



**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: Dwayne Williams, CDD Sharon Williams, Administrative Assistant |
|--|---|

REVISED AGENDA
PLANNING & ZONING BOARD
August 19, 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 May 20, 2021.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**

A. Mirror Lake Phase II – Preliminary Subdivision Plan (Alternate Key: 3897102)

Preliminary Subdivision Plan submitted by GSL Holdings on behalf of Fruitland Park LLC. Property is currently zoned PUD. The preliminary plan is for development of Phase II of Mirror Lake. Phase II consists of 76 units with an average lot size of 43' x 145' (6,235 SF). The total number of units after construction of Phase II will be 166 units which is consistent with the PUD Ordinance (2014-024). Outstanding issues pertaining to the stormwater pond will need to be rectified before actual construction of homes in Phase II.

Staff recommends approval of the preliminary subdivision plan for Mirror Lake Phase II.

B. Property Rights Element

Effective July 1, 2021, the Florida state legislature enacted into law, House Bill 59, to protect personal property rights of homeowners. Each municipality is required to adopt a Property Rights Element and incorporate into its comprehensive plan. The Property

Rights Element presented has been approved by City Attorney and is presented for P&Z approval for recommended adoption by City Commission.

Staff recommends approval of the Property Rights Element for adoption into the City of Fruitland Park's 2035 Comprehensive Plan.

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:

Tracy Kelley, CDD
Sharon Williams, Administrative Assistant

**MEETING MINUTES
PLANNING & ZONING BOARD
May 20, 2021
6:00PM**

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:** Administrative Assistant Sharon Williams led the invocation and allegiance.
- II. ROLL CALL:** All members present except excused Board Member Fred Collins. Also present LPG Michael Rankin.
- III. MINUTES FROM PREVIOUS MEETING:** Meeting minutes of April 15, 2021 approved. Approved 4-0.
- IV. OLD BUSINESS:** Chairman Goldberg amended the order of the agenda to proceed with new business first and old business to be addressed thereafter.

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.

LPG Rankin presented overview of New Life Presbyterian Church rezoning applications for properties located at 115 S. Villa Avenue and 212 E. LaVista Street (alternate keys 1639492 and 1248744, respectively).

Board Member Birriel requested an explanation on tabling the application from the previous P&Z meeting. Chairman Goldberg and Board Member Dicus explained that the Small Scale Comprehensive Plan Amendment (SSCPA) application had to be submitted first before consideration for rezoning. The SSCPA application had not been presented to the Board at that time, thus the rezoning applications had to be tabled to a date certain.

Board Member Birriel made a motion regarding rezoning applications for 115 S. Villa Avenue approval for RP; 212 E. LaVista Street approval to PFD and land use map amendment to Institutional. Second by Board Member Dicus. Approved 4-0.

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). 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.

LPG Rankin introduced application and presented the Staff Report applicable to the property located at 115 S. Villa Avenue. The application was amended, as required, to request land use of transitional so that the amendment request would be consistent with the applicable Future Land Use (FLU) Designation and policies.

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.

LPG Rankin introduced application and Staff Report applicable to the property located at 212 E. LaVista Street. The application was amended, as required, to request the most appropriate land use of Institutional. The amendment request would be consistent with the City's applicable Future Land Use (FLU) Designation and policies.

Upon review of Small Scale Comprehensive Plan Amendment applications for both properties, located at 115 S. Villa Avenue and 212 E. LaVista Street, staff recommended approval.

Board Member Dicus made a motion to approve the Small Scale Comprehensive Plan Amendment for 115 S. Villa Avenue to a FLU designation of 'Transitional' and 212 E. LaVista Street to a FLU designation of 'Institutional.' Second by Board member Burch. Approved 4-0.

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 linear feet 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.

LPG Rankin introduced application and presented the Staff Report applicable to the requested sign variance for three (3) monument signs. Board Member Dicus inquired whether three (3) businesses were located on the property.

Present was Justin Richey, 1007 Ridgewind Court, President on behalf of New Life Presbyterian Church (applicant) who addressed the question. Mr. Richey explained there is currently another church that is renting their large sanctuary and they have transitioned to the smaller original sanctuary. Additionally, they are seeking a tenant to occupy the middle building located on the property.

Concerned was expressed whether allowance of the variance would satisfy the city's Land Development Regulations (LDRs). CDD Kelley stated consideration was given to the applicant's request and that satisfaction of the current LDRs would be met with staff recommendation and conditions.

Board Member Birriel made a motion to approve the Sign Variance for New Life Presbyterian Church for two (2) additional signs, a total of three (3) signs to be located on the property, with staff recommended conditions. Second made by Board Member Burch. Approved 4-0.

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 and FLU.

LPG Michael Rankin provided overview of the proposed amendment. Clarification was provided that 10 dwelling units per acre is what was originally allowed under the agreement; however, 15 dwelling units per acre is now allowable and the applicant is now requesting entitlement to same. With no further questions or discussion, a motion was entertained.

Board Member Burch made a motion to approve amending the annexation agreement for alternate key 1520690, allowing for current entitlement up to 15 dwelling units per acre, if centralized sanitary sewer is available and the property is connected to sewer, for the zoning and future land use multi-family high density land designation. Second by Board Member Birriel. Approved 4-0.

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 Sub-division. 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.

LPG Michael Rankin introduced overview of project requesting an amendment to the PUD to allow an emergency vet clinic.

Board Member Dicus made a motion to approve the First Baptist Church property to allow the PUD amendment, alternate key 3924369, to allow an emergency veterinary clinic. Second by Board Member Burch. Approved 4-0.

BOARD MEMBERS' COMMENTS: Board Member Dicus requested an excused absence from the July meeting.

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 6:25 p.m.



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

Staff Use Only

Case No.: _____
Fee Paid: _____
Receipt No.: _____

Development Application

Contact Information:

Owner Name: Fruitland Park LLC
Address: 941 W Morse BLVD STE 315
Phone: 407-422-8191 Email: _____
Applicant Name: GSL Holdings I LLC
Address: 1705 Edgewater Drive Unit #540104 ORLANDO, FL 32804
Phone: 407-926-0206 Email: ike@greenslateland.com
Engineer Name: Dustin Brinkman
Address: 6300 Hazeltine National Dr Suite 118 Orlando, FL 32822
Phone: 407-994-4456 Email: dbrinkman@kpmfranklin.com

Property and Project Information:

PROJECT NAME*: Mirror Lake - Phase II

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

Property Address: ATLANTIC AVE FRUITLAND PARK, FL 34731

Parcel Number(s): PID: 09-19-24-1400-00F-00000 Section: 9 Township: 19 Range: 24

Area of Property: 14.19 AC. Nearest Intersection: Urick St & Thomas Ave

Existing Zoning: PUD Existing Future Land Use Designation: SINGLE FAMILY MEDIUM DENSITY

Proposed Zoning: PUD Proposed Future Land Use Designation: SINGLE FAMILY MEDIUM DENSITY

The property is presently used for: Vacant - undeveloped

The property is proposed to be used for: SINGLE FAMILY RESIDENTIAL

Do you currently have City Utilities? Yes

Application Type:

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

Please describe your request in detail: Proposed Phase II development of Mirror Lake Single Family Residential Subdivision

Required Data, Documents, Forms & Fees

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

Printed Name: Isaiah Cottle MGR of Cottle Enterprises LLC, it's MGR

Signature: [Signature] Date: May 12, 2021

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

Development Application Checklist

The Following are Required for ALL Development Applications:

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

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

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- ☐ Justification for Amendment ☐ Environmental Constraints Map ☐ Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

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

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

Rezoning Applications: ☐ Requested Zoning Map ☐ Justification for Rezoning

Planned Development Applications:

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

Analyses: ☐ Environmental Assessment ☐ Traffic Impact Analysis ☐ Preliminary Concurrency Analysis

Variance Applications: ☐ Justification for Variance

Special Exception Use Applications:

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

Conditional Use Permit Applications:

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

Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

- ☒ As Described in LDRs, Chapter 157

Minor Subdivision Applications:

- ☐ As Described in LDRs, Chapter 157

Site Plan Applications:

- ☐ As Described in LDRs, Chapter 160

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Mary Demetree - MGR of Fruitland Park LLC

_____, 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 City of Fruitland Park to allow for the submission of

the Preliminary Plat, Final Plat, Construction Plans, Tree Removal Permits, and Building permits for phase

2 of Mirror Lake Estates.

3) That he/she has appointed Isaiah Cottle -GSL HOLDINGS I LLC 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.

Mary L. Demetree
Affiant (Owner's Signature)

State of Florida

County of Orange

The Foregoing instrument was acknowledged before me this 7th day of May, 20 21,
by Mary L. Demetree who is personally known to me or has produced
N/A as identification and who did or did not take an oath
(Notary Seal)

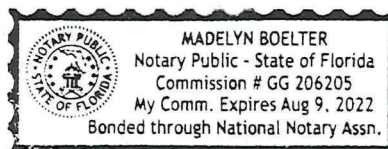
Notary Public - State of Florida

Commission No _____

My Commission Expires _____

Madelyn Boelter
Signature

Printed Name



PROPERTY RECORD CARD

General Information

| | | | |
|-----------------------|---|------------------------------------|---|
| Name: | FRUITLAND PARK LLC | Alternate Key: | 3897102 |
| Mailing Address: | 941 W MORSE BLVD STE 315 WINTER PARK, FL 32789 Update Mailing Address | Parcel Number: ⓘ | 09-19-24-1400-00F-00000 |
| | | Millage Group and City: | 00F2 (FRUITLAND PARK) |
| | | 2020 Total Certified Millage Rate: | 17.6785 |
| | | Trash/Recycling/Water/Info: | My Public Services Map ⓘ |
| Property Location: | ATLANTIC 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: | MIRROR LAKE VILLAGE PB 66 PG 92-96 TRACT F | | |

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 | VACANT RESIDENTIAL (0000) | 0 | 0 | | 14.17 | AC | \$0.00 | \$284,094.00 |
| 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.

| Tax Authority | Market Value | Assessed Value | Taxable Value | Millage | Estimated Taxes |
|------------------------------|--------------|----------------|---------------|---------|-----------------|
| LAKE COUNTY BCC GENERAL FUND | \$284,094 | \$284,094 | \$284,094 | 5.03270 | \$1,429.76 |
| LAKE COUNTY MSTU AMBULANCE | \$284,094 | \$284,094 | \$284,094 | 0.46290 | \$131.51 |
| LAKE COUNTY MSTU FIRE | \$284,094 | \$284,094 | \$284,094 | 0.47040 | \$133.64 |

| | | | | | |
|--------------------------------------|-----------|-----------|-----------|--------------------------|-----------------------------|
| SCHOOL BOARD STATE | \$284,094 | \$284,094 | \$284,094 | 3.70100 | \$1,051.43 |
| SCHOOL BOARD LOCAL | \$284,094 | \$284,094 | \$284,094 | 2.99800 | \$851.71 |
| CITY OF FRUITLAND PARK | \$284,094 | \$284,094 | \$284,094 | 3.91340 | \$1,111.77 |
| ST JOHNS RIVER FL WATER MGMT DIST | \$284,094 | \$284,094 | \$284,094 | 0.22870 | \$64.97 |
| LAKE COUNTY VOTED DEBT SERVICE | \$284,094 | \$284,094 | \$284,094 | 0.11000 | \$31.25 |
| LAKE COUNTY WATER AUTHORITY | \$284,094 | \$284,094 | \$284,094 | 0.33680 | \$95.68 |
| NORTH LAKE HOSPITAL DIST | \$284,094 | \$284,094 | \$284,094 | 0.89500 | \$254.26 |
| | | | | Total: 18.1489 | Total: \$5,155.98 |

Exemptions Information

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

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

Exemption Savings ⓘ

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

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

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

| | |
|--|---|
| Save Our Homes Assessment Limitation (3% assessed value cap) | Learn More View the Law |
| Save Our Homes Assessment Transfer (Portability) | Learn More View the Law |

Non-Homestead Assessment Limitation (10% assessed value cap)

[Learn More](#) [View the Law](#)

Conservation Classification Assessment Limitation

[Learn More](#) [View the Law](#)

Agricultural Classification

[Learn More](#) [View the Law](#)

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings ⓘ

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

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

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on April 18, 2021.

Site Notice

Fruit Park Estates - Legal Description

TRACT "F", MIRROR LAKE VILLAGE, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 66, PAGES 92 THROUGH 96 OF THE PUBLIC
RECORDS OF LAKE COUNTY, FLORIDA.

CFN 2005164152
Blk 02981 Pgs 0179 - 181; (3pgs)
DATE: 10/18/2005 11:04:14 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 27.00
DEED DOC 8,719.90

This Document Prepared By and Return to:
Robert Q. Williams, Esquire
Williams, Smith & Summers, P.A.
380 West Alfred Street
Tavares, Florida 32778

Parcel ID Number:

Warranty Deed

This Indenture, Made this 14th day of October, 2005 A.D., Between
Cynthia A. Fricke, a single woman

of the County of Lake, State of Florida, grantor, and
Fruitland Park, LLC, a Florida limited liability company

whose address is: 3348 Edgewater Drive, Orlando, FL 32804

of the County of Orange, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Lake State of Florida to wit:
See Exhibit "A"

Subject to all other easements, restrictions, rights-of-way, and
reservations of record and taxes accruing subsequent to December 31,
2004.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: Richard J. Fritch
Witness

Cynthia A. Fricke (Seal)
Cynthia A. Fricke
P.O. Address: 460 Newell Road, Leesburg, FL 34748

[Signature]
Printed Name: Robert Williams
Witness

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 14th day of October
Cynthia A. Fricke, a single woman

she is personally known to me or she has produced her

Cynthia J. Chavis
Printed Name: Cynthia J. Chavis
Notary Public
My Commission Expires: December 18, 2005

EXHIBIT "A"

TRACT #1:

Lot 8 of Block 43, according to the Plat of Fruitland Park recorded in Plat Book 3, Page 8, Public Records of Lake County, Florida. ALSO: From the SW corner of the SE 1/4 of Section 9, Township 19 South, Range 24 East, Lake County, Florida. run South 89°46'00" East, along the South boundary of the SE 1/4 of said Section 9, for a distance of 1344.96 feet to a 4-inch round concrete monument located on the East boundary of the 60 foot wide Wilder Street; thence North 0°26'10" East, along the East boundary of said Wilder Street, for a distance of 1024.85 feet to a 4-inch round concrete monument located on the North boundary of 50 foot wide Urick Street; said point being the P.O.B. of this description: From said P.O.B., run North 0°26'10" East, along the East boundary of said Wilder Street, for a distance of 643.20 feet to a 4-inch round concrete monument; thence North 29°45'50" West, along the East boundary of 60 foot wide Lemon Avenue, for a distance of 843.20 feet to a 4-inch round concrete monument; thence North 52°38'20" East for a distance of 206.20 feet to a 4-inch round concrete monument; thence North 32°04'20" West for a distance of 117.00 feet to a 4-inch round concrete monument; thence North 49°39'10" East for a distance of 414.55 feet to a 4-inch round concrete monument located on the Westerly boundary of the right-of-way of the Atlantic Coast Line Railroad; thence Southeasterly, along said West boundary of said right-of-way which is parallel with and 17.5 feet from the centerline of the mainline of said railroad, along a curve to the left whose radius is 1927.36 feet, for an arc distance of 455.50 feet to a point of tangency; thence South 36°59'00" East, along said Westerly boundary of said railroad right-of-way which is parallel with and 17.5 feet Southwesterly of, when measured at right angles thereto, of the centerline of the mainline of the said railroad, for a distance of 1745.50 feet to a 4-inch round concrete monument, located on the East boundary of the aforesaid Section 9, thence South 0°17'30" West, along the said East boundary of Section 9, for a distance of 92.00 feet to a 4-inch round concrete monument, located on the North boundary of the 50 foot wide Urick Street; thence North 89°29'50" West, along the said North boundary of Urick Street, for a distance of 1282.35 feet to the P.O.B. The last description above being a part of Blocks 39, 43, 40 and 44 of the Plat of Fruitland Park, according to the Plat thereof recorded in Plat Book 3, Page 8, Public Records of Lake County, Florida.

TRACT #2;

From the SW corner of the SE 1/4 of Section 9, Township 19 South, Range 24 East, Lake County, Florida, run South 89°46'00" East, along the South boundary of said SE 1/4 of Section 9 for a distance of 1284.95 feet to a 4-inch round concrete monument located on the West boundary of the 60 foot wide Wilder Street; thence North 0°26'10" East, along the said West boundary of Wilder Street, for a distance of 1651.85 feet to a 4-inch round concrete monument, said point being the P.O.B. of this description: From said P.O.B. run North 29°45'50" West, along the West boundary of the 60 foot wide Lemon Avenue, for a distance of 819.20 feet to a 4-inch round concrete monument; thence West for a distance of 161.00 feet to a 4-inch round concrete monument; thence South 29°50'10" East for a distance of 810.15 feet to a steel marker, thence South 87°04'00" East for a distance of 164.75 feet to the P.O.B.

TRACT #3:

From the SW corner of the SE 1/4 of Section 9, Township 19 South, Range 24 East, Lake County, Florida, run South 89°46'00" East, along the South boundary of the SE 1/4 of said Section 9, for a distance of 1344.95 feet to a 4-inch round concrete monument, located on the East boundary of the 60 foot wide Wilder Street; thence North 0°26'10" East along the East boundary of said Wilder Street for a distance of 1668.05 feet; thence North 29°45'50" West, along the East boundary of 60 foot wide Lemon Avenue, for a distance of 843.20 feet to a 4-inch round concrete monument, for the Point of Beginning; thence run North

(Continued on Attached)

52°38'20" East for a distance of 206.20 feet to a 4-inch round concrete monument; thence North 32°04'20" West for a distance of 117.00 feet to a 4-inch round concrete monument; thence North 49°39'10" East for a distance of 414.55 feet to a 4-inch round concrete monument located on the Westerly boundary of the right-of-way of the Atlantic Coast Line Railroad, thence Northwesterly along said West boundary of said right-of-way 315.55 feet, more or less, to a concrete monument located on the South boundary line of DeSoto Avenue; thence North 68°22'40" West along the South boundary of said DeSoto Avenue and DeSoto Avenue extended to a point at Mirror Lake; Begin again at the Point of Beginning, run thence Northwesterly along the East line of Lemon Avenue as existing to and into Mirror Lake to intersect first line. Subject to right of way for Lake Shore Drive.

LESS:

Lot 7 and the East 69 Feet of Lot 6 in Block 44, according to the Map of Fruitland Park, recorded in Plat Book 3, Pages 8 and 9, Public Records of Lake County, Florida.

LESS:

Lot 6 in Block 44, according to the Map of Fruitland Park, recorded in Plat Book 3, Pages 8 and 9, Public Records of Lake County, Florida, less the East 69 feet thereof.

AND LESS:

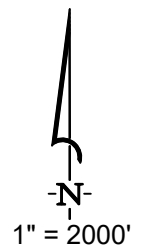
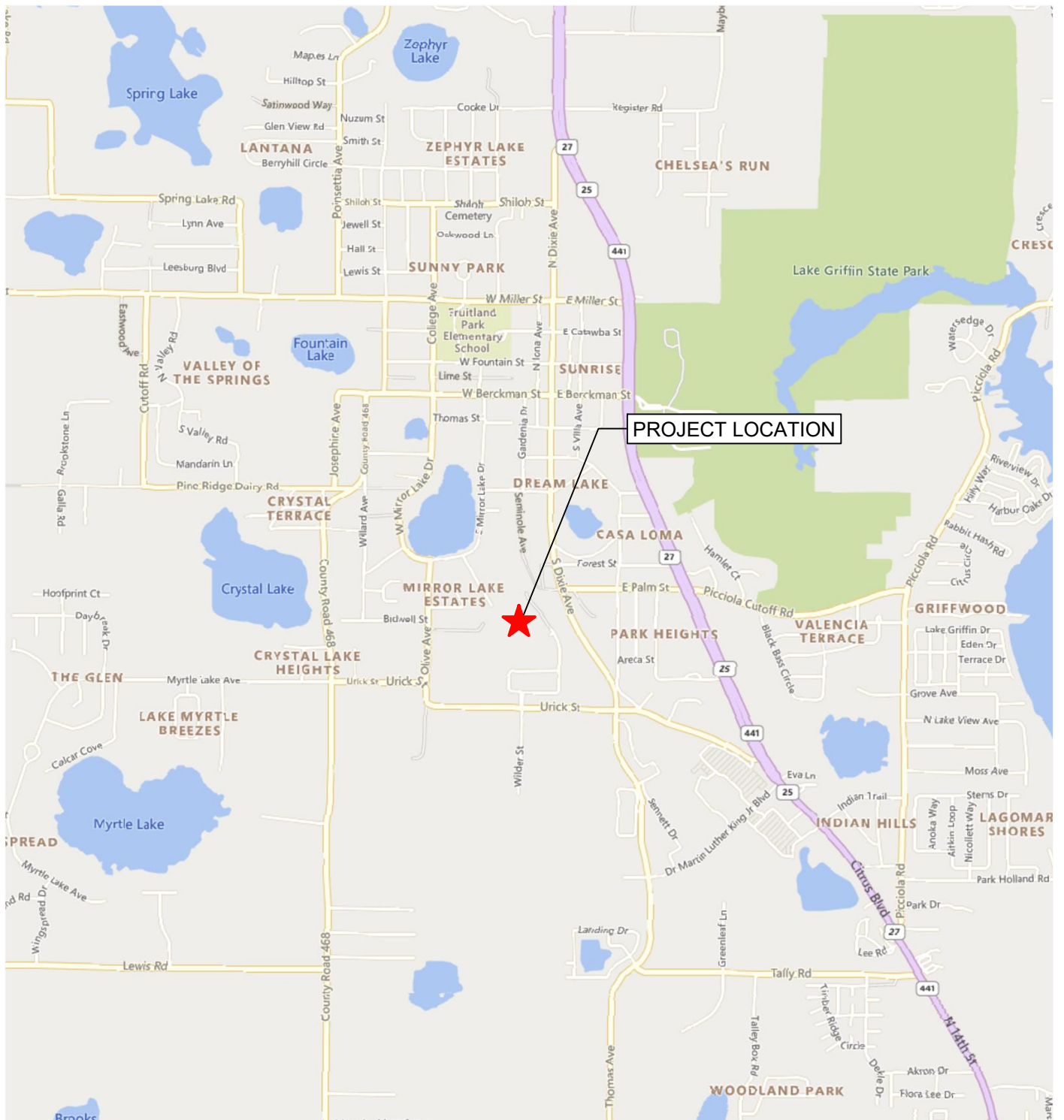
That part of Block 40, Plan of Fruitland Park, Plat Book 3, Page 8, described as follows:

From the SW corner of the SE 1/4 of Section 9, Township 19 South, Range 24 East, Lake County, Florida, run South 89°46'00" East, along the South boundary of the SE 1/4 of said Section 9, for a distance of 1344.95 feet to a concrete monument, located on the East boundary of the 60 foot wide Wilder Street; thence North 0°26'10" East along the East boundary of said Wilder Street for a distance of 1668.05 feet; thence North 29°45'50" West, along the East boundary of 60 foot wide Lemon Avenue, for a distance of 1078.20 feet, for the Point of Beginning; thence run North 60°14'10" East for a distance of 300.00 feet; thence North 44°37'43" West, extended to a point in Mirror Lake. Begin again at Point of Beginning, run thence Northwesterly along the East line of Lemon Avenue as existing to and into Mirror Lake to intersect first line. Less right of way for East Mirror Lake Drive, also known as Lake Shore Drive, Lake County, Florida.

AND ALSO LESS:

That part of Block 40, Plan of Fruitland Park, Plat Book 3, Page 8, Public Records of Lake County, Florida, described as follows:

From the Southwest corner of the SE 1/4 of Section 9, Township 19 South, Range 24 East, Lake County, Florida, run S 89°46'00" E along the South boundary of the SE 1/4 of said Section 9, for a distance of 1344.95 feet, to a concrete monument, located on the East boundary of 60 feet wide Wilder Street, thence N 00°26'10" E along the East boundary of Wilder Street for a distance of 1668.05 feet, thence N 29°45'50" W along the Easterly boundary of 60 feet wide Lemon Avenue for a distance of 1078.20 feet, for the Point of Beginning, departing said Easterly boundary, thence N 60°14'10" E for a distance of 196.20 feet, thence run S 32°04'20" E, a distance of 207.83 feet, thence run S 52°38'20" W, a distance of 206.20 feet, to a point on the Easterly boundary of Lemon Avenue, from said point run N 29°45'50" W 234.93 feet along the Easterly boundary of Lemon Avenue to the Point of Beginning.



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
6300 HAZELTINE NATIONAL DRIVE, STE.118
ORLANDO, FL 32822. PHONE (407) 410.8624
CERTIFICATE OF AUTHORIZATION: 32059

LOCATION MAP

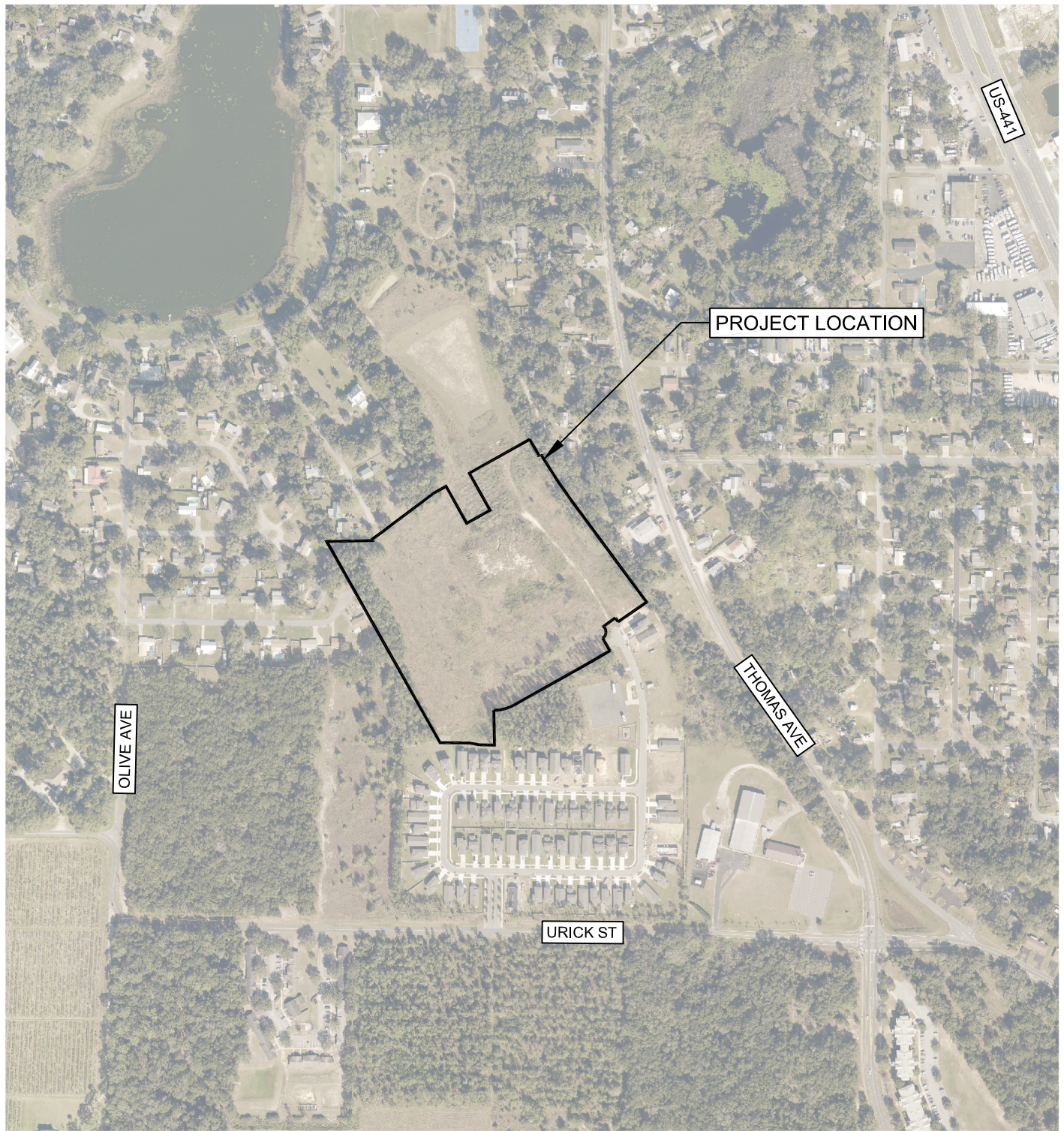
MIRROR LAKE - PHASE II
ATLANTIC AVE
FRUITLAND PARK, FL 34731

| CADD | NAME | DATE |
|-------------|------|-------|
| DESIGNED BY | RAG | 04/21 |
| DRAWN BY | JEG | 04/21 |
| CHECKED BY | RGB | 04/21 |
| APPROVED BY | JCK | 04/21 |

| | |
|-------------|-------------|
| PROJECT NO. | 20-077.000 |
| DATE | April, 2021 |
| SCALE | NTS |

SHEET

1



KPMFranklin
 ENGINEERS • PLANNERS • SURVEYORS
 6300 HAZELTINE NATIONAL DRIVE, STE.118
 ORLANDO, FL 32822. PHONE (407) 410.8624
 CERTIFICATE OF AUTHORIZATION: 32059

AERIAL MAP

MIRROR LAKE - PHASE II
 ATLANTIC AVE
 FRUITLAND PARK, FL 34731

| CADD | NAME | DATE |
|-------------|------|-------|
| DESIGNED BY | RAG | 04/21 |
| DRAWN BY | JEG | 04/21 |
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| APPROVED BY | JCK | 04/21 |

| | |
|-------------|-------------|
| PROJECT NO. | 20-077.000 |
| DATE | April, 2021 |
| SCALE | NTS |

SHEET

2



VIA EMAIL dwilliams@fruitlandpark.org

July 26, 2021

Dwayne Williams
Community Development Director
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

**RE: MIRROR LAKE PHASE II (AVO #043866.078)
PRELIMINARY PLAT**

Dear Mr. Williams:

Per Sharon Williams email dated July 21, 2021, I have reviewed the documents which were attached for the above referenced project. Based on my review, I have no further comments. Should you have any questions, please feel free to contact our office.

Sincerely,

HALFF

A handwritten signature in blue ink, appearing to be "BT", written over a light blue horizontal line.

Brett J. Tobias, P.E.
btobias@besandh.com

BJT:am

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

PRELIMINARY PLAN

Owner: Fruitland Park, LLC

Applicant: GSL Holdings 1, LLC

General Location: Urick Street and Thomas Ave.

Number of Acres: 14.19 ± acres

Existing Zoning: PUD

Existing Land Use: SF Medium Density

Date: August 10, 2021

Description of Project

The preliminary plan is for development of Phase II of Mirror Lake. Phase II is to occur on Tract F of the final plat (PB 66, Page 92). According to the final plat Tract F is for future development and subject to Resolution 2006-32 (This resolution vacated portion of streets known as Wilder, Lemon, Hurst and Bidwell). Phase II consists of 76 units with an average lot size of 43' x 145' (6,235 SF). The total number of units after construction of Phase II will be 166 units which is consistent with the PUD Ordinance (2014-024). In addition, Phase II is consistent with the Conceptual Master Plan.

| | Surrounding Zoning | Surrounding Land Use |
|--------------|---------------------------|-------------------------------------|
| North | R-2, RP | Single Family Medium Density (SFMD) |
| South | PUD, R-3 | SFMD |
| East | C-1, R-2, RP | SFMD, Commercial, Transitional |
| West | R-2, R-1 | SFMD |

Review Comments

The applicant has addressed all outstanding planning comments.

Recommendation

Staff recommends approval subject to engineering approval.

CHAPTER 9
PRIVATE PROPERTY RIGHTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 9-1: Private Property Rights. The City of Fruitland Park shall establish a private property rights statement of rights.

OBJECTIVE 9.1: Local Decision Making. To ensure that private property rights are considered in local decision making, complying with Florida Statute.

Policy 9.1.1: Property Owner Rights. The City will consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 9.1.2: Consistency with Local Ordinances. The City will consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances including but not limited to the City of Fruitland Park Comprehensive Plan and Land Development Code.

Policy 9.1.3: Property Owner Privacy. The City will consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property in accordance with Florida law.

Policy 9.1.4: Disposal of Property. The City will consider the right of a property owner to dispose of his or her property through sale or gift.

CHAPTER 2021-195

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 59

An act relating to growth management; amending s. 163.3167, F.S.; specifying requirements for certain comprehensive plans effective, rather than adopted, after a specified date and for associated land development regulations; amending s. 163.3177, F.S.; requiring local governments to include a property rights element in their comprehensive plans; providing a statement of rights which a local government may use; requiring a local government to adopt a property rights element by the earlier of its adoption of its next proposed plan amendment initiated after a certain date or the next scheduled evaluation and appraisal of its comprehensive plan; prohibiting a local government's property rights element from conflicting with the statement of rights contained in the act; amending s. 163.3237, F.S.; providing that the consent of certain property owners is not required for development agreement changes under certain circumstances; providing an exception; amending s. 337.25, F.S.; requiring the Department of Transportation to afford a right of first refusal to certain individuals under specified circumstances; providing requirements and procedures for the right of first refusal; amending s. 380.06, F.S.; authorizing certain developments of regional impact agreements to be amended under certain circumstances; providing retroactive applicability; providing a declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (3) of section 163.3167, Florida Statutes, is amended to read:

163.3167 Scope of act.—

(3) A municipality established after the effective date of this act shall, within 1 year after incorporation, establish a local planning agency, pursuant to s. 163.3174, and prepare and adopt a comprehensive plan of the type and in the manner set out in this act within 3 years after the date of such incorporation. A county comprehensive plan is controlling until the municipality adopts a comprehensive plan in accordance with this act. A comprehensive plan for a newly incorporated municipality which becomes effective adopted after January 1, 2016 ~~2019~~, and all land development regulations adopted to implement the comprehensive plan must incorporate each development order existing before the comprehensive plan's effective date, may not impair the completion of a development in accordance with such existing development order, and must vest the density and intensity approved by such development order existing on the effective date of the comprehensive plan without limitation or modification.

Section 2. Paragraph (i) is added to subsection (6) of section 163.3177, Florida Statutes, to read:

163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:

(i)1. In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. A local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decisionmaking:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

4. The right of a property owner to dispose of his or her property through sale or gift.

2. Each local government must adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to s. 163.3191. If a local government adopts its own property rights element, the element may not conflict with the statement of rights provided in subparagraph 1.

Section 3. Section 163.3237, Florida Statutes, is amended to read:

163.3237 Amendment or cancellation of a development agreement.—A development agreement may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest. A party or its designated successor in interest to a development agreement and a local government may amend or cancel a development agreement without securing the consent of other parcel owners whose property was originally subject to the development agreement, unless the amendment or

cancellation directly modifies the allowable uses or entitlements of such owners' property.

Section 4. Subsection (4) of section 337.25, Florida Statutes, is amended to read:

337.25 Acquisition, lease, and disposal of real and personal property.

(4) The department may convey, in the name of the state, any land, building, or other property, real or personal, which was acquired under subsection (1) and which the department has determined is not needed for the construction, operation, and maintenance of a transportation facility. When such a determination has been made, property may be disposed of through negotiations, sealed competitive bids, auctions, or any other means the department deems to be in its best interest, with due advertisement for property valued by the department at greater than \$10,000. A sale may not occur at a price less than the department's current estimate of value, except as provided in paragraphs (a)-(d). The department may afford a right of first refusal to the local government or other political subdivision in the jurisdiction in which the parcel is situated, except in a conveyance transacted under paragraph (a), paragraph (c), or paragraph (e). Notwithstanding any provision of this section to the contrary, before any conveyance under this subsection may be made, except a conveyance under paragraph (a) or paragraph (c), the department shall first afford a right of first refusal to the previous property owner for the department's current estimate of value of the property. The right of first refusal must be made in writing and sent to the previous owner via certified mail or hand delivery, effective upon receipt. The right of first refusal must provide the previous owner with a minimum of 30 days to exercise the right in writing and must be sent to the originator of the offer by certified mail or hand delivery, effective upon dispatch. If the previous owner exercises his or her right of first refusal, the previous owner has a minimum of 90 days to close on the property. The right of first refusal set forth in this subsection may not be required for the disposal of property acquired more than 10 years before the date of disposition by the department.

(a) If the property has been donated to the state for transportation purposes and a transportation facility has not been constructed for at least 5 years, plans have not been prepared for the construction of such facility, and the property is not located in a transportation corridor, the governmental entity may authorize reconveyance of the donated property for no consideration to the original donor or the donor's heirs, successors, assigns, or representatives.

(b) If the property is to be used for a public purpose, the property may be conveyed without consideration to a governmental entity.

(c) If the property was originally acquired specifically to provide replacement housing for persons displaced by transportation projects, the department may negotiate for the sale of such property as replacement

housing. As compensation, the state shall receive at least its investment in such property or the department's current estimate of value, whichever is lower. It is expressly intended that this benefit be extended only to persons actually displaced by the project. Dispositions to any other person must be for at least the department's current estimate of value.

(d) If the department determines that the property requires significant costs to be incurred or that continued ownership of the property exposes the department to significant liability risks, the department may use the projected maintenance costs over the next 10 years to offset the property's value in establishing a value for disposal of the property, even if that value is zero.

(e) If, at the discretion of the department, a sale to a person other than an abutting property owner would be inequitable, the property may be sold to the abutting owner for the department's current estimate of value.

Section 5. Paragraph (d) of subsection (4) of section 380.06, Florida Statutes, is amended to read:

380.06 Developments of regional impact.—

(4) LOCAL GOVERNMENT DEVELOPMENT ORDER.—

(d) Any agreement entered into by the state land planning agency, the developer, and the local government with respect to an approved development of regional impact previously classified as essentially built out, or any other official determination that an approved development of regional impact is essentially built out, remains valid unless it expired on or before April 6, 2018, and may be amended pursuant to the processes adopted by the local government for amending development orders. Any such agreement or amendment may authorize the developer to exchange approved land uses, subject to demonstrating that the exchange will not increase impacts to public facilities. This paragraph applies to all such agreements and amendments effective on or after April 6, 2018.

Section 6. The Legislature finds and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

ORDINANCE 2021-010

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3184; AMENDING THE CITY'S COMPREHENSIVE PLAN; ADDING AND ADOPTING, PRIVATE PROPERTY RIGHTS ELEMENT OF THE COMPREHENSIVE PLAN; DIRECTING THE CITY CLERK TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park, Florida on November 26, 1991, by Ordinance No 91-016, adopted a Comprehensive Plan which incorporated a Future Land Use Element setting forth the goals, objectives, and policies to guide and direct future development and growth; and

WHEREAS, the City of Fruitland Park, Florida on March 19, 2017, by Ordinance No 2016-031 adopted a new Comprehensive Plan to govern land use and development through the year 2035;

WHEREAS, the City Commission has determined that it is in the best interest of the health, safety and welfare of the citizens of the City of Fruitland Park to adopt a new element to the Comprehensive Plan;

THEREFORE BE IT ORDAINED BY THE City Commission of the City of Fruitland Park, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan for the City of Fruitland Park, Florida, as hereby amended.

CHAPTER 9 **PRIVATE PROPERTY RIGHTS ELEMENT** **GOALS, OBJECTIVES, AND POLICIES**

GOAL 9-1: Private Property Rights. The City of Fruitland Park shall establish a private property rights statement of rights.

OBJECTIVE 9.1: Local Decision Making. To ensure that private property rights are considered in local decision making, complying with Florida Statute.

Policy 9.1.1: Property Owner Rights. The City will consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 9.1.2: Consistency with Local Ordinances. The City will consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances including but not limited to the City of Fruitland Park Comprehensive Plan and Land Development Code.

Policy 9.1.3: **Property Owner Privacy.** The City will consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property in accordance with Florida law.

Policy 9.1.4: **Disposal of Property.** The City will consider the right of a property owner to dispose of his or her property through sale or gift.

SECTION 2. With the recommendations of the City Commission, the proposed Comprehensive Plan Amendment are hereby transmitted by the City Commission to the Florida Department of Economic Opportunity for appropriate review and/or approval.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

SECTION 5. A copy of said Comprehensive Plan Amendment is filed in the Office of the City Clerk 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 if set forth herein, and such copy shall remain on file in said office available for public inspection.

SECTION 6. That the City Clerk, after passage of this ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same in the Comprehensive Land Use Plan of the City of Fruitland Park.

SECTION 7. The effective date of this Ordinance shall be the date the state land planning agency issues a final order determining the Comprehensive Plan, as attached hereto and amended prior to this Ordinance becoming effective, to be in compliance with Chapter 163, Florida Statutes, or the date the Division of Administrative Hearings issues a final order determining the adopted 2035 Comprehensive Plan to be in compliance with Chapter 163, Florida Statutes, whichever occurs first.

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 _____
Passed Second Reading _____
(SEAL)

NOTICE OF PUBLIC HEARINGS

ORDINANCE 2021-010

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3184; AMENDING THE CITY'S COMPREHENSIVE PLAN; ADDING AND ADOPTING, PRIVATE PROPERTY RIGHTS ELEMENT OF THE COMPREHENSIVE PLAN; DIRECTING THE CITY CLERK TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

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

Fruitland Park Planning and Zoning Meeting on
August 19, 2021 at 6:00 p.m.

Fruitland Park City Commission Meeting on
August 26, 2021 at 6:00 p.m.

Local Land Planning Agency Meeting on
August 26, 2021 at 6:15 p.m.

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

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

The Villages® DAILY SUN

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

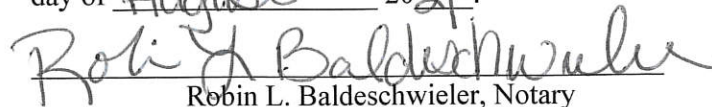
Before the undersigned authority personally appeared **Joseph Szabo**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal #1015867 in the matter of **NOTICE OF PUBLIC HEARINGS**

AUGUST 6, 2021

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

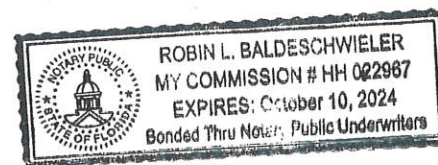

(Signature Of Affiant)

Sworn to and subscribed before me this 9
day of August 2021.


Robin L. Baldeschwieler, Notary

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

Attach Notice Here:



NOTICE OF PUBLIC HEARINGS

ORDINANCE 2021-010

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3184; AMENDING THE CITY'S COMPREHENSIVE PLAN; ADDING AND ADOPTING, PRIVATE PROPERTY RIGHTS ELEMENT OF THE COMPREHENSIVE PLAN; DIRECTING THE CITY CLERK TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

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August 26, 2021 at 6:00 p.m.
Local Land Planning Agency Meeting on
August 26, 2021 at 6:15 p.m.

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

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

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