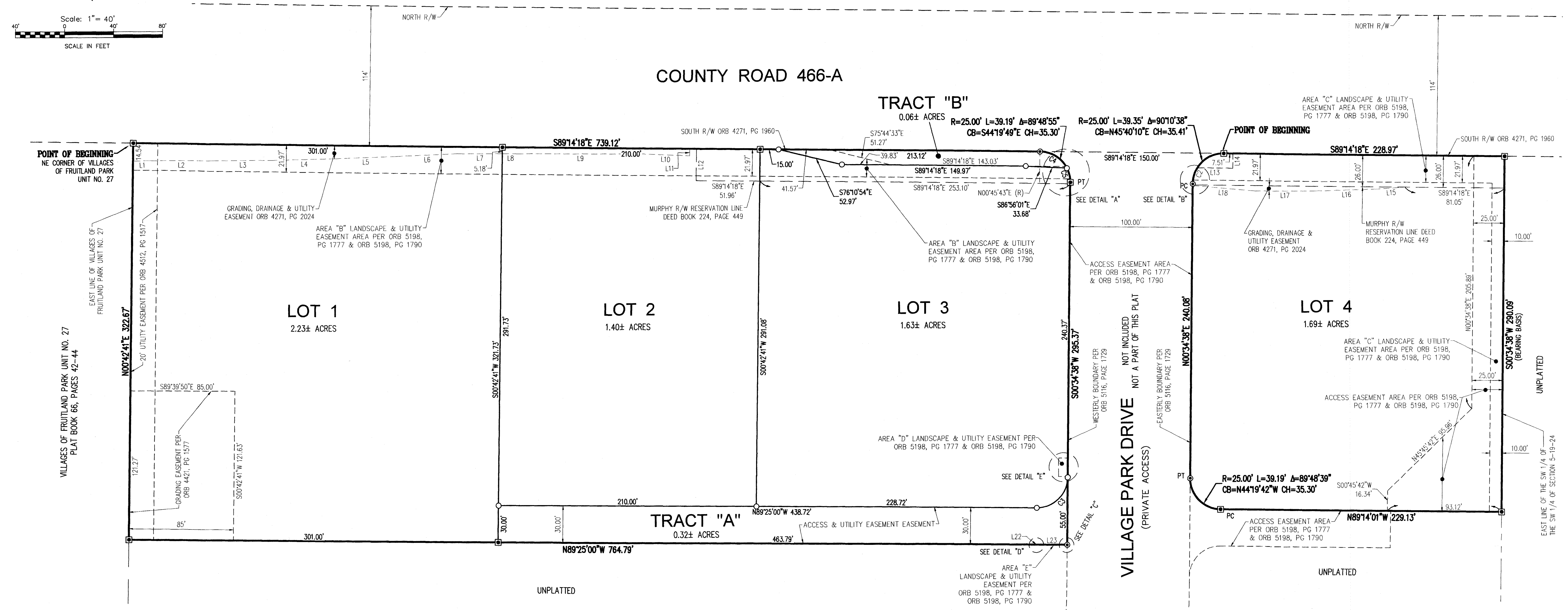
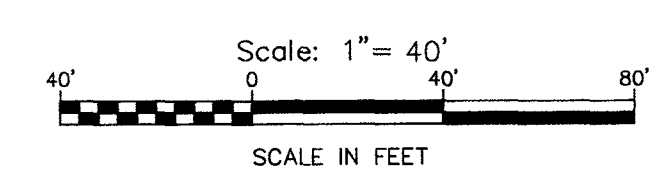
Values shown below are 2021 WORKING VALUES that are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

There is no tax information for the current tax roll year.
There is no tax information to display.

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](#).

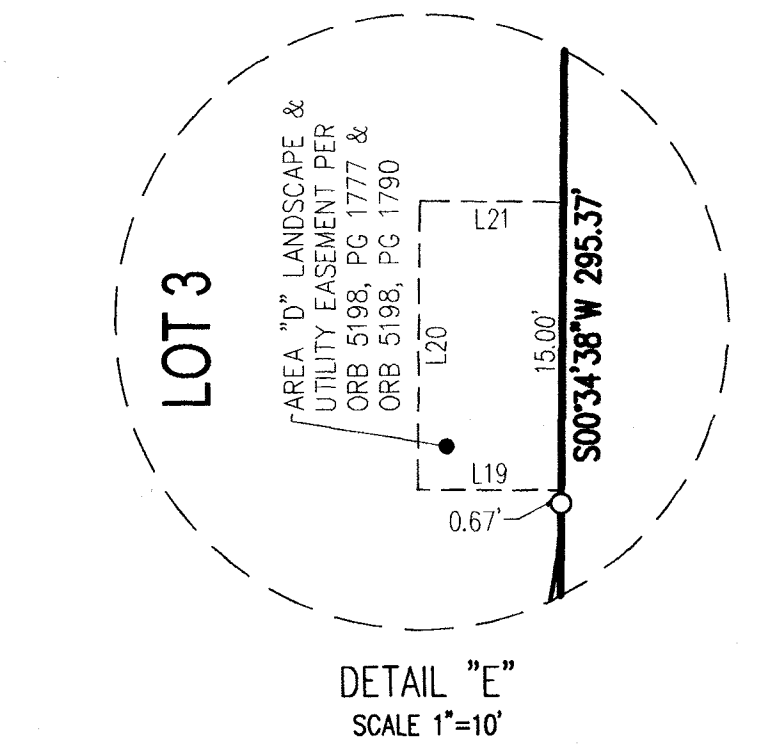
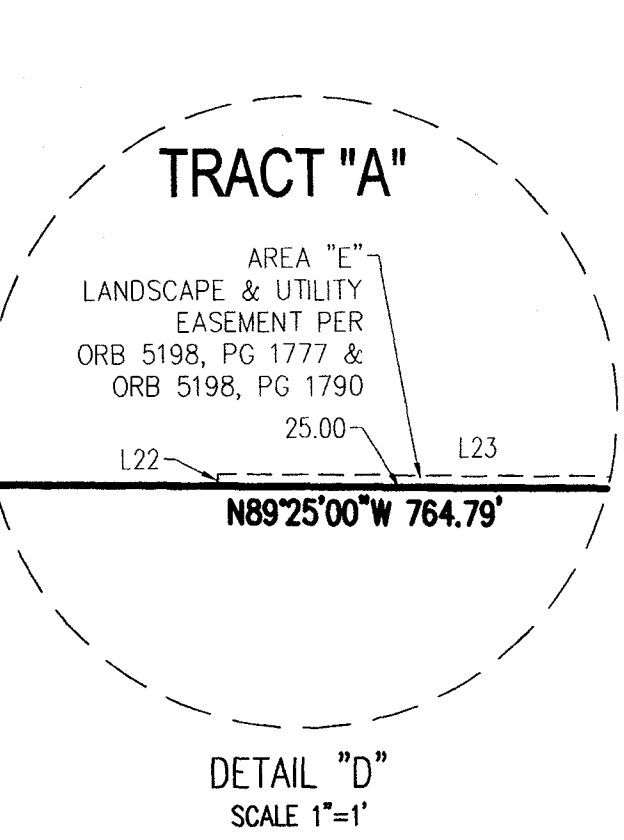
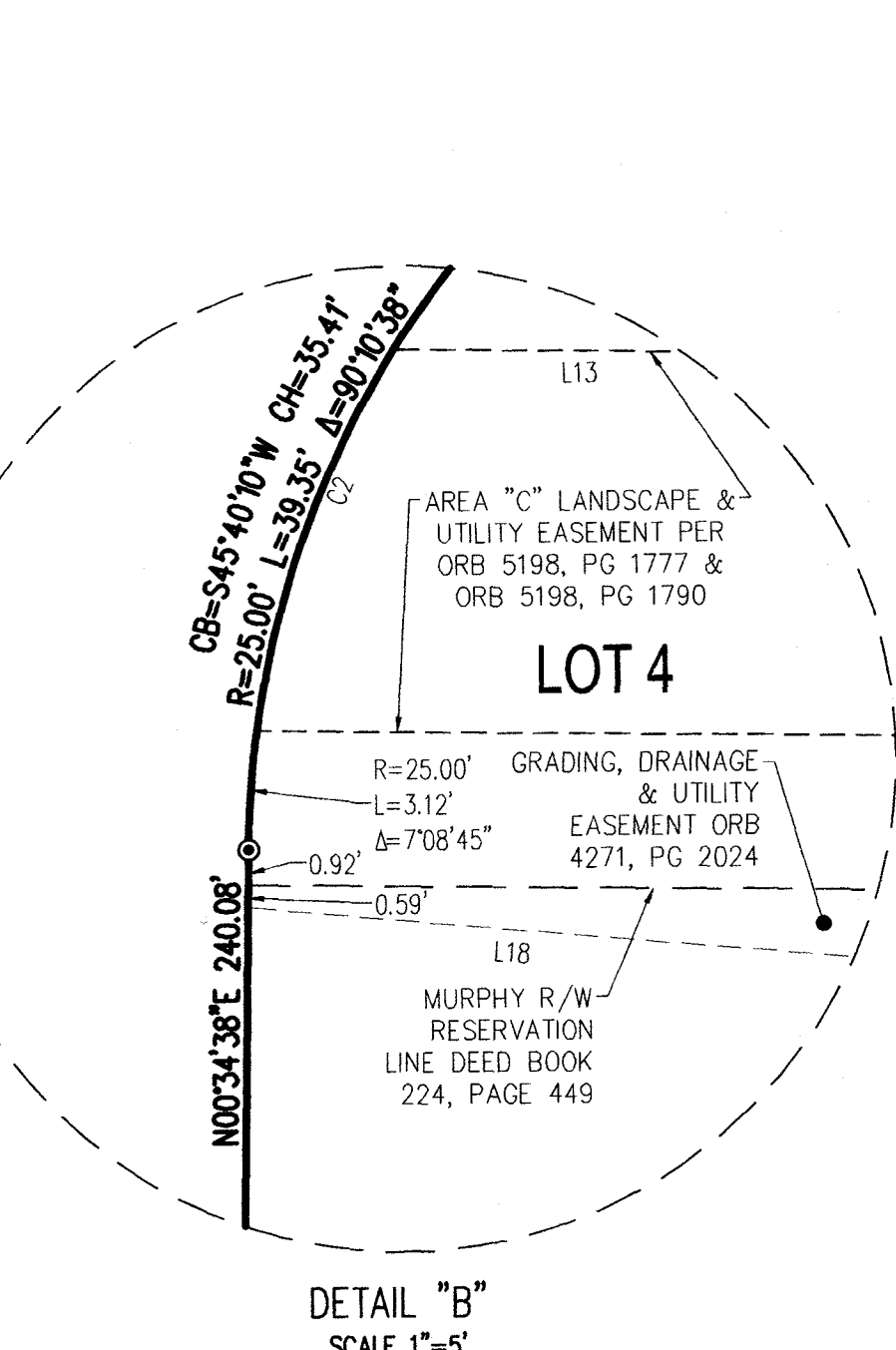
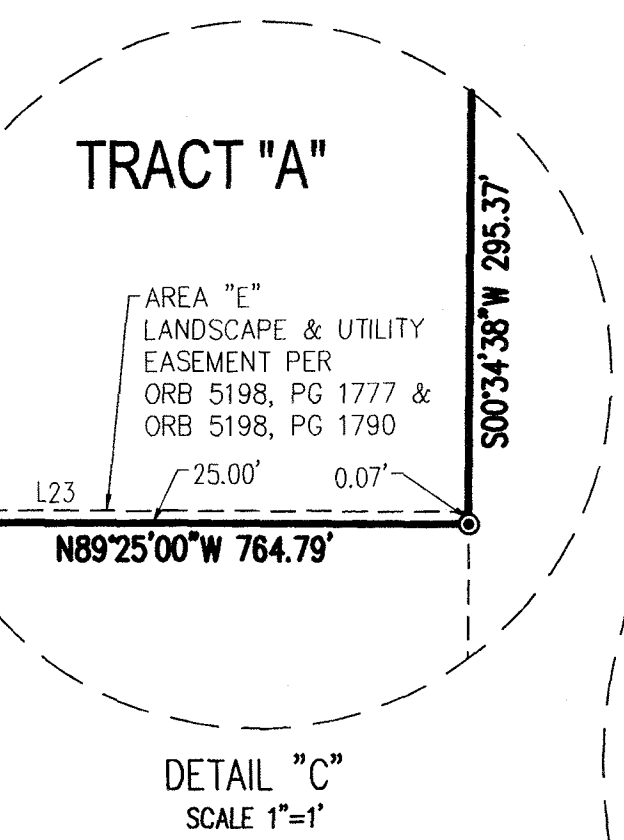
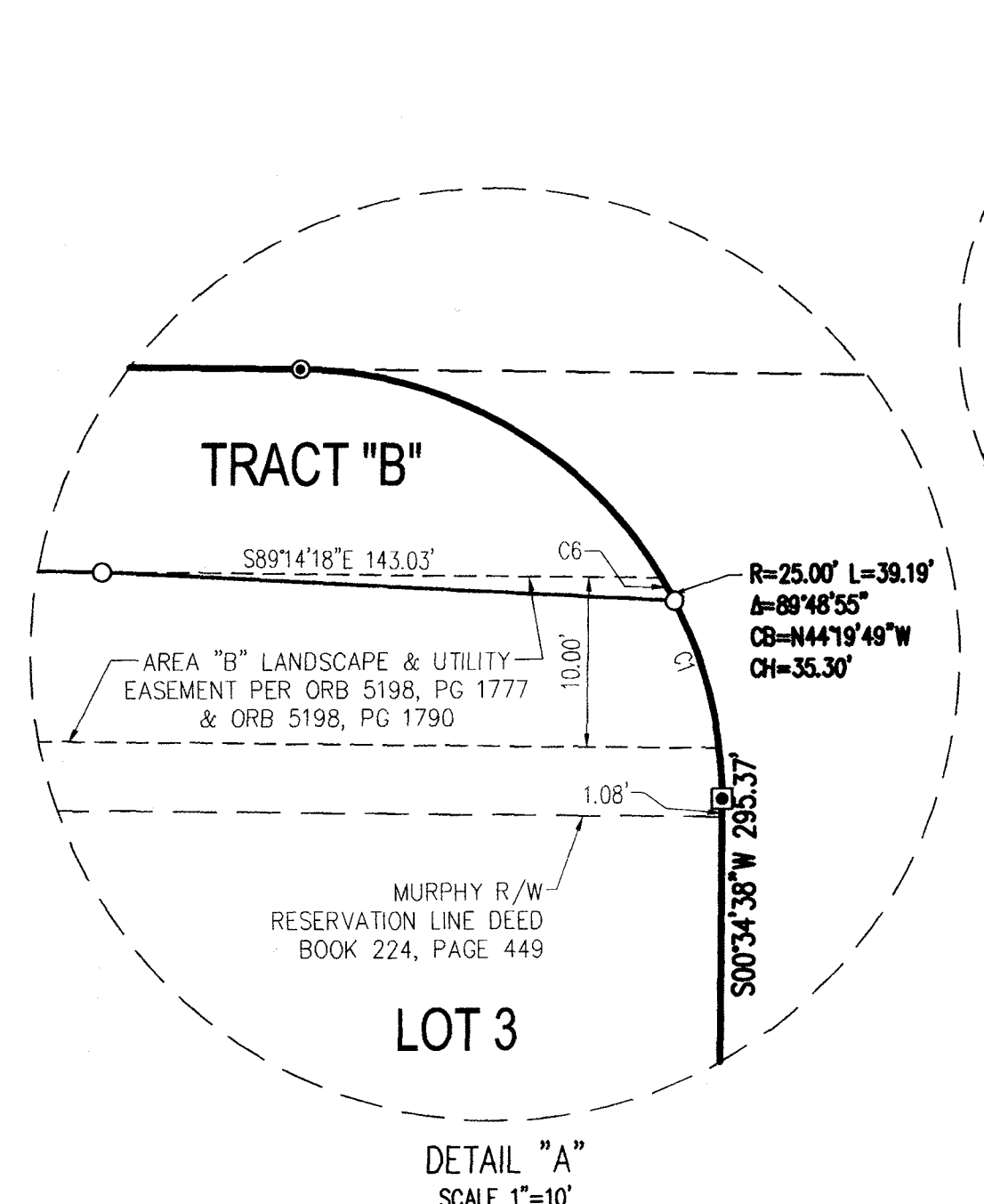
VILLAGE PARK COMMERCIAL SUBDIVISION

BEING A PORTION OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST,
CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.



LEGEND

- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB #4709)
- INDICATES P.C. NAIL AND DISK PERMANENT REFERENCE MONUMENT (P.R.M.) LB #4709
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ENCL. INDICATES BEARING
- INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PG INDICATES PLAT BOOK
- PCS INDICATES PAGE
- PC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- SO FT INDICATES SQUARE FEET
- (R) INDICATES RADIAL LINE
- R/W INDICATES RIGHT-OF-WAY



LINE TABLE

LINE	LENGTH	BEARING
L1	14.49'	S89°00'57"W
L2	50.00'	S89°57'19"W
L3	50.01'	S89°48'22"W
L4	50.04'	S88°35'03"W
L5	50.06'	S88°00'15"W
L6	50.08'	S87°36'31"W
L7	36.51'	N89°43'45"W
L8	13.49'	N89°43'45"W
L9	100.00'	N89°36'32"W
L10	39.15'	N87°20'02"W
L11	5.72'	S0°39'28"W
L12	26.00'	N0°52'44"E

LINE TABLE

LINE	LENGTH	BEARING
L13	28.84'	N89°14'18"W
L14	11.97'	S0°45'42"W
L15	22.68'	S86°18'18"W
L16	50.03'	S88°24'57"W
L17	49.99'	N89°52'18"W
L18	50.56'	N84°57'41"W
L19	7.50'	N89°25'17"W
L20	15.00'	N0°34'43"E
L21	7.50'	S89°25'17"E
L22	0.06'	S0°34'38"W
L23	25.00'	N89°25'22"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD ENG.	CHORD
C1	9.11'	25.00'	20°52'51"	N16°38'47"W	9.06'
C2	10.67'	25.00'	24°27'07"	S19°57'09"W	10.59'
C3	39.27'	25.00'	90°00'22"	N45°34'49"E	35.36'
C4	27.12'	25.00'	62°08'56"	N58°09'50"W	25.81'
C5	12.07'	25.00'	27°40'00"	N13°15'22"W	11.95'
C6	1.56'	25.00'	3°34'17"	N28°52'22"W	1.56'

THIS INSTRUMENT PREPARED BY:
KAYE M. JAMESON, P.S.M. 5912



ORDINANCE 2021-

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE MASTER DEVELOPMENT AGREEMENT CONDITIONS OF THE WESTMINSTER PINE RIDGE PLANNED UNIT DEVELOPMENT (PUD) TO PROVIDE FOR AN EMERGENCY VETERINARY CLINIC AS A PERMITTED USE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SCRIVENER'S ERRORS; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Westminster Pine Ridge Planned Unit Development (PUD) was approved by City Commission on March 8, 2018, by Ordinance No. 2018-002; and

WHEREAS, First Baptist Church of Leesburg, Inc. the property owner has requested an amendment to the Westminster Pine Ridge Planned Unit Development (PUD) Master Development Agreement terms and conditions to allow an emergency veterinary clinic as a permitted use; 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 206.11 ± acres generally located south of CR 466A and west of Pine Ridge Dairy Road.

SECTION 2. AMENDMENT OF MASTER DEVELOPMENT AGREEMENT CONDITIONS.

(NOTE: Underlined words constitute the additions to the existing text of the *PUD Ordinance No. 2018-002*, and ~~strikethroughs~~ constitute deletions to the existing text.

The conditions within "Section 4" of the Westminster Pine Ridge Master Development Agreement by Ordinance No. 2018-002 adopted on March 8, 2018, are hereby amended as follows:

Section 4. Permitted Uses. r. Emergency Veterinary Clinic. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

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 _____, 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 _____

(SEAL)

EXHIBIT A
LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 5, 7 AND 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 8, RUN S89°39'50"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 210.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8, ALSO BEING THE EASTERLY BOUNDARY OF VILLAGES OF FRUITLAND PARK UNIT NO. 27 AS RECORDED IN PLAT BOOK 66, PAGES 42 THROUGH 44, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE AND SAID EASTERLY BOUNDARY, S00°47'54"W, 350.15 FEET TO THE NORTHEAST CORNER OF VILLAGES OF FRUITLAND PARK UNIT NO. 28 AS RECORDED IN PLAT BOOK 66, PAGES 54 THROUGH 55, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE DEPARTING THE EASTERLY BOUNDARY OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 27 AND ALONG THE EASTERLY BOUNDARY OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 28 THE FOLLOWING COURSES: S00°47'54"W, 244.87 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 595.00 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING THE EAST LINE OF THE WEST 210.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8 AND ALONG SAID SOUTH LINE, N89°39'50"W, 10.00 FEET TO THE EAST LINE OF THE WEST 200.00 FEET OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, S00°47'54"W, 589.01 FEET TO THE SOUTHEAST CORNER OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 28 AND A POINT ON THE NORTH LINE OF THE SOUTH 160.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EASTERLY BOUNDARY, SAID EAST LINE AND ALONG SAID NORTH LINE, S89°40'49"E, 611.54 FEET; THENCE DEPARTING SAID NORTH LINE AND ALONG THE FOLLOWING BOUNDARIES: VILLAGES OF FRUITLAND PARK, UNIT NO. 29, AS RECORDED IN PLAT BOOK 66, PAGE 71 THROUGH 73, INCLUSIVE, VILLAGES OF FRUITLAND PARK, UNIT NO. 31, AS RECORDED IN PLAT BOOK 66, PAGE 74 THROUGH 82, INCLUSIVE, SAID BOUNDARIES ALSO BEING THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4415, PAGE 1806, ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE S00°46'30"W, 425.68 FEET; THENCE S31°15'56"W, 733.08 FEET; THENCE S00°47'54"W, 35.45 FEET; THENCE S43°54'50"E, 75.41 FEET; THENCE S49°19'38"E, 80.87 FEET; THENCE S45°31'17"E, 45.42 FEET; THENCE S57°57'35"E, 31.06 FEET; THENCE S27°16'42"E, 46.23 FEET; THENCE S36°00'06"E, 62.89 FEET; THENCE S26°28'20"E, 49.91 FEET; THENCE S32°28'21"E, 80.27 FEET; THENCE S29°57'55"E, 60.93 FEET; THENCE S75°47'10"E, 99.18 FEET; THENCE S07°22'59"E, 55.03 FEET; THENCE S04°58'53"E, 28.31 FEET; THENCE S03°51'23"E, 57.52 FEET; THENCE S03°23'32"W, 15.26 FEET; THENCE S75°48'45"W, 38.64 FEET; THENCE S12°05'00"W, 92.40 FEET; THENCE S24°08'42"W, 41.93 FEET; THENCE S11°20'47"W, 21.80 FEET; THENCE S00°21'45"W, 90.73 FEET; THENCE S40°46'06"W, 53.01 FEET; THENCE S53°05'55"W, 104.34 FEET; THENCE S49°53'36"W, 70.59 FEET; THENCE S48°18'47"W,

37.84 FEET; THENCE S61°43'23"W, 48.54 FEET; THENCE S62°49'12"W, 50.56 FEET; THENCE S59°14'26"W, 52.64 FEET; THENCE S70°58'32"W, 38.87 FEET; THENCE S35°38'27"W, 2,364.05 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE DEPARTING THE BOUNDARIES OF SAID SUBDIVISIONS AND THE BOUNDARY OF OFFICIAL RECORDS BOOK 4415, PAGE 1806; RUN THENCE ALONG SAID SOUTH LINE, S89°06'25"E, 914.79 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7 AND ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, S89°14'24"E, 1,330.47 FEET TO THE EAST LINE OF THE WEST 1/4 OF SAID SECTION 8; THENCE ALONG SAID EAST LINE, N00°42'44"E, 2,636.42 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE N00°46'31"E, 1,343.41 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, S89°40'49"E, 1,331.19 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, N00°44'42"E, 1,343.27 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, N89°39'42"W, 1,330.49 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, N00°34'38"E, 1,263.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 466-A, AS PER OFFICIAL RECORDS BOOK 4271, PAGE 1960, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY, N89°14'18"W, 1,118.09 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST CORNER OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 27; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, ALONG SAID EAST LINE OF THE WEST 210.00 FEET AND THE EASTERLY BOUNDARY OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 27, S00°56'55"W, 1,271.43 FEET TO THE POINT OF BEGINNING.
CONTAINING 205.76 ACRES, MORE OR LESS.

Record and Return to:
City of Fruitland Park
Attn: City Clerk
506 W. Berckman Street
Fruitland Park, Florida 34731

FIRST AMENDMENT TO MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into and made as of the ____th day of _____, 2021, between the **CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation**, (hereinafter referred to as the “City”), and First Baptist Church of Leesburg, Inc., a Florida not for profit corporation (hereinafter referred to as the “Owner”).

RECITALS

1. The Owner desires to rezone approximately 205.76 + 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 Property is currently located within the City of Fruitland Park and is currently zoned “General Commercial” (C-2), Public Facilities District (PFD), Single Family Medium Density Residential (R-2), High Density Residential/Neighborhood Commercial (R-3A), and Greenbelt District (GB) with a future land use designation on the City of Fruitland Park Future Land Use Map of “Mixed Community.”

3. Owner has filed applications for rezoning for the Property as a mixed use planned unit development.

4. 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.

5. 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.

6. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.

7. 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.

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 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 and adopts an ordinance rezoning the Property. 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.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "PUD Exhibit Plan and Sample Representation PUD Plan" prepared by Florida Engineering Group, Inc., dated February 15, 2018, and attached as **Exhibit "B"** (which may be referred to as the "Plan" or the "PUD Master Plan" or "Development Plan"). The project shall be developed as a senior (age 55+) mixed use community. All development shall be consistent with City's "PUD" (Planned Unit Development/Mixed Use) 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. Permitted Uses shall include:

- a. Single family detached residential dwelling units.
- b. Duplex (Villa) dwelling units.
- c. Single family attached residential dwelling units meeting the R-3 standards.
- d. Multi-family residential dwelling units meeting the R-3 standards.
- e. Assisted Living Facilities. The maximum number of beds shall not exceed 150.
- f. Nursing homes.
- g. Church/Religious Facilities.
- h. All permitted C-1 uses.
- i. Convenience Store with fuel operations.
- j. Restaurants.
- k. Banks.
- l. Athletic/Sports Facilities.
- m. Residential units shall not exceed 900 units.
- n. Passive and Active Recreation Facilities.
- o. Total Commercial Square footage shall not exceed 130,000 square feet.
- p. Total Institutional Square footage shall not exceed 240,000 square feet which includes Nursing homes and Church/Religious Facilities.
- q. The residential units may be converted to the Assisted Living Facilities or a Nursing home based on one (1) unit equals three (3) beds; however, in no case shall the maximum number of beds be exceeded as stated in item e above.
- r. Emergency Veterinary Clinic.

Section 5. Residential Development Standards. Development Standards shall be as follows:

- a. The minimum living area shall be 1,000 square feet for the single family detached homes.
- b. The minimum lot size shall be 4,000 square feet for the detached single family homes.
- c. Minimum lot width for detached single-family shall be 40 feet with a minimum lot depth of 100 feet.
- d. Minimum Setback requirements for detached residential units shall be:

Front: Local Roadways - Twenty feet (20')
Garage Setback from Roadway – Twenty-five feet (25')

Side: Local Roadways – Twenty feet (20')
Another Lot - Five feet (5')

Rear: Local Roadway– Twenty feet (20')
Another Lot – Twenty feet (20')

Accessories Setback: All accessory structures shall be located no closer to the property line than five feet (5').

- e. Minimum lot size shall be 4,000 square feet for duplex/villa single-family homes (duplex, villas).
- f. The minimum lot width for duplex/villas shall be 40 feet with a minimum lot depth of 100 feet.
- g. Minimum Setback requirements for duplex/villa single family residential units shall be:
Front: Local Roadways - Twenty feet (20')
Garage Setback from Roadway – Twenty-five feet (25')

Side: Local Roadways – Twenty feet (20')
Another Lot - 0' feet for common walls

Rear: Local Roadway– Twenty feet (20')
Another Lot – Twenty feet (20')

Accessories Setback: All accessory structures shall be located no closer to the property line than five feet (5'). In those areas where the buffer width is greater than five feet (5') and is part of the lot, all accessory structures shall be located outside of the buffer area.

Minimum distance between single-family detached and single family attached structures shall be 10 feet (10') measured from building wall to building wall.

- h. Multi-family development shall meet the R-3 zoning development standards.
- i. Maximum building height shall be limited to thirty five feet (35') for single family; however, if adequate fire protection measures are provided the height limitation for multi-story buildings may be exceeded to allow up to five (5) story buildings subject to meeting the requirements set forth in section 15 below. There shall be a maximum of six (6) multi-story buildings greater than 35 feet (a/k/a 3 stories) in building height

- j. Any multi-story buildings greater than 35' (a/k/a 3 stories) shall maintain a four-hundred-foot (400') setback from the adjacent development known as Brookstone Subdivision.
- k. Parking: The Applicant will be required to meet the parking requirements of the Fruitland Park Land Development Code for the proposed residential uses except as provided below:
 - Multi-Family Residential – 1.5 spaces per unit
 - Single Family Attached Residential – 1.5 spaces per unit
 - Assisted Living Facilities – 0.25 spaces per bed, plus 1 space per employee (largest shift)
 - Skilled Nursing - 0.25 spaces per bed, plus 1 space per employee (largest shift)
- l. Development adjacent to the Brookstone Subdivision shall consist of one row of single family lots.

Section 7. Residential Design Standards. Design Standards shall be as follows:

- a. **Architectural features** - All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the single family units. Garage vehicle doors shall incorporate the following elements: raised decorative panels, decorative glass panels or panes, decorative hinges, etc. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc. Designs may vary throughout the development.
 - 1) Dormers
 - 2) Gables
 - 3) Recessed or raised entries
 - 4) Covered porch entries
 - 5) Cupolas
 - 6) Pillars or decorative posts
 - 7) Bay window (minimum 12 inch projections)
 - 8) Eaves (minimum 6-inch projections)
 - 9) Front windows with arched glass tops and minimum 4-inch trim
- b. **Building Materials** - Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:
 - 1) At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.

- 2) At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a “cementitious” lap siding. (A “cementitious” lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.).

- 3) All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.

Section 8. Commercial and Institutional Development Standards. Development Standards shall be as follows:

- a. Minimum Setback requirements for commercial shall be:

Front: CR 466A – Fifty feet (50’)
 Local Roadways - Twenty feet (20’)

Side: Local Roadways – Twenty feet (20’)
 Another Lot - Ten feet (10’)

A zero (0) side setback is allowed on one side provided there is a minimum ten feet setback on the opposite side and provided requirements for fire and building codes are met.

Rear: Local Roadway– Twenty feet (20’)
 Another Lot – Twenty feet (20’)

Accessories Setback: All accessory structures shall be located no closer to the property line than ten feet (10’).

Required landscape buffers shall supersede the minimum dimensions permitted by this Section.

- b. The maximum impervious surface ratio for the property (which includes building coverage) shall be limited to eighty percent (80%).
- c. Maximum building height along CR 466A shall be limited to two (2) stories (from finished grade). Maximum building height, excluding along CR 466A shall be limited to four (4) stories (from finished grade) provided that adequate fire protection measures are provided as determined by the City Fire Inspector and Building Official. Any multi-story buildings greater than 35’ (a/k/a 3 stories) shall maintain a four hundred foot (400’) setback from the adjacent development known as Brookstone Subdivision.
- d. Maximum building height shall be limited to ninety-five feet (95’) for accessory decorative structures such as, but not limited to, steeples or spires.
- e. Parking: The Applicant will be required to meet the parking requirements of the Fruitland Park Land Development Regulations for the proposed uses except as provided below:

House of Worship – 1 space per three (3) seats (fixed seats) of 1 space per 30 gross square feet (without fixed seats)

Ancillary Uses – 3 spaces per 1000 square feet (3.0 spaces/KSF)

- f. Commercial access: Access to the commercial development areas shall be primarily from the entrance boulevard with access to CR 466A. Pedestrian access shall be provided from the residential areas to the commercial area utilizing a trail system which shall be reviewed during the site plan or subdivision review process.
- g. The maximum floor area ratio shall be seventy percent (70% or 0.70) and the maximum impervious surface ratio shall be eighty percent (80% or 0.80).

Section 9. Commercial and Institutional Design Standards. The Applicant shall be required to meet the nonresidential design standard requirements of the Fruitland Park Land Development Regulations.

Section 10. Development Phasing. The proposed project may be constructed in phases in accordance with the Planned Unit Development Master Plan (attached as part of these conditions). 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 11. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by a minimum of two access points, one primary access on CR 466A and one access on Pine Ridge Dairy Road. The primary access shall be through a divided landscaped boulevard type road. Actual location and design of the boulevard shall be determined during the Site Plan and/or Preliminary Subdivision Plan review process and shall include consideration of sidewalks on both sides of the boulevard, recreation paths etc. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee shall provide all necessary improvements/signalization within and adjacent to the development as required by Lake County and City of Fruitland Park.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements.
- 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. The City of Fruitland Park will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Permittee shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.
- e. 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

- f. 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.
- g. At such time that traffic signals are warranted at the proposed project entrance, the Permittee shall pay their pro-rata share of the cost of the signal(s) as determined by City staff.
- h. Pine Ridge Dairy Road shall only be utilized for emergency access - until Pine Ridge Dairy Road is improved to Lake County standards.

Section 12. 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 and parking areas.

Section 13. 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 14. 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 15. Fire Impact Fees and Contribution. In addition to Section 14 above, the Owner agrees that no site plans will be approved and no building permits will be issued for building(s) over thirty-five feet (35') in height unless the following has occurred:

- (a) The Owner has pre-paid and received credit for (excluding all fire impact fees paid by any parties for the Church and Church related buildings and for the commercial along CR 466-A) all fire impact fees for mixed use buildings (institutional/commercial/residential), less any amount paid pursuant to subsection (b) below; and

- (b) The Owner acknowledges that the City is currently unable to provide fire protection services for buildings in excess of three (3) stories. Therefore in order to meet the demand, the Owner, at its cost and expense, shall fund the City's purchase of one (1) fire apparatus for the fire department at a cost not to exceed SEVEN HUNDRED THOUSAND DOLLARS AND 00/100 (\$700,000.00). The fire apparatus shall be new and equivalent in quality with equipment serving similar size including height and similar type developments in Lake County to be provided pursuant to the City's specifications ("Fire Contribution"). Owner shall receive credit towards fire impact fees on a dollar-for-dollar basis, based on the actual final costs of the fire apparatus. The total amount of fire impact fee credits given shall not be greater than the total amount of fire impact fees due for mixed use buildings (institutional/commercial/residential) (excluding all fire impact fees paid by any parties for the Church and Church related buildings and for the commercial along CR 466-A). In the event that, prior to application for site plan for building(s) over thirty-five (35'), the City has already obtained the adequate fire protection, the Owner will make a proportionate share contribution towards such fire apparatus not to exceed TWO HUNDRED THOUSAND DOLLARS (\$200,000.00).

Adequate fire protection measures as referenced in Section 5.i. means meeting the requirements of subsections (a) and (b) of this Section 15.

If the Fire Contribution paid by the Owner exceeds the total amount of fire impact fees due for mixed use buildings (institutional/commercial/residential) (excluding all fire impact fees paid by any parties for the Church and Church related buildings and for the commercial along CR 466-A), then for any excess amount paid, Owner will be eligible to receive Pioneer Funding as provide for in this subsection. Owner agrees and acknowledges if no buildings in exceed of three (3) stories are constructed in the municipal limits of the City of Fruitland Park, Owner will be eligible, but not guaranteed, to receive a proportionate share of the Fire Contribution based on the square footage of constructed buildings that exceed three (3) stories as compared to the square footage of Owner's approved buildings that will exceed three (3) stories ("Pioneer Funding" or Pioneer Funds"). City's obligation to remit Pioneer Funds to Owner shall cease on April 1, 2028 at which time City will calculate, and pay in one lump sum to Owner, Owner's proportionate share.

Section 16. Intentionally Omitted.

Section 17. Easements. Owner shall provide the City such easements or right of way in form acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of roads, sidewalks, bikeways, street lighting or utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 18. Landscaping/Buffers. Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall install and maintain a twenty-five foot (25') landscape buffer along CR 466A; a twenty-five foot (25') buffer along the southern property boundaries abutting existing residential, a twenty-five foot (25') buffer along the western property boundaries, and a fifty foot (50') buffer along the eastern property boundary adjacent to the Brookstone Subdivision as shown on the Conceptual Plan consisting of four (4) canopy trees, two (2) understory trees, and fifteen (15) shrubs per one hundred feet (100'); however, no buffer shall be required along the perimeter boundary adjacent to the wetlands. A fifteen foot (15') native buffer shall be provided onsite adjacent to the wetlands. All landscaping and tree protection shall comply with Chapter 164 of the

City of Fruitland Park Land Development Regulations. The perimeter landscaping buffer adjacent to the Brookstone Subdivision shall utilize existing natural landscape and supplement with additional plantings to meet the landscaping requirements set forth in this PUD and the City's LDR's.

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 shall design and construct, at its sole expense, the interior landscaped areas and islands within the parking areas of the Property in accordance with all applicable City of Fruitland Park Land Development Regulations. Owner shall maintain such areas.

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 19. 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 20. 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 21. 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 22. Signage. Owner shall submit a master sign plan as a component of the final site plan (i.e., construction 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 23. 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.

Section 24. 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 25. 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 26. 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 27. 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 28. 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 29. 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, not 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 30. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 31. 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:	First Baptist Church of Leesburg, Inc. 220 W. 13th Street Leesburg, FL 34748-4962
Copy to:	

Section 32. 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 33. 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 twenty (20) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing.

Section 34. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 35. 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.

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:**

FIRST BAPTIST CHURCH OF LEESBURG, INC.,

Witness Signature

By: _____
Gary Teague, President/Trustee

Print Name

Witness Signature

By: _____
Arthur A. Ayriss, Secretary/Trustee

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____ by Gary Teague and Arthur A. Ayriss who are personally known to me or who have produced _____ as identification and who did (did not) take an oath.

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 this ____ day of _____ by _____, _____, City Clerk of the City of Fruitland Park, Florida, who are personally known to be me and they acknowledge executing the same freely and voluntarily under authority vested in them and that the seal affixed thereto is the true and corporate seal of the City of Fruitland Park, Florida.

Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

EXHIBIT "A"
LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 5, 7 AND 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

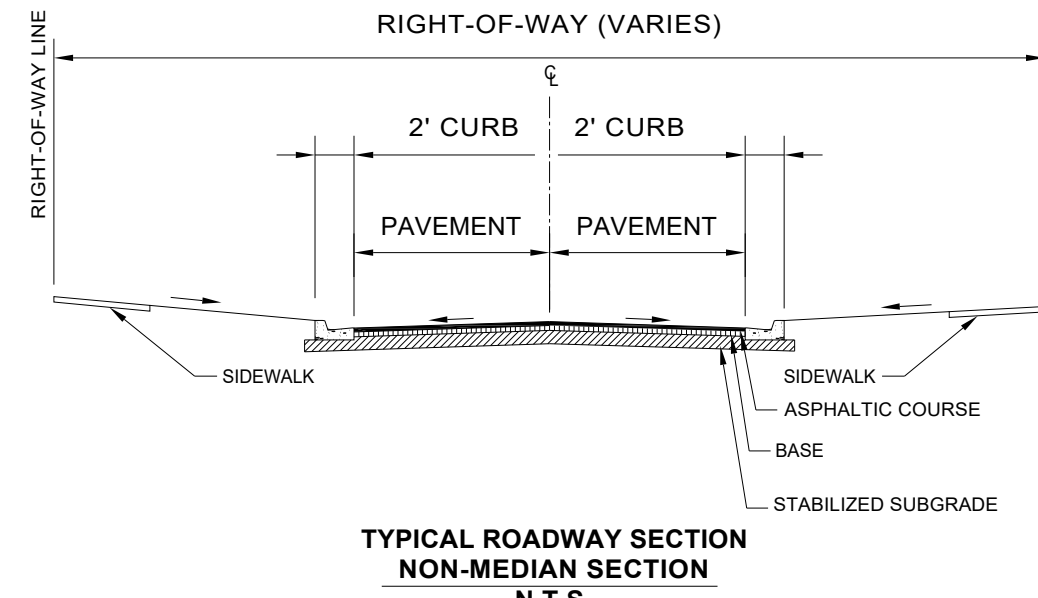
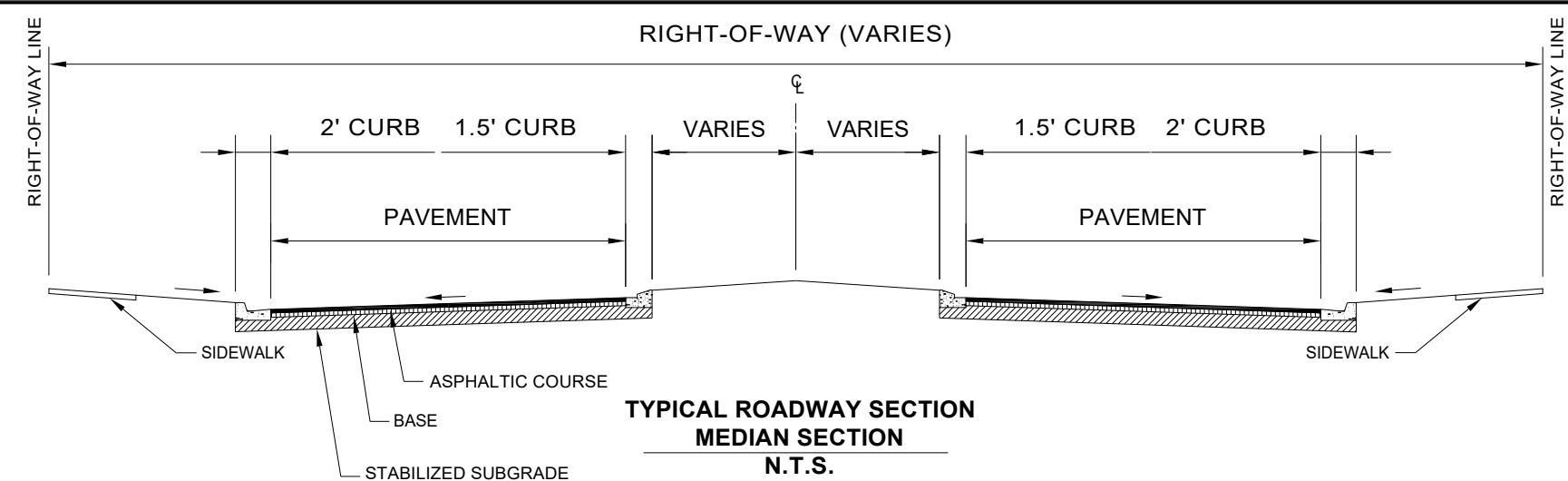
FROM THE NORTHWEST CORNER OF SAID SECTION 8, RUN S89°39'50"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 210.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8, ALSO BEING THE EASTERLY BOUNDARY OF VILLAGES OF FRUITLAND PARK UNIT NO. 27 AS RECORDED IN PLAT BOOK 66, PAGES 42 THROUGH 44, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE AND SAID EASTERLY BOUNDARY, S00°47'54"W, 350.15 FEET TO THE NORTHEAST CORNER OF VILLAGES OF FRUITLAND PARK UNIT NO. 28 AS RECORDED IN PLAT BOOK 66, PAGES 54 THROUGH 55, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE DEPARTING THE EASTERLY BOUNDARY OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 27 AND ALONG THE EASTERLY BOUNDARY OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 28 THE FOLLOWING COURSES: S00°47'54"W, 244.87 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 595.00 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING THE EAST LINE OF THE WEST 210.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8 AND ALONG SAID SOUTH LINE, N89°39'50"W, 10.00 FEET TO THE EAST LINE OF THE WEST 200.00 FEET OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, S00°47'54"W, 589.01 FEET TO THE SOUTHEAST CORNER OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 28 AND A POINT ON THE NORTH LINE OF THE SOUTH 160.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EASTERLY BOUNDARY, SAID EAST LINE AND ALONG SAID NORTH LINE, S89°40'49"E, 611.54 FEET; THENCE DEPARTING SAID NORTH LINE AND ALONG THE FOLLOWING BOUNDARIES: VILLAGES OF FRUITLAND PARK, UNIT NO. 29, AS RECORDED IN PLAT BOOK 66, PAGE 71 THROUGH 73, INCLUSIVE, VILLAGES OF FRUITLAND PARK, UNIT NO. 31, AS RECORDED IN PLAT BOOK 66, PAGE 74 THROUGH 82, INCLUSIVE, SAID BOUNDARIES ALSO BEING THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4415, PAGE 1806, ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE S00°46'30"W, 425.68 FEET; THENCE S31°15'56"W, 733.08 FEET; THENCE S00°47'54"W, 35.45 FEET; THENCE S43°54'50"E, 75.41 FEET; THENCE S49°19'38"E, 80.87 FEET; THENCE S45°31'17"E, 45.42 FEET; THENCE S57°57'35"E, 31.06 FEET; THENCE S27°16'42"E, 46.23 FEET; THENCE S36°00'06"E, 62.89 FEET; THENCE S26°28'20"E, 49.91 FEET; THENCE S32°28'21"E, 80.27 FEET; THENCE S29°57'55"E, 60.93 FEET; THENCE S75°47'10"E, 99.18 FEET; THENCE S07°22'59"E, 55.03 FEET; THENCE S04°58'53"E, 28.31 FEET; THENCE S03°51'23"E, 57.52 FEET; THENCE S03°23'32"W, 15.26 FEET; THENCE S75°48'45"W, 38.64 FEET; THENCE S12°05'00"W, 92.40 FEET; THENCE S24°08'42"W, 41.93 FEET; THENCE S11°20'47"W, 21.80 FEET; THENCE S00°21'45"W, 90.73 FEET; THENCE S40°46'06"W, 53.01 FEET; THENCE S53°05'55"W, 104.34 FEET; THENCE S49°53'36"W, 70.59 FEET; THENCE S48°18'47"W, 37.84 FEET; THENCE S61°43'23"W, 48.54 FEET; THENCE S62°49'12"W, 50.56 FEET; THENCE S59°14'26"W, 52.64 FEET; THENCE S70°58'32"W, 38.87 FEET; THENCE S35°38'27"W, 2,364.05 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE DEPARTING THE BOUNDARIES OF SAID SUBDIVISIONS AND THE BOUNDARY OF OFFICIAL RECORDS BOOK 4415, PAGE 1806; RUN THENCE ALONG SAID SOUTH LINE, S89°06'25"E, 914.79 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7 AND ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, S89°14'24"E, 1,330.47 FEET TO THE EAST LINE OF THE WEST 1/4 OF SAID SECTION 8; THENCE ALONG SAID EAST LINE, N00°42'44"E, 2,636.42 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE N00°46'31"E, 1,343.41 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST

1/4, S89°40'49"E, 1,331.19 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, N00°44'42"E, 1,343.27 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, N89°39'42"W, 1,330.49 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, N00°34'38"E, 1,263.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 466-A, AS PER OFFICIAL RECORDS BOOK 4271, PAGE 1960, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY, N89°14'18"W, 1,118.09 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST CORNER OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 27; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, ALONG SAID EAST LINE OF THE WEST 210.00 FEET AND THE EASTERLY BOUNDARY OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 27, S00°56'55"W, 1,271.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 205.76 ACRES, MORE OR LESS.

EXHIBIT "B"

THE PLAN



NOTE: ALL STREETS WILL BE PRIVATE BUT CONSTRUCTED TO CITY STANDARDS

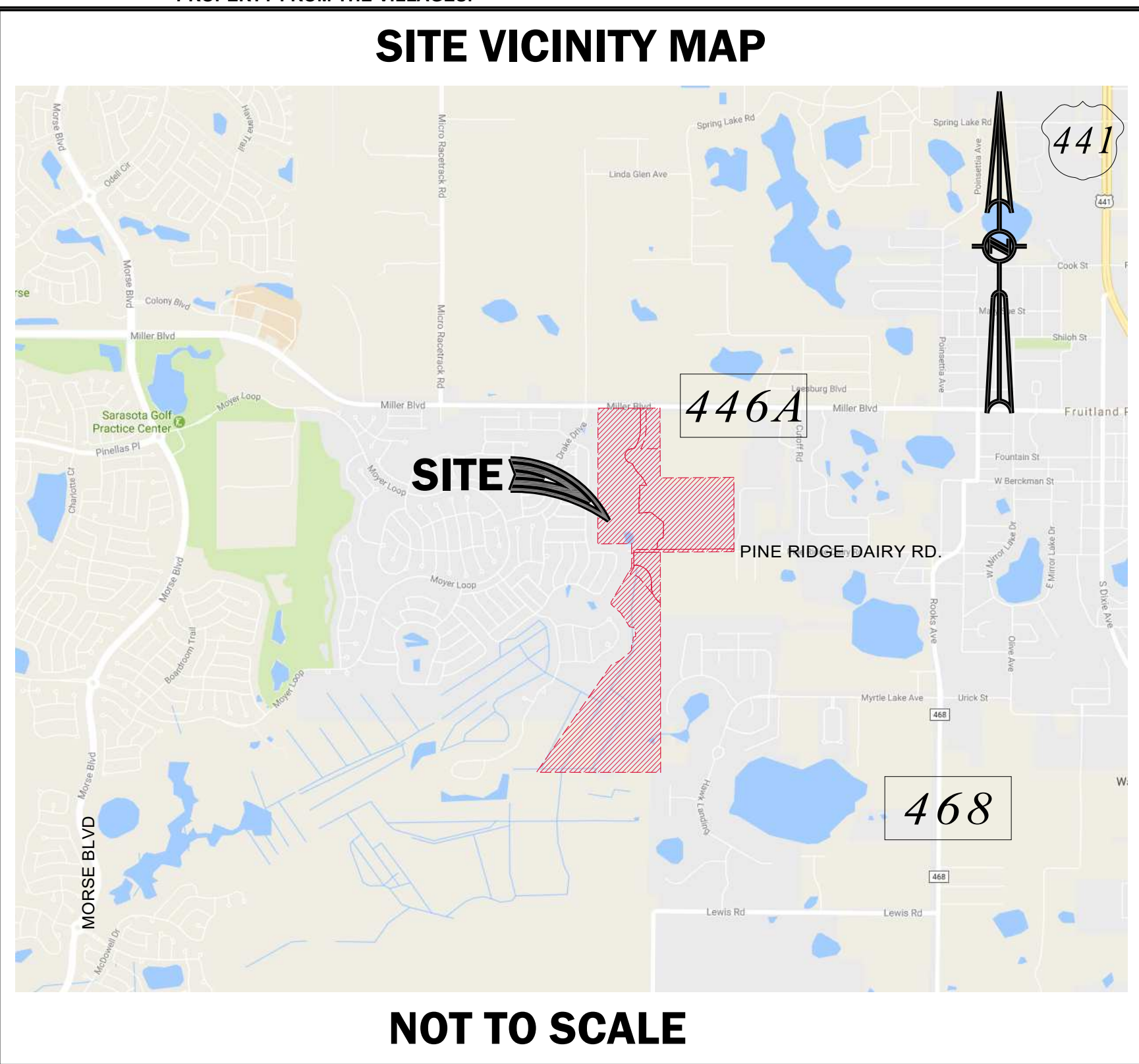
PROPOSED USES

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- ROADWAY/PARKING/PONDS
- OPEN SPACE/PARK/RECREATION
- PROPOSED BUFFER - A
- MIXED USE (INSTITUTIONAL/COMMERCIAL/RESIDENTIAL)

NOTES:

1. THIS PLAN IS PREPARED BASED ON CURRENT NEEDS AND ANTICIPATED DEVELOPMENT PROGRAM. HOWEVER, THE PLAN AND DEVELOPMENT PROGRAM ARE SUBJECT TO CHANGE BASED ON FUTURE MARKET CONDITIONS AND DEMANDS.
2. STORMWATER MANAGEMENT WILL BE ADDRESSED BY EACH PROJECT DURING THE CONSTRUCTION PLAN REVIEW PROCESS. STORMWATER MANAGEMENT WILL BE PROVIDED IN SHARED PONDS OR SEPARATE PONDS LOCATED WITHIN THE INDIVIDUAL PARCELS.
3. NEGOTIATIONS ARE IN THE PROCESS TO POTENTIALLY PROVIDE A GOLF CART PATH TO THE PROPERTY FROM THE VILLAGES.

SITE VICINITY MAP



NOT TO SCALE

OWNERS/APPLICANTS FIRST BAPTIST CHURCH OF LEEBSBURG 220 N. 13TH STREET LEEBSBURG, FL 34748	ENGINEER FLORIDA ENGINEERING GROUP, INC. 5127 S. ORANGE AV, SUITE 200 ORLANDO, FL 32809 (407) 895-0324	SURVEYOR FARNER BARLEY & ASSOCIATES, INC. 4450 NE 83RD ROAD WILDWOOD, FL 34785 (352) 784-3126
--	---	--

SOILS

1 SPARR SAND, 0 TO 5 PERCENT SLOPES
5 APOPKA SAND, 0 TO 5 PERCENT SLOPES
6 APOPKA SAND, 5 TO 12 PERCENT SLOPES
8 CANDLER SAND, 0 TO 5 PERCENT SLOPES
9 CANDLER SAND, 5 TO 12 PERCENT SLOPES
27 EVERGLADES MUCK, DEPRESSIONAL
28 MYAKKA-MYAKKA, WET, SANDS, 0 TO 2 PERCENT SLOPES
38 PLACID SAND, FREQUENTLY PONDED, 0 TO 2 PERCENT SLOPES
45 TAVARES SAND, 0 TO 5 PERCENT SLOPES
99 WATER - UNDETERMINED

FIRE CODE
THE PROPOSED DEVELOPMENT WILL BE DESIGNED IN ACCORDANCE WITH CHAPTER 161 OF THE CITY OF FRUITLAND PARK L.D.R., STATE, AND FEDERAL FIRE CODE REQUIREMENTS.

TREE AND LANDSCAPING
LANDSCAPING AND TREE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 164 OF THE CITY OF FRUITLAND PARK L.D.R.

SITE DATA

PROPERTY LOCATION: COUNTY ROAD 466A, FRUITLAND PARK, FLORIDA
 PARCEL ID NUMBER: 05-19-24-0003-00022-00-000F
 EXISTING PROPERTY ZONING: R-2(SINGLE FAMILY); R-3A(HDR & LIGHT COMMERCIAL); C-2(GENERAL COMMERCIAL); PFD(PUBLIC FACILITY DIST) AND GB(GREEN BELT)

PROPOSED PROPERTY ZONING: PUD
 PROPERTY FUTURE LAND USE DESIGNATION: MIXED COMMUNITY
 EXISTING USE: VACANT
 PROPOSED USE: MULTI-USE (RESIDENTIAL, COMMERCIAL & INSTITUTIONAL)
 THIS DEVELOPMENT WILL BE AN AGE RESTRICTED 55+ COMMUNITY

PROJECT AREA: 205.76 ACRES

MIXED USES ON THIS PROPERTY SHALL INCLUDE AT LEAST TWO (2) OF THE THREE (3) USES IN THE FOLLOWING TABLE:

USE	MINIMUM	MAXIMUM
RESIDENTIAL	15%	65%
COMMERCIAL	5%	30%
INSTITUTIONAL	5%	35%

PERMITTED USES ARE ALL OF THE USES LISTED UNDER R-1, R-2, R-3, R-P, AND C-1 ZONING DISTRICTS. USES ALSO ALLOWED WITHOUT SPECIAL EXCEPTION APPROVAL ARE: CHURCH/RELIGIOUS FACILITIES, CONVENIENCE STORES, RESTAURANTS, BARS, AND ATHLETIC/SPORTS FACILITY USES. USES THAT ARE PROHIBITED ARE MOBILE HOMES PARKS, HOMESTAY BED & BREAKFAST, OFFICE/WAREHOUSE FACILITIES, AND MINI-WAREHOUSES.

ALLOWABLE DENSITY: 900 DU

MAXIMUM ALLOWABLE DENSITY: 900 DU
 FOR ASSISTED LIVING, 3 BEDS WILL BE EQUIVALENT TO 1 DWELLING UNIT.

NON-RESIDENTIAL:
 MAXIMUM ALLOWED FAR - 0.70
 MAXIMUM ALLOWED ISR - 0.80

PROPOSED NON-RESIDENTIAL

	MAXIMUM COMM. (SF)	MAXIMUM INST. (SF)	FAR: 0.04<0.7
TOTAL	130,000	240,000	

OPEN SPACE:
 REQUIRED: 20% (MIN.: 41.2 AC)
 PROVIDED: 46.2% (95± AC)(PARK AND RECREATION)
 OPEN SPACES MAY BE ADJUSTED IN THE FUTURE BASED ON MARKET DEMANDS, HOWEVER, A MINIMUM OF 20% OPEN SPACE WILL BE PROVIDED.

BUFFER YARDS BUFFER (1)(2)

FRONT (NORTH)	10' (25' ALONG CR 466A)
SIDE (EAST)	10'
SIDE (WEST)	25'
REAR (SOUTH)	25' (ALONG PINE RIDGE DAIRY ROAD)

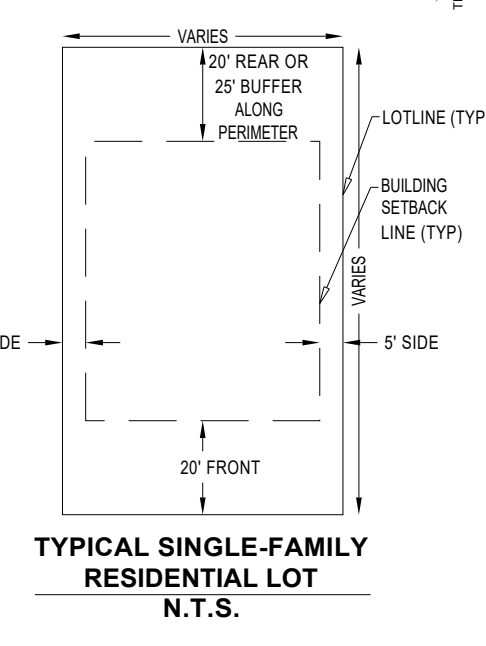
(1) SEE SITE PLAN FOR BUFFER LOCATIONS FOR PROVIDED BUFFER WIDTHS.
 (2) THE PERIMETER LANDSCAPING BUFFER ADJACENT TO THE BROOKSTONE SUBDIVISION SHALL UTILIZE EXISTING NATURAL LANDSCAPE AND SUPPLEMENT WITH ADDITIONAL PLANTINGS TO MEET THE LANDSCAPING REQUIREMENTS SET FORTH IN THIS PUD AND THE CITY'S LDR'S.

LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 5, 7 AND 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 8, RUN S89°39'50"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 210.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8, ALSO BEING THE EASTERLY BOUNDARY OF VILLAGES OF FRUITLAND PARK UNIT NO. 27 AS RECORDED IN PLAT BOOK 66, PAGES 42 THROUGH 44, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE AND SAID EASTERLY BOUNDARY, S00°47'54"W, 350.15 FEET TO THE NORTHEAST CORNER OF VILLAGES OF FRUITLAND PARK UNIT NO. 28 AS RECORDED IN PLAT BOOK 66, PAGES 54 THROUGH 55, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE DEPARTING THE EASTERLY BOUNDARY OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 27 AND ALONG THE EASTERLY BOUNDARY OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 28 THE FOLLOWING COURSES: S00°47'54"W, 244.87 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING THE EAST LINE OF THE WEST 210.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, N89°39'50"W, 10.00 FEET TO THE EAST LINE OF THE WEST 200.00 FEET OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, S00°47'54"W, 589.01 FEET TO THE SOUTHEAST CORNER OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 28 AND A POINT ON THE NORTH LINE OF THE SOUTH 160.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EASTERLY BOUNDARY, SAID EAST LINE AND ALONG SAID NORTH LINE, S89°40'49"E, 611.54 FEET; THENCE DEPARTING SAID NORTH LINE AND ALONG THE FOLLOWING BOUNDARIES: VILLAGES OF FRUITLAND PARK, UNIT NO. 29, AS RECORDED IN PLAT BOOK 66, PAGE 71 THROUGH 73, INCLUSIVE, VILLAGES OF FRUITLAND PARK, UNIT NO. 31, AS RECORDED IN PLAT BOOK 66, PAGE 74 THROUGH 82, INCLUSIVE, SAID BOUNDARIES ALSO BEING THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4415, PAGE 1806, ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE S00°46'30"W, 425.68 FEET; THENCE S31°15'56"W, 733.08 FEET; THENCE S00°47'54"W, 35.45 FEET; THENCE S43°54'50"E, 75.41 FEET; THENCE S49°19'38"E, 80.87 FEET; THENCE S45°31'17"E, 45.42 FEET; THENCE S57°57'35"E, 31.06 FEET; THENCE S27°16'42"E, 46.23 FEET; THENCE S36°00'06"E, 62.89 FEET; THENCE S26°28'20"E, 49.91 FEET; THENCE S32°28'21"E, 80.27 FEET; THENCE S29°57'55"E, 60.93 FEET; THENCE S75°47'10"E, 99.18 FEET; THENCE S07°22'59"E, 55.03 FEET; THENCE S04°58'53"E, 28.31 FEET; THENCE S03°51'23"E, 57.52 FEET; THENCE S03°23'32"W, 15.26 FEET; THENCE S75°48'45"W, 38.64 FEET; THENCE S12°05'00"W, 92.40 FEET; THENCE S24°08'42"W, 41.93 FEET; THENCE S11°20'47"W, 21.80 FEET; THENCE S00°21'45"W, 90.73 FEET; THENCE S40°46'06"W, 53.01 FEET; THENCE S53°05'55"W, 104.34 FEET; THENCE S49°53'36"W, 70.59 FEET; THENCE S48°18'47"W, 37.84 FEET; THENCE S61°43'23"W, 48.54 FEET; THENCE S62°49'12"W, 50.56 FEET; THENCE S59°14'26"W, 52.64 FEET; THENCE S70°58'32"W, 38.87 FEET; THENCE S35°38'27"W, 2,364.05 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING THE BOUNDARIES OF SAID SUBDIVISIONS AND THE BOUNDARY OF OFFICIAL RECORDS BOOK 4415, PAGE 1806; RUN THENCE ALONG SAID SOUTH LINE, S89°06'25"E, 914.79 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7 AND ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, S89°14'24"E, 1,330.47 FEET TO THE EAST LINE OF THE WEST 1/4 OF SAID SECTION 8; THENCE ALONG SAID EAST LINE, N00°42'44"E, 2,636.42 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE N00°46'31"E, 1,343.41 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, S89°40'49"E, 1,331.19 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, N00°44'42"E, 1,343.27 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, N89°39'42"W, 1,330.49 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, N00°34'38"E, 1,263.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 466-A, AS PER OFFICIAL RECORDS BOOK 4271, PAGE 1960, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY, N89°14'18"W, 1,118.09 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST CORNER OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 27; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, ALONG SAID EAST LINE OF THE WEST 210.00 FEET AND THE EASTERLY BOUNDARY OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 27, S00°56'55"W, 1,271.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 205.76 ACRES, MORE OR LESS.



PARKING REQUIREMENTS

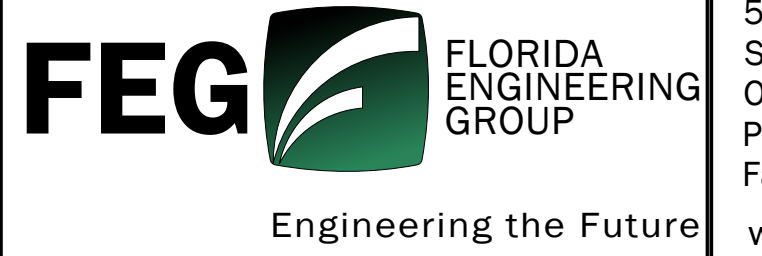
- A. MID-RISE APARTMENT: 1.5 SPACES/UNIT
- B. GARDEN APARTMENTS: 1.5 SPACES/UNIT
- C. ATTACHED VILLAS: 1.5 SPACES/UNIT
- D. DETACHED VILLAS: 1.5 SPACES/UNIT
- E. ASSISTED LIVING: 0.25 SPACES/BED, PLUS 1 SPACE PER EMPLOYEE (LARGEST SHIFT)
- F. SKILLED NURSING: 0.25 SPACES/BED, PLUS 1 SPACE PER EMPLOYEE (LARGEST SHIFT)
- G. ANCILLARY USES BY GSF: 3 SPACES/1000 SQUARE FEET OF GROSS FLOOR AREA (3.0)/KSF
- H. HOUSE OF WORSHIP: 1 SPACE/3 SEATS (FIXED SEATS) OR 1SPACE/30 GROSS SQUARE FEET (WITHOUT FIXED SEATS)
- I. COMMERCIAL: PARKING REQUIREMENTS FOR USES NOT LISTED ABOVE SHALL BE IN ACCORDANCE WITH CHAPTER 162 OF THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE.

AREA TABLE

USE	ACRES	%
RESIDENTIAL	36	17.5
COMMERCIAL	12	5.8
INSTITUTIONAL	21	10.2
ROADWAY/PARKING/PONDS	24.8	12.1
OPEN SPACE/PARK/RECREATION	112	54.4
TOTAL	205.8	100%

DATE	REVISIONS	BY	CHECKED

WESTMINSTER PINE RIDGE
 PUD REZONING
 CITY OF FRUITLAND PARK, FLORIDA

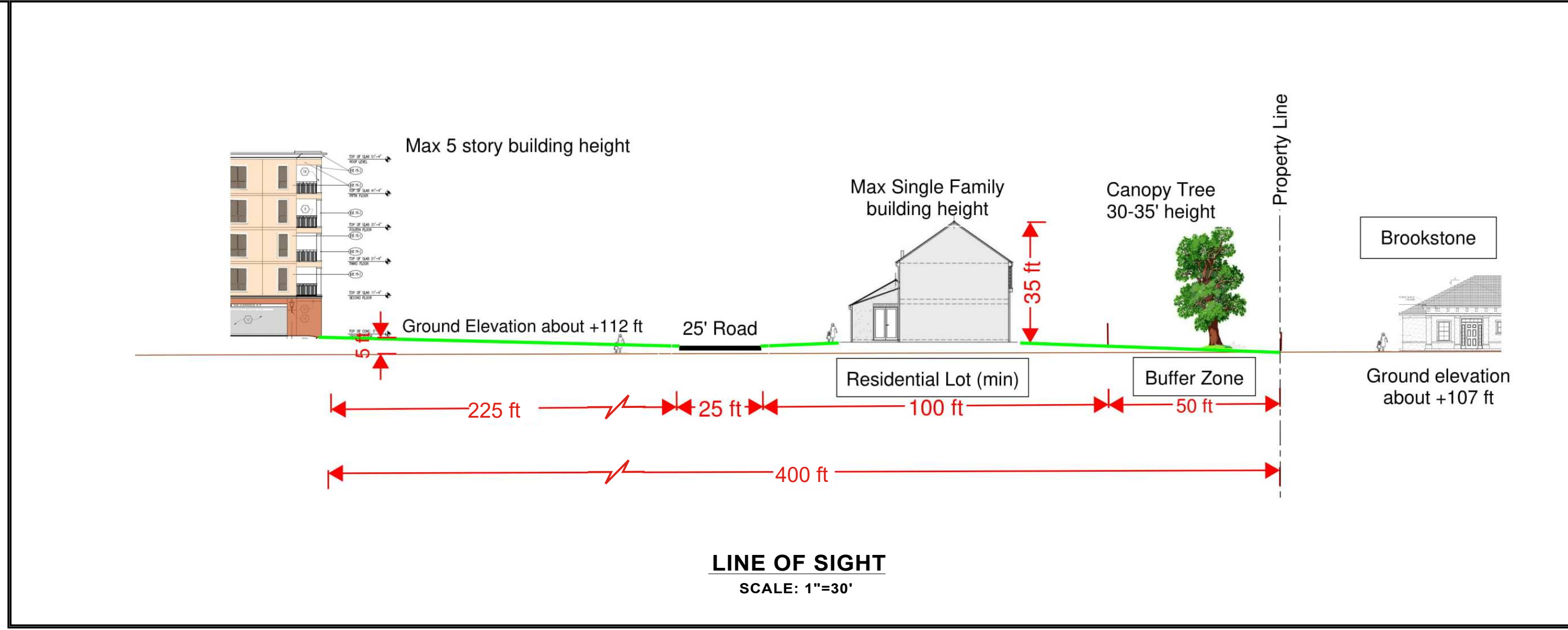
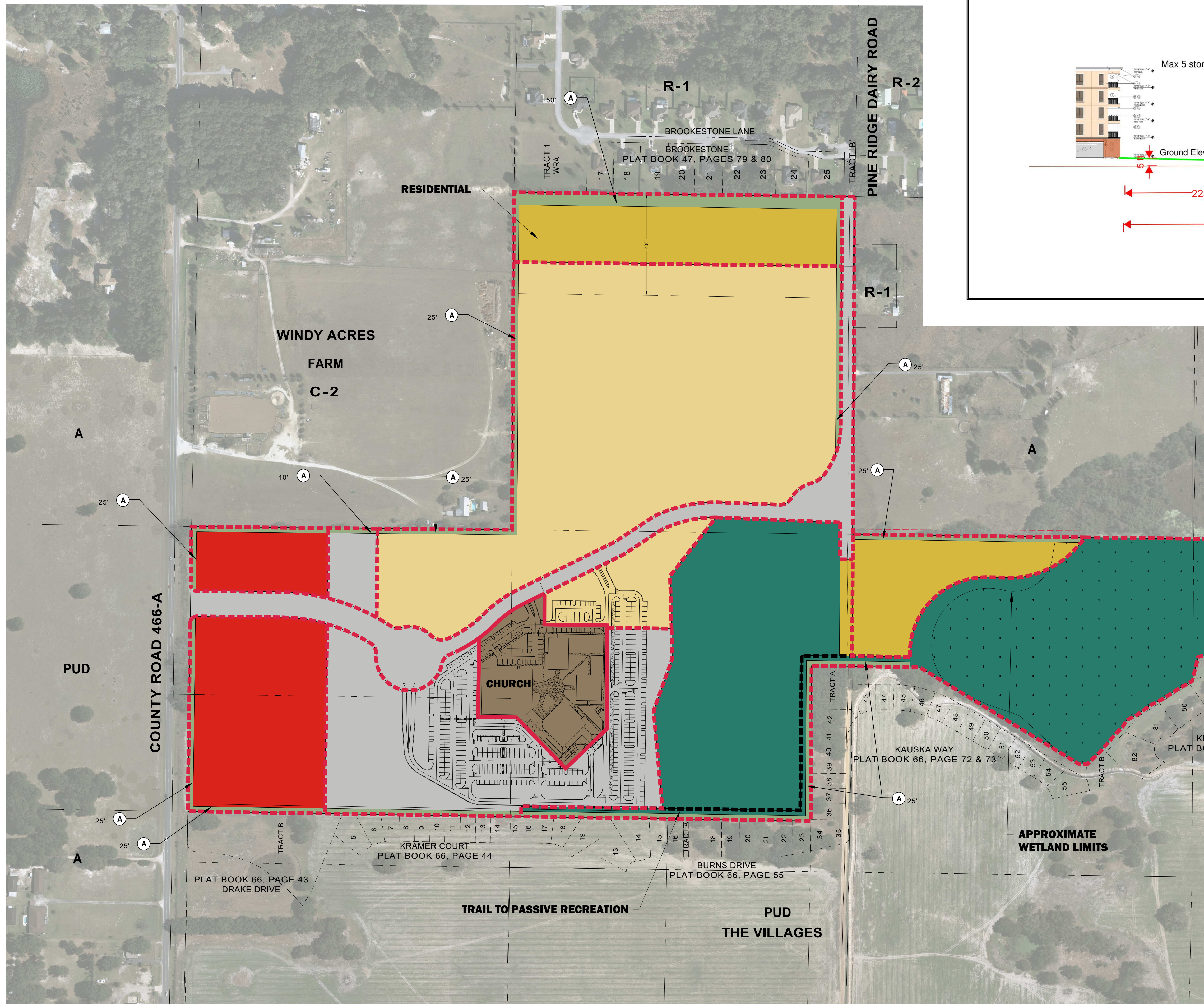


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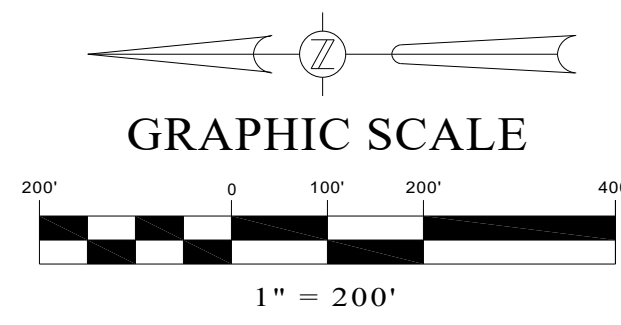
PUD EXHIBIT PLAN

DESIGNED BY GRC	DRAWN BY JP	CHECKED BY GRC	APPROVED BY GRC
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PROJECT NO: 16-043
 SCALE: 1" = 400'
 DATE: MARCH 1, 2018
 SHEET NO. C-1
 SHEET 1 OF 2



THIS PLAN IS A SAMPLE REPRESENTATION OF POSSIBLE LOCATIONS OF VARIOUS BUILDINGS, SOME UP TO 5 STORIES IN HEIGHT, IN ACCORDANCE WITH PUD



LEGEND

- APPROXIMATE WETLAND LIMITS
- ZONING BOUNDARIES

PROPOSED USES

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- ROADWAY/PARKING/PONDS
- OPEN SPACE/PARK/RECREATION
- PROPOSED BUFFER - (A)
- MIXED USE (INSTITUTIONAL/COMMERCIAL/RESIDENTIAL)

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK			
DATE	REVISIONS	BY	CHECKED

WESTMINSTER PINE RIDGE
PUD REZONING
CITY OF FRUITLAND PARK, FLORIDA



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SAMPLE REPRESENTATION PUD PLAN

DESIGNED BY GRC	DRAWN BY JP	CHECKED BY GRC	APPROVED BY GRC
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PROJECT NO. 16-043
SCALE 1" = 400'
DATE MARCH 1, 2018
SHEET NO. C-2
SHEET 2 OF 2