

**FRUITLAND PARK CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY
SPECIAL MEETING AGENDA**

January 14, 2021

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, Florida 34731

6:15 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. CRA REDEVELOPMENT PLAN PROJECTS AMENDMENT – FY 2020-25

(city manager)

Consider the recommendation to adopt the revised FY 2020-25 Redevelopment Plan projects. (Ordinance 2021-001 – CRA Redevelopment Plan Amendment and Extending Sunset Date was recommended for approval at the December 17, 2020 special CRA meeting.)

4. FY 2020-21 CRA TAXES (city treasurer)

Consider the recommendation to approve payment of taxes due for the redevelopment taxes (\$165,107 and \$76,816 respectively) for FY 2020-21.

5. UNFINISHED BUSINESS

6. PUBLIC COMMENTS

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

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

7. ADJOURNMENT

Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City

Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.)

If a person decides to appeal any decision made by the CRA with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.

**CITY OF FRUITLAND PARK
CRA SPECIAL AGENDA ITEM SUMMARY SHEET
Item Number: 3**

ITEM TITLE:	CRA Redevelopment Plan
For the Meeting of:	January 14, 2021
Submitted by:	City Manager
Date Submitted:	December 30, 2020
Funds Required:	N/A
Account Number:	N/A
Amount Required:	N/A
Balance Remaining:	N/A
Attachments:	Yes, CRA Redevelopment Plan
Item Description:	FYs 2020-25 CRA Redevelopment Plan projects for consideration has been revised and is recommended for approval. The CRA recommended the approval of CRA Redevelopment Ordinance 2021-001 at its December 17, 2020 special meeting without the plan.
Action to be Taken:	Approve FYs 2020-25 CRA Redevelopment Plan.
Staff's Recommendation:	Approval.
Additional Comments:	None
City Manager Review:	Yes
Mayor Authorization:	Yes

Community Redevelopment Plan

August 2016
Revised August 2020

CITY OF FRUITLAND PARK
COMMUNITY REDEVELOPMENT AREA



Prepared By:



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INTRODUCTION

1.0 INTRODUCTION

In March 1995 the City of Fruitland Park established the Fruitland Park Community Redevelopment Agency and directed that a Community Redevelopment Plan be prepared for the community redevelopment area (CRA) (Resolutions 95-011 and 95-012). The original CRA consisted of the area known as the “downtown” and encompassed approximately 1,021 ± acres. The plan concentrated on infrastructure improvements that would increase property values, serve the commercial properties, and provide a framework to fund the TIF.

In September 2006 the City of Fruitland Park amended the CRA boundaries and directed that the Community Redevelopment Plan be updated to include the additional properties and planned projects (Resolution 2006-022 – Appendix A). The revised CRA area encompassed approximately 650 ± acres and majority of the expansion area consisted of residential properties. The plan concentrated on infrastructure improvements that would increase property values, serve the residential and commercial properties, and provide a framework to fund the TIF.

The City of Fruitland Park has directed the consultant to update the redevelopment plan.

2.0 Purpose of the Plan

This plan evaluates the Redevelopment Area’s physical and economic conditions and the current challenges and development opportunities facing the community. The plan focuses on the utility infrastructure, related support facilities, and the positive economic impact that an expanded utility system would bring to the properties in the Redevelopment Area, and the City of Fruitland Park. The Redevelopment Plan will address strategies and programs, which will eliminate blight and address the lack of infrastructure within the Redevelopment Area.

It is recognized that downtown Fruitland Park, which includes the commercial area along U.S. 27/441, plays an important role in the viability of the City’s economy. The viability of the residential areas outlining the main corridors of the downtown area is equally as important. Over recent years, a number of actions have been initiated to recognize the special role of the City’s commercial areas and to strengthen its economic position.

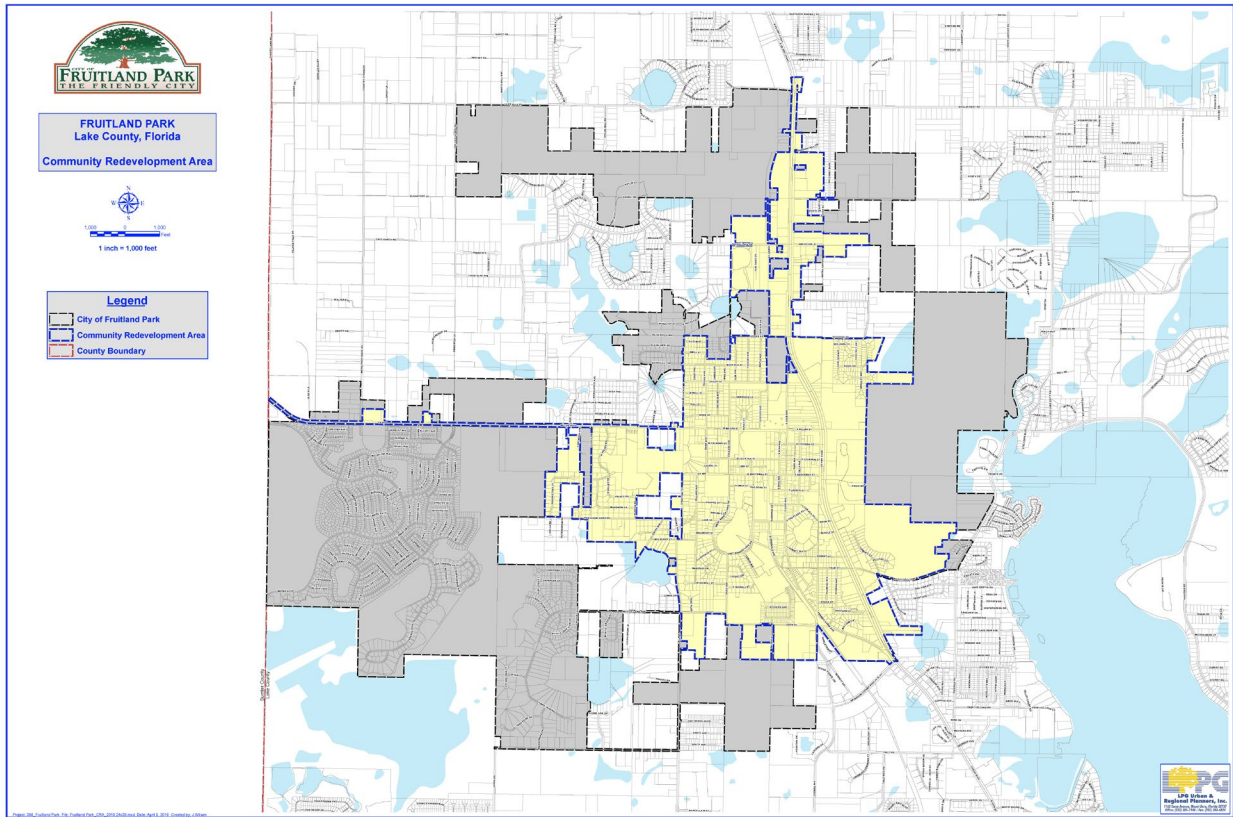
Downtown Fruitland Park is a unique and economically significant section of the City. Special attention should be given to preservation, redevelopment, rehabilitation and

enhancement. While previous efforts in downtown Fruitland Park have been centered on marketing, business retention, public improvements and parking control it is now time that program emphasis be expanded to more general economic development activities. In conjunction with the downtown redevelopment, the residential areas need to be focused on as well. These activities include upgrading the infrastructure, landscape and road improvements, building reconstruction and renovation, more aggressive recruitment of business activities to the downtown and identifying and pursuing new development opportunities. This can best be accomplished through the adoption of a community redevelopment plan for the City of Fruitland Park. It is the purpose of this plan document to set forth the Community Redevelopment Plan for downtown Fruitland Park as well as neighborhoods within the City.

1.2 Redevelopment Plan Boundaries

The Redevelopment Plan is confined to a specific geographic area of approximately 1676 ± acres within the City of Fruitland Park. **Map 1** below depicts the redevelopment area boundaries and the legal description is provided in Appendix B. The Redevelopment Plan Area is located entirely within the jurisdiction and control of incorporated Fruitland Park.

MAP 1 – BOUNDARIES OF THE CRA



1.3 Prior Accomplishments

The previous redevelopment plans identified infrastructure needs to serve the CRA. The 1995 redevelopment plan identified the need for a linear park in the area between Berckman and Fruitland Streets. Gardenia Park, a 7 acre community park was created as a result and has been developed with lighted racquet ball court, swimming pool, playground, lighted skate park, lighted soccer field, volley ball court, restrooms, picnic area, pavilion, grills and parking. CRA and grant funds were utilized in the development of the park.

The 1995 plan also identified the need for sidewalks along Palm Street, which have been constructed.

The 2006 amendment and addition to the CRA redevelopment plan included additional improvements which have been partially completed including streetscape improvements, public building renovations and repairs, Victoria Avenue sidewalks and purchase and demolition of deteriorated / dilapidated properties.

EXISTING CONDITIONS

3.0 Existing Conditions

The existing conditions within the Fruitland Park Redevelopment Area (CRA) includes the conditions of residential housing, land uses, utilities, public transportation and the visual character of buildings that will influence development or utilization of the community's land based resources.

2.1 Existing Land Use and Zoning

The Fruitland Park CRA contains 2,404 individual parcels of which 1,436 parcels are residential (including planned unit developments), 303 parcels are residential professional, 378 parcels are commercial, 44 parcels are industrial, 44 parcels are public facilities, and 16 parcels are designated as greenbelt. The remaining parcels consist of right of way.

Land Use

The land use designations for the CRA are illustrated on **Map 2** (City of Fruitland Park Future Land Use Map). The primary existing land uses for the area is single family residential (574 ± acres). The next highest is commercial (237 ± acres).

TABLE 2-1 FUTURE LAND USE			
Categories	No. of Parcels	Acres	Percentage
<i>Commercial</i>	315	237.87	14.23%
<i>Industrial</i>	51	71.80	4.29%
<i>Institutional</i>	64	87.49	5.23%
<i>Mixed Community</i>	445	49.67	2.97%
<i>Multi-family High Density</i>	146	163.40	9.77%
<i>Open Space Conservation</i>	19	139.03	8.32%
<i>Open Space Utilitarian</i>	1	4.71	0.28%
<i>Recreation</i>	19	67.93	4.06%
<i>ROW</i>	81	275.23	16.46%
<i>Single family Low Density</i>	103	124.89	7.47%
<i>Single family Medium Density</i>	1160	449.81	26.91%
Total	2,404	1671.84	100%

Zoning

The existing Zoning for the CRA is illustrated on **Map 3** and **Table 2-2**. The majority of the property is residentially zoned (618 ± acres) which includes PUDs. The next highest category is the public facilities district (159 ± acres). Commercially zoned property (C-1, C-2 and CPUD) accounts for 228 ± acres and industrially zoned property (I and IPUD) accounts for 80 ± acres. Approved zoning for residential Planned Unit Developments provide availability for up to 758 single-family units and 1,094 multi-family units.

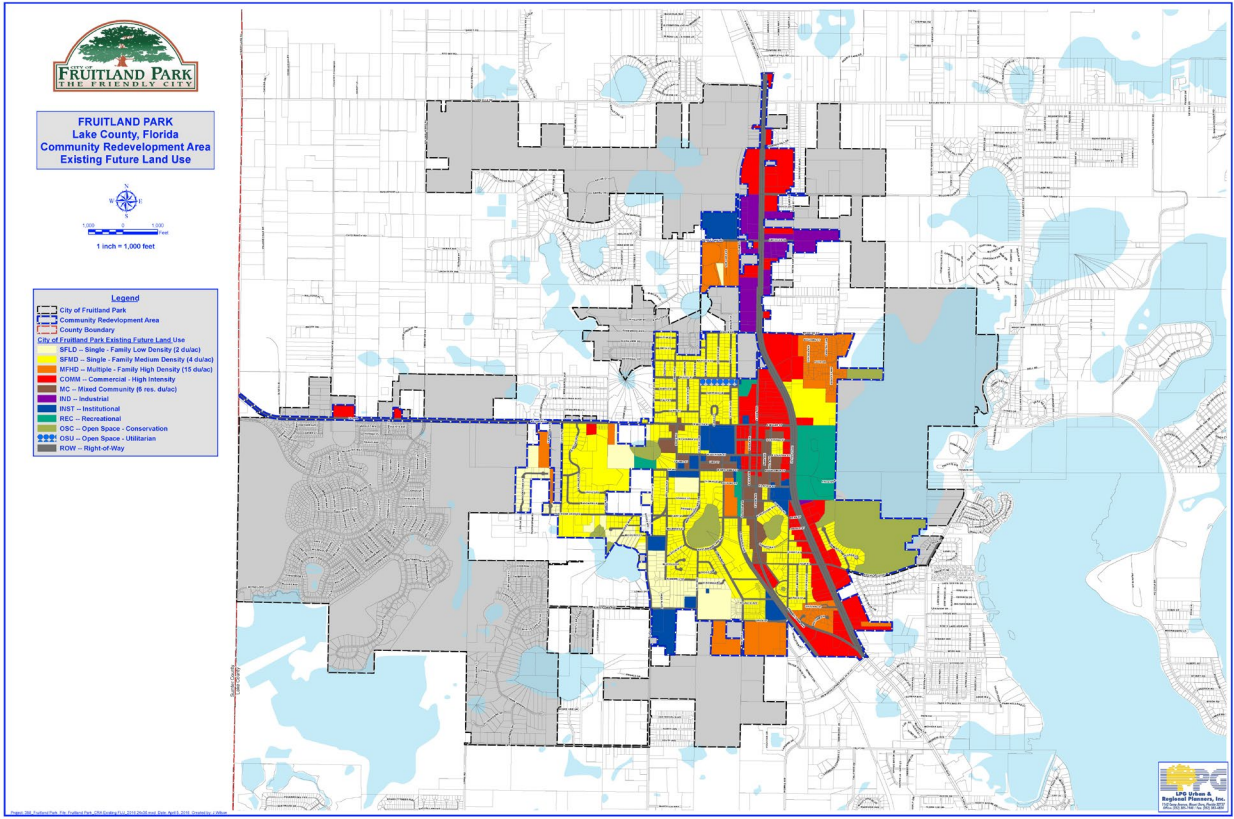
TABLE 2-2 EXISTING ZONING			
Categories	No. of Parcels	Acres	Percentage
<i>C-1</i>	156	36.70	2.20%
<i>C-2</i>	211	191.96	11.48%
<i>CPUD</i>	11	13.32	0.80%
<i>GB</i>	16	121.94	7.29%
<i>Industrial</i>	39	68.32	4.09%
<i>Industrial PUD</i>	5	11.88	0.71%
<i>PFD</i>	86	159.77	9.56%
<i>PUD</i>	148	129.09	7.72%
<i>R-1</i>	103	126.93	7.59%
<i>R-2</i>	1122	362.69	21.69%
<i>R-3</i>	125	128.83	7.71%
<i>RP</i>	303	45.34	2.71%
<i>ROW</i>	79	275.14	16.46%
Total	2,404	1,671.91	100%

Vacant Lands

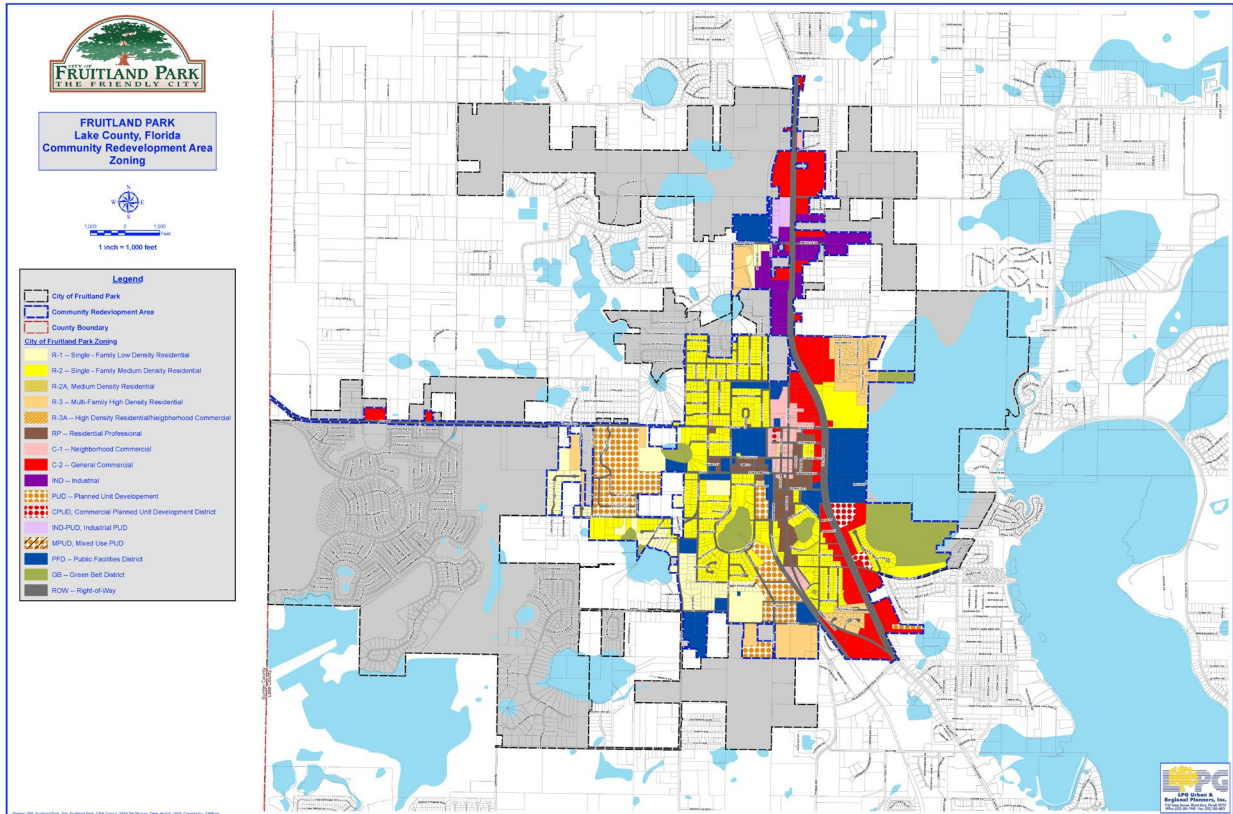
The Vacant Lands or undeveloped parcels within the CRA are illustrated on **Map 4** and **Table 2-3**. There are approximately 569 ± acres of vacant lands (165 parcels) within the CRA (Table 2-2). The majority of the vacant lands are zoned residential and account for 176 ± acres (31%). Commercially zoned vacant lands account for 74 ± acres (13%).

TABLE 2-3 VACANT LANDS			
<i>Categories</i>	<i>No. of Parcels</i>	<i>Acres</i>	<i>%</i>
<i>Commercial (C-1, C-2, CPUD)</i>	<i>19</i>	<i>74.87</i>	<i>13.15%</i>
<i>Industrial (I and IPUD)</i>	<i>11</i>	<i>36.18</i>	<i>6.35%</i>
<i>Residential Professional (RP)</i>	<i>1</i>	<i>4.64</i>	<i>0.81%</i>
<i>Public Facilities District (PFD)</i>	<i>2</i>	<i>76.76</i>	<i>13.47%</i>
<i>Planned Unit Development – Residential (PUD-R)</i>	<i>70</i>	<i>62.61</i>	<i>10.99%</i>
<i>Residential Single Family (R-1, R-2)</i>	<i>6</i>	<i>113.87</i>	<i>19.99%</i>
<i>Residential Multi- Family (R-3)</i>	<i>35</i>	<i>76.53</i>	<i>13.43%</i>
<i>Green Belt</i>	<i>16</i>	<i>112.64</i>	<i>19.77%</i>
<i>ROW</i>	<i>5</i>	<i>11.57</i>	<i>2.03%</i>
Total	165	569.67	100%

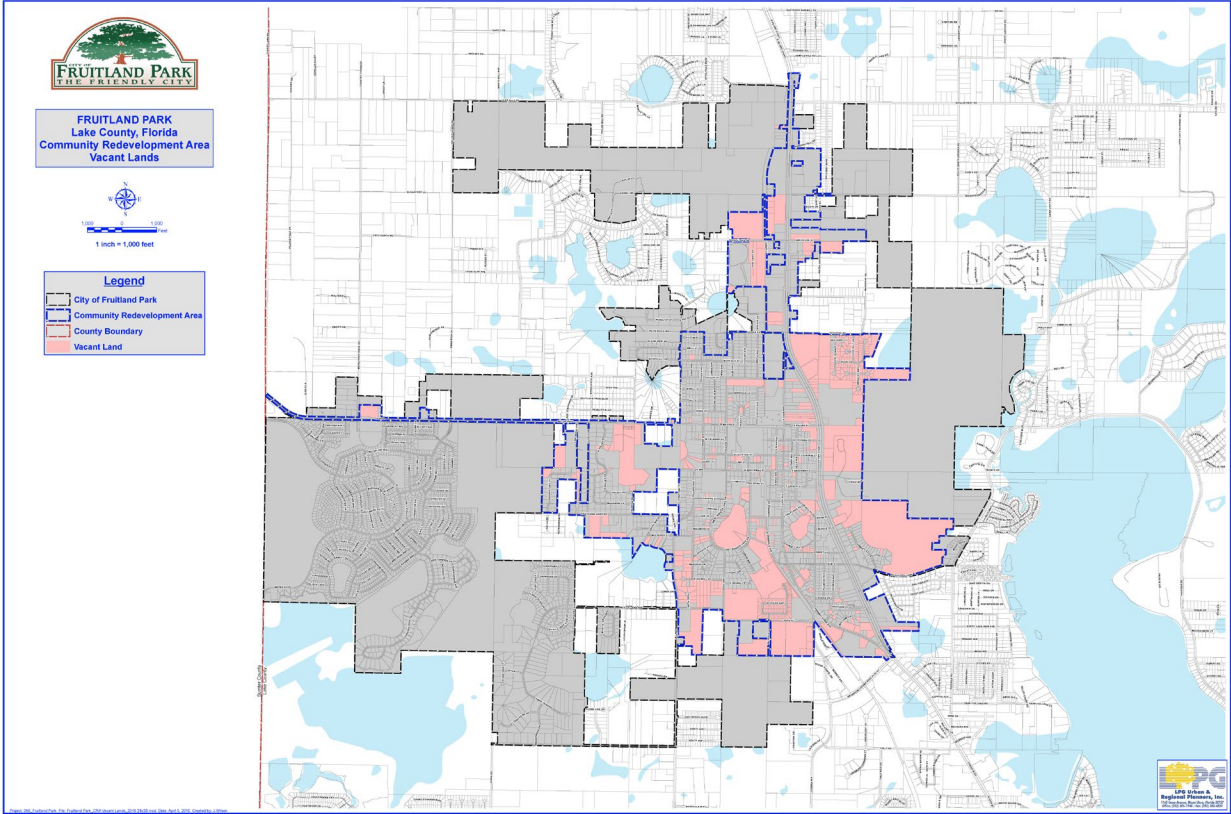
MAP 2 – CITY OF FRUITLAND PARK FUTURE LAND USE



MAP 3 – CITY OF FRUITLAND PARK ZONING MAP



MAP 4 - CITY OF FRUITLAND PARK VACANT LAND



2.2 Lot Value and Site Deterioration

Lot Value

The evaluation of the Lake County Property Appraisers data for assessed values of the 2,404 parcels within the Study Area have an average assessed value of approximately \$88,500.

Residential Properties

There are 1,280 residential properties within the CRA boundary. The average assessed value is approximately \$45,080.13. The average assessed value of the developed residential properties is \$74,999 and the average assessed value of the vacant residential properties is approximately \$15,200. Of the developed residential properties 223 have an assessed value of less than \$50,000.

There are 42 properties with manufactured homes. These properties have an average assessed value of approximately \$36,300. Only 10 of these properties have a value of more than \$50,000. The average size of these properties is less than ½ acre.

There are 18 multi-family development properties; 15 of these properties are 10 units or less and three (3) are larger properties with more than 10 units. The average assessed value of all multi-family properties is \$325,300. The average assessed value of the smaller developments is \$87,850 while the larger properties with more than 10 units have an average assessed value of \$1.5 million.

Non-Residential Properties

There are 252 non-residential properties within the CRA boundary. The combined average assessed value is approximately \$261,200; alternatively the average assessed value is approximately \$139,280 per acre. The average assessed value of the developed non-residential properties is \$333,700 and the average assessed value of the vacant non-residential properties is approximately \$88,100. There are 74 properties owned by government or institutional entities with an average assessed value of approximately \$161,900.

Site Deterioration

The study area contains residential and commercial structures that are deteriorating and represent a safety and health hazard. Deteriorated and deteriorating commercial structures and properties portray a run down and unattractive appearance. There are evident properties that have maintenance

challenges with regard to parking, access, landscaping, signage and facades. It appears that some of the structures that have been subject to and affected by right-of-way construction projects that contribute to their unusable and deteriorated condition and appearance. It appears that these property owners may be have been unable or unwilling to effect post construction improvements to restore or up grade their function and appearance.

Vacant and non-maintained commercial structures and facilities occupy valuable frontage and detract from the visual appeal of the area.

2.3 Unsafe Condition of Housing

Age of Housing Stock

Although age of a structure is not considered a blight indicator, the effects of age, when coupled with deficient maintenance, can result in deteriorated and dilapidated structures in the long term. As a general rule, buildings require increased maintenance as they reach twenty or thirty years of age. A significant number of structures in the CRA were constructed in the 1980's and earlier (more than 30 years ago). 45% of the residential structures were constructed more than 40 years ago, prior to 1974. 78% of the residential structures were constructed more than 30 years ago, prior to 1984.

Unsanitary or Unsafe Conditions and Structure Deterioration

A windshield survey was conducted in October and November of 2014 to identify deteriorated or dilapidated housing structures. A structure was categorized "deteriorated" if it appeared to have moderate to severe structural problems that, if not repaired within a few years, would degenerate to the point where the structure may be deemed uninhabitable.

A structure was categorized "dilapidated" if it appeared uninhabitable due to major structural system problems and was boarded up to deter entrance to the structure. A dilapidated structure probably cannot be rehabilitated in a cost feasible manner. The housing conditions study determined that approximately four (4) houses or other structures were dilapidated as of November 2014. These structures are located primarily West of Highway 27 within the CRA area. Other structures showed signs of wear and tear that can be attributed to lack of maintenance and weathering due to elements.

2.4 Vacant Lots and Closed Buildings

Both a cause and an indicator of blight is the presence of vacant properties and obsolete, closed buildings, especially those that have been poorly maintained for years. As an indicator of blight, it is assumed that the owner has no economic justification to develop the property due to the depressed market

value of the area as a whole. In the case of closed buildings, it is assumed the owner has no economic incentive to reinvest, or that there is no market for tenants. The presence of vacant lots and closed buildings disrupts the urban character of the neighborhoods and decreases the value of commercial areas.

2.5 Transient Properties

Of the 1,298 residential parcels within the CRA Area, 279 parcels are vacant/undeveloped (20%), 389 parcels (30%) are renter occupied, and 660 parcels (50%) have been granted a homestead exemption, which means the resident of the parcel is also the property owner. One of the contributing factors to “blighted areas” is a higher percentage of vacant and renter occupied units (50%) than owner occupied units. Home ownership typically lends itself to people “investing” into their community by maintenance of the property and being rooted in community events and efforts. The caveat to the rental units within the CRA Study Area is that a percentage of these are seasonal owned properties in which the owner does have a vested interest. The greater number of the properties with challenges are included in the actual renter occupied units and vacant properties / residential structures.

2.6 Transportation Facilities and Pedestrian Infrastructure

The transportation infrastructure in the study area is in generally serviceable condition. In general, there are no unpaved sections of public roads that require constant maintenance to remain serviceable. There are sections of shoulder, gutter or curbing that have incidental damage from construction or accident and may have gone unnoticed with regular City maintenance.

The pedestrian circulation system is generally serviceable with most areas having sidewalk provided on at least one street side with minimal breaks in continuity. Sections of sidewalk that have been damaged by construction, tree roots and erosion should be removed and replaced.

In general there are no marked pedestrian safe crossings of US Hwy 27/441. Where effective for continuity of community development, the City should negotiate with FDOT for desired improvements.

A potential program for monitoring of deterioration challenges should be developed to lessen the burden on City public works staff for identifying problems in infrastructure. Citizens could become part of the monitoring system by reporting damage and deterioration for later systematic inspection by City Staff on scheduled area inspection. The problem areas can then be programmed for repair / improvement.

2.7 Utilities

There are sections of the water distribution system that are smaller sized (< 4”) lines that may not provide adequate volume or flow rates for the area development. Qualified engineers for adequacy should evaluate these areas. According to the Water Master Plan prepared for the City of Fruitland Park indicates that there is Transite and Asbestos Cement Product (ACP) within the CRA, but does not specifically identify the sections of pipe, which are scheduled for abandonment.

The Water Master Plan for the City of Fruitland Park as prepared by BESH, Inc. for the potable water system was used for analysis of the section.

Asbestos cement was used widely in the mid-1900’s in potable water distribution systems. Since the lifetime of this product is approximately 70 years, many municipalities need to update their water systems. Updating this infrastructure involves removal or abandonment and grouting of the transite pipe. The cement acts as a binder that holds the asbestos fibers within a solid matrix. This will prevent asbestos fibers from being released easily, unless mishandled, damaged or in a badly weathered condition. In most cases, ACP pipe is considered non-friable and is not hazardous as long as it is not broken or otherwise damaged as to allow fibers into the system.

Sewer

Areas within the CRA that are candidates for redevelopment under the CRA guidelines are currently using septic systems for waste water treatment. These areas will be connected to the City’s sewer system. According to the Wastewater Master Plan prepared by BESH, Inc. only 4% of the City’s residential properties are connected and serviced by the central wastewater system. As property within the CRA is redeveloped or substantially improved on-site septic systems should be abandoned and the residences or businesses should be connected to the central system. Further review of the most cost effective manner of providing sewer service within the CRA should be very high priority of Fruitland Park.

Stormwater

The drainage system in the downtown area is primarily controlled swales ditches and culverts. Due to the lack of “as-built” plans for the drainage system, it is difficult, as part of this review to determine the current and long-range needs. As improvements are made in the downtown, every effort should be made to assess the impact the improvements will make to the immediate drainage system and to determine if cost-effective improvements can be made to the system during the construction of the improvements. Every effort should be made to establish a master drainage plan for the CRA

and the City as a whole that can be referenced during phased improvements to specific locations in the downtown.

2.8 Summary of Existing Conditions

The CRA area has many typical attributes of an older developed area transitioning to a more modern time. The majority of the residential housing within the CRA is more than 30 years old. The age of the structure itself is not an indicator of blight, but structures require a larger amount of maintenance as they age.

Different standards for pedestrian and multi-modal transportation have evolved. Some areas of the city have kept up with the changing standards, while other areas are lagging behind. Some residential neighborhoods lack continuous sidewalks and crosswalks. Some areas do not have adequate street lighting. Sections of the potable water system are adequate but potentially undersized for redevelopment. Most areas of the City are not connected to a central sewer system. A visual inspection of the Study Area revealed clear signs of decline, deterioration or lack of maintenance in the residential and non-residential structures. Undeveloped properties are for the most part unfenced and accessible at any point along many local roads. This unfenced condition allows for trespassing, dumping and vandalism.

The Redevelopment Act provides little specific criteria or guidance in Section 163.340 (8), F.S., regarding the definition or attributes of deteriorating structures other than implied in the Redevelopment Act which focuses on a series of indicators that in the aggregate are assumed to lead to economic, physical or social distress. In the present case, the physical state and the nature of the existing structures have clearly affected the physical, economic and social environment within the CRA Area. Residential buildings are of unacceptable physical condition, which requires major repair or in some cases complete demolition. In addition, some of the non-residential buildings are functionally deteriorated and rendered functionally and physically obsolete by the constraints of the site, structure placement, access and residential platting adapted for commercial use.

PREVIOUSLY APPROVED PLANS

4.0 Previously Approved Plans

The previous approved 2006 Community Redevelopment Plan identified streets in need of sidewalks or sidewalk repair and included Dixie Avenue, Pennsylvania Avenue, Griffin Road (East), Foxhill Road, and Picciola Cutoff (between US 27-441 and Hamlet Court).

Drainage improvements were also identified for Dixie Avenue, Pennsylvania Avenue, Foxhill Road, Fruitland Street, Seminole Street, Berckman Street, Olive Street, and Lemon Street.

Water system upgrades along Palm Street, Pennsylvania, Plumosa, and Phoenix Avenues; and Forest Street.

Fire protection upgrades along Poinsettia, Spring Lake Road, Dixie Avenue (from Miller to South End at US Highway 27/441), and CR 466.

Park improvements to Veterans Memorial Park, Shiloh Cemetery and Gardenia Park.

Intersection improvements consisting of landscaping, signalization or cross walks included Dixie Avenue at Griffin Street, Fruitland Street, Forest Street, Palm Street and Pennsylvania Avenue; US Hwy. 27/441 at Miller, Berckman, Beam, Segal, Forest, Palm and Grizzard Streets; and CR 466A from US Hwy. 27/441 to Sumter County line.

Streetscape improvements (street furniture, landscaping, lighting, and landscaping) were planned throughout the CRA.

Promote the rehabilitation of residential housing through both private and public resources.

Table 3-1 Completed Projects and Cost Estimates		
YEAR	PROJECT	COST ESTIMATE
FY2007/2008	Streets (Decorative lighting poles)	\$ 286,690
FY 2009	Streetscape (decorative lighting and pavement resurfacing)	\$ 299,472
	Land purchase (Baugh property)	\$ 405,932
		\$ 705,404
FY2010	House purchases (Ammer, Coralluzzo, Everts)	\$ 271,188
	Streetscape (pavement resurfacing, snowflake lighting)	\$68,068.50
	Engineering fees	\$ 51,077
	Hydrant improvements	\$ 3,739
		\$ 394,072.50
FY2011	Streetscape (pavement resurfacing, tree trimming)	\$ 107,370
	Sewer impact fees for CDBG project	\$ 242,837
	Engineering fees for CDBG project	\$ 71,400
	Grant	\$ (15,043)
	Gardenia Park sign	\$ 2,735
	Consumptive use permit	\$ 105,000
	Administrative Fees	\$ 13,058
		\$ 527,357
FY 2012	Streetscape	\$ 12,121
	CDBG project construction (in excess of grant)	\$ 113,817
	Victoria Avenue sidewalks	\$ 6,550
		\$ 132,488
FY 2013	Streetscape (pavement resurfacing, tree trimming, signage)	\$ 54,943
	Demolition	\$ 19,624
		\$ 74,567
FY 2014	Streetscape (pavement resurfacing, decorations)	\$ 154,281
	Consultant Fees for CRA	\$ 1,760
		\$ 156,041
FY 2015	Streetscape (pavement resurfacing, tree trimming, signage, decorations)	\$ 67,470
	Fencing around well site	\$ 4,144
		\$ 71,614
Total		\$2,348,233.50

3.1 Design Guidelines

City infrastructure improvements will be designed and constructed to meet City standards as outlined in Land Development Regulations (LDRs).

The individual planned unit developments contain specific design criteria that govern the development, design, and construction of the residential and commercial components of each individual parcel. Most of the development standards mirror what is in the City LDRs with some exceptions.

3.2 Low or Moderate Income Housing

The 2010 Census data indicates that 26.4% of the households in the City earn less than \$35,000 per year. 14.4% of the households in the City are below poverty level. There are several approved planned unit developments that have the potential to provide the opportunity for low or moderate income housing to be developed.

OPPORTUNITIES AND CHALLENGES**4.0 Opportunities and Challenges**

The physical and economic environments will affect the success of the Fruitland Park Redevelopment Area and provide both opportunities and challenges.

History of the creation of the Fruitland Park Redevelopment Plan

The development of the City's comprehensive plan specifically identified the need to address redevelopment as well as recognizing capital improvement needs for the downtown area. The comprehensive plan does not, however, specifically address both private and public improvements that are generally aesthetic in nature but necessary for the success of the downtown and residential areas.

The other driving force behind the development of this plan is the Community Redevelopment Act of 1969, which provides a means for the local community to conserve, rehabilitate or redevelop an area and for the establishing of the tax increment finance district to pay for improvements in the area.

The Physical Environment

The land uses within the community redevelopment area are commercial office, residential, retail and recreation. The commercial uses within the CRA include a variety of businesses including restaurants and service businesses. Residential uses are scattered throughout the study area.

While the need for such uses as adequate parking may affect the downtown areas to a greater degree, the downtown and residential areas share similar needs such as adequate road right-of-ways, sidewalks and lighting. Some of these examples may be seen in the windshield survey of the residential area; road improvements are needed as well as sidewalks in the residential community.

Structural Condition Survey

The condition of the buildings in the CRA area varies considerably. While most of the buildings are structurally sound, there are significant numbers of deteriorated and dilapidated buildings throughout the residential and downtown areas. The survey of structural conditions conducted was based upon the following definitions:

Standard: A standard structure has no visible defects or, possibly, some

slight defects correctable in the course of routine maintenance.

Slightly Deteriorated: A slightly deteriorated structure is structurally sound but is off a routine maintenance program such that deteriorating characteristics become a visible menace. Continuation of this deterioration would eventually result in the structures becoming more seriously deteriorated. Repairs, more than regular maintenance, are required to bring the structure up to standard.

Deteriorated: A deteriorated structure requires structural repairs not provided in the course of routine maintenance. Such a structure has one or more defects that must be corrected if the unit is to continue providing safe and adequate shelter.

Dilapidated: A dilapidated structure no longer provides adequate shelter. Such a unit endangers the health, safety or well being of the inhabitants. This structure has one or more critical defects or a combination of intermediate defects in sufficient number that rehabilitation is not feasible.

The presence of dilapidated structures that are infeasible for rehabilitation can present a negative image of the area. Dilapidated structures can be an eyesore, a hazard and an attractive nuisance. Structures that are deteriorated may exhibit many of these same opportunities, but are feasible for rehabilitation. Routine inspections and code enforcement are the primary means to remove dilapidated structures at the current time.

When the deteriorated or dilapidated buildings are providing housing to individuals, the problem is especially difficult. If the structures are suitable for rehabilitation, temporary living quarters must often be found while rehabilitation takes place. If the structures are dilapidated and infeasible for rehabilitation, it is then necessary to find other housing for individuals living there.

Sidewalks

A visual observation of the pedestrian system in the CRA area indicates that sidewalks are insufficient in meeting either the recreational or commercial pedestrian traffic needs. A number of sidewalks have been installed and are being used in the existing CRA area since the inception of the CRA. The success of these sidewalks further proves the need for additional sidewalks within the CRA area, which is predominantly residential. Sidewalks also need to be considered along the right-of-ways that are slated for expansion.

It is important to provide paved walkways and properly designed ramps to make public facilities in the general downtown area more accessible to all individuals, including people with disabilities. Pedestrian access is a major development concern of the City Commission and citizens of Fruitland Park for the enhancement of the CRA. Sidewalks are extremely important in residential neighborhoods to ensure that children can safely make it from the bus stop home and be able to walk in a safe environment. The following is a partial listing of areas that should receive first priority for sidewalks.

Streets in need of new or repaired sidewalks:

- Dixie Avenue (from North to South ends) – sidewalks have been completed from Wal-Mart to Berckman St.
- Pennsylvania Avenue
- Griffin Road (East)
- Foxhill Road
- Picciola Cutoff (Between U.S. 27-441 and Hamlet Court)

The City has completed the sidewalks on Palm Street, which had been projected as a need in the previous CRA document.

Street Lighting

Visual inspection of the streets within the CRA area indicate that there is a need for pedestrian and street lighting along sidewalks in the vicinity of the Dixie Ave and Berckman St. intersection, in the vicinity of City Hall and the Elementary School. Street lighting should also be provided in areas where pedestrian traffic is heavier and where there is concern for crime safety.

Gardenia Park

The City will continue to maintain Gardenia Park, the linear park that was created pursuant the CRA identifying it as need. This park is located at the abandoned railroad right-of-way between Berckman and Fruitland Streets. A municipal swimming pool, handball and volleyball courts as well as other types of recreational activities have been constructed.

Drainage

The drainage system in the downtown area is primarily controlled swales, ditches and culverts. As improvements are made in the downtown, every effort should be made to assess the impact that the improvements will make to the immediate drainage system and to determine if cost-effective improvements can be made to the system during the construction of the improvements. Every effort should be made to establish a master drainage plan for the CRA and the City as a whole that can

be referenced during phased improvements to specific locations in the downtown. A partial listing of streets within the redevelopment area that should receive first priority for drainage improvements is listed below:

1. Dixie Avenue
2. Pennsylvania Avenue
3. Foxhill Road
4. Fruitland Street
5. Seminole Street
6. Berckman Street
7. Olive Street
8. Lemon Street

Water Facilities

The water facilities system currently impacts the ability of the CRA to promote growth of certain services in the downtown due to limitations. The City is currently considering several options to extend water services within the CRA. Additional studies will be necessary to address additional growth and development within the CRA. The following describes some examples within the CRA that could benefit from improved water facilities:

Install larger PVC main in Palm Street to replace 6" asbestos-concrete pipe, install new 6" mains in Pennsylvania, Plumosa and Phoenix Avenues to replace 2" and 6" asbestos-concrete mains in backyards and install 6" main in Forest Street to replace a 1 ¼" main.

There are areas within the CRA that have potable water flowing through Transite Pipe (ACP). This type of pipe was typically used around the 1950s to 1970s and is reaching the end of its service life. The transite pipe is located primarily in utility easements along rear lot lines. The options for abandonment are physical removal or grouting and abandoning in place. The pipe is not considered a hazard (non-friable) if it is not damaged cracked or broken to release asbestos fibers into the air.

Sewer Facilities

The City has a newly constructed Sewer facility located on Spring Lake Rd. The City is considering several options to expand this facility.

Fire Protection

As aging water lines are replaced and as new water service is provided within the CRA, fire protection should be improved through the installation of sufficiently sized water lines to meet commercial and residential fire flow requirements. In addition, sufficient fire hydrants and valves should be installed with all new water line extensions. These improvements will have a positive impact on the current fire

protection system and will provide an incentive for the location of new businesses. A listing of streets within the CRA that should receive high priority for waterlines and fire hydrants are provided below:

1. Dixie Avenue (from Miller to South End at U.S. Hwy 27/441)
2. CR 466A
3. Spring Lake Rd. and U.S. Hwy 27/441 (North of the Buick dealership)

Streets that have benefited from the CRA planning and have had lines installed are Palm Street, Pennsylvania Avenue, Plumosa Avenue, Phoenix Avenue, Areca Avenue and Forest Street.

Parks

The City of Fruitland Park has several acres of excellent parks. This recreational resource provides a certain amount of tourist and recreational traffic into the CRA. Improvements needed for local parks include parking lot paving and acquisition of land for additional parking. Beyond parking facilities, additional landscaping, utility relocation, sidewalk and crosswalk improvements are necessary.

Residential Housing Impact

The majority of the structures in the CRA are residential. The CRA shall address residential impacts through the following manner:

1. Promote the rehabilitation of residential units through both private and public resources (i.e., CDBG and SHIP funds). Financial institutions participating in the loan pool shall actively promote financing of residential rehabilitation in and adjacent to the CRA.
2. Active code enforcement will be utilized to insure safe, sanitary housing conditions in the CRA. The CRA agency should review the LDR and the building code requirements to insure a consistent policy with CRA Agency objectives for existing and future residential structures in the CRA.
3. The CRA Agency shall monitor the conversion of residential units to commercial use to insure that involuntary displacement does not occur and that the conversion construction is consistent with the goals for the CRA and the aesthetic goals of the CRA Agency.

Traffic Intersections and Signalization

A preliminary field investigation finds that several areas within the CRA are not conducive to pedestrian use. These areas can be improved by providing landscaping and therefore, provide a visible justification for pedestrian use. Furthermore, engineering design improvements making pedestrian accessibility a priority can be achieved throughout the CRA. It may be necessary to conduct a more extensive engineering investigation of intersections, especially high hazard locations, in order to identify additional improvements as part of Fruitland Park's ongoing roadway maintenance and improvement program. A Preliminary list of intersections that could benefit from additional landscaping, signalization and crosswalks is listed below:

1. Dixie Avenue at Griffin Street, Fruitland Street, Forest Street, Palm Street and Pennsylvania Avenue.
2. U.S. Hwy 27/441 at Miller Street, Berckman Street, Beam Street, Segal Street, Forest Street, Palm Street and Grizzard Street.
3. Berkman Street and Dixie Avenue would benefit from either a 4-way stop or signalization.
4. CR 466A / Miller St. from U.S. Hwy 27/441 to the Sumter County line – aesthetic enhancements, signals, street lights, bike lanes, sidewalks, traffic signals and reuse lines for irrigation.

Parking

The current need for parking is based on the number of on and off-site spaces currently available, but takes into consideration available parking on existing major roadways and the grandfathering of existing land uses that may adversely impact the availability of downtown parking. The City of Fruitland Park utilizes a traditional parking strategy; parking requirements are tied to zoning, specific structural uses and the size of the structure being used.

The current planning system requires the utilization of prime commercial property for parking, hindering the expansion or development of many of the vacant parcels in the downtown area. A strategy to minimize or share parking requirements would provide greater opportunities to allow greater in-fill and redevelopment opportunities. With the increased growth and tax revenues, parking concerns and planning can be dealt with, as an infrastructure need. Centralized parking lots, which minimize the use of prime commercial property, can be purchased through funds generated by the Tax Increment District and through special assessments on the business district that created the need.

As the City grows, sites for additional parking should be identified. At this time, establishing a municipal parking lot in the business district is not a viable option.

Non-Standard Lots

The City may purchase two (2) or more lots to create parcels that conform or are more marketable for residential and commercial development.

Aesthetics

An important part of redeveloping any area is its appearance. Many aspects of appearance will improve as the structural conditions are improved and streets are repaired, but some aspects of the appearance of a downtown and residential neighborhoods must be given special attention. Public improvements in a downtown or residential area often concern the appearance of the streetscape. The streetscape is the combination of all elements in a pedestrian or vehicular area, usually the public right-of-way, and includes street furniture, landscaping, sidewalks, lights, signs and the relationship of each of these elements to each other and to adjacent buildings. Standards need to be adopted for the CRA with regard to these elements of the streetscape. For the purposes of this discussion, the streetscape includes the street furniture (items such as benches, planters, trash receptacles, kiosks), landscaping (items such as trees, tree grates, and irrigation) and lights.

In order to make an area attractive for pedestrians, improvements to the appearance or the streetscape are necessary. Such improvements are now evidenced in Fruitland Park with very limited utilization in the downtown and residential areas. While individual property owners have made improvements to their building facades and, in some cases, upgraded and installed landscaping, there has not yet been a comprehensive program throughout the entire downtown to upgrade the streetscape. An 'aesthetics needs' analysis needs to be conducted for the overall CRA.

Any future study should also include the addition of wayfinding signage on "major" streets to assist visitors in finding community destinations (City Hall, churches, schools, business districts, etc.).

Current and Future Capital Improvements in the CRA

There are currently several capital improvements being addressed in the CRA as identified in the Comprehensive Plan. Future capital improvements in the CRA shall be in conformance with the Capital Improvements Element of the Comprehensive Plan, except for emergency or disaster related improvements.

5.0 Projects

The main issue for the redevelopment and development of the Fruitland Park CRA is the lack of infrastructure for current and future development. The following provides the recommended CRA projects.

The first priorities should be given to the water and wastewater system. Extension of gravity sewer lines and force mains, and the abandonment of the existing ACP pipe and the installation of new water lines should be one of the top priorities. For new commercial development and redevelopment of existing commercial properties to occur adequate facilities are required. The existing commercial development utilizes septic tanks which limits the type of commercial activities that can occur which in turn limits commercial services available within the City thus requiring citizens to drive to adjacent cities for those services. In addition, the majority of the residential properties also utilize septic tanks. Connection to a wastewater system would also further the conservation and public facilities goals, objectives and policies within the comprehensive plan to protect the environment, lakes and correct existing deficiencies. The extension of the gravity sewer lines and force mains would also encourage economic growth and the creation of jobs by providing for a variety of commercial users.

Installation of sidewalks, crosswalks and street lights would provide safe pedestrian travel and further the goals, objectives, and policies of the comprehensive plan in providing a multi-modal system.

Aesthetic improvements would encourage economic growth with the CRA area by encouraging an attractive, groomed appearance within the CRA.

To further encourage economic development within the CRA consideration should be given to the Miller Street (CR 466A) area by designating this area as Transition, which would allow limited commercial and office/professional uses. This may be accomplished by a comprehensive plan amendment creating a new land use category and subsequent rezoning.

Table 5-1 illustrates the proposed projects and estimated costs. Other projects including those identified in the Opportunities and Challenges Section that are not identified on the table may become projects as funds become available and approved by the CRA Agency.

TABLE 5-1 Updated Proposed Projects and Cost Estimates			
Project	Funding Source	Timeframe	Amount
Various Road/Sidewalk Improvements	TIF / Grant	2021-2025	\$750,000
Municipal Complex Improvements	TIF / Grant	2021-2025	\$200,000
Community Buildings & Parks Improvements	TIF / Grant	2021-2025	\$250,000
Community/Business Parking Improvements	TIF / Grant	2021-2025	\$200,000
Utility Upgrades	TIF / Grant	2021-2025	\$350,000
Blytle Abatement/Property Improvements & Acquisitions		2021-2025	\$200,000
Streetscapes/Street Lighting	TIF	2021-2025	\$150,000
Street Signage	TIF	2021-2025	\$25,000
Stormwater improvements	TIF / Grant	2021-2025	\$100,000
Land Purchases	TIF / Grant	2021-2025	\$200,000

Business Improvement Programs	TIF	2021-2025	\$75,000
Total			\$2,500,000

1 Projects and associated costs provided by the City of Fruitland Park as outlined in their fiscal year 2015-2020 CIP

2 Does not include right-of-way cost

3 TIF Reimbursement if funds are available and CRA Agency approves

FUNDING SOURCES**6.0 Funding Sources**

The following provides a brief synopsis of potential funding sources to aid in the financing of the proposed projects. The following sources are based on identification of need and should not be considered an exhaustive list of financial sources:

Redevelopment Agency Tax Increment Fund (TIF)

The primary funding mechanism for CRA projects in the CRA is the Tax Increment Fund (TIF). This fund is comprised of the tax increment revenue collected from the City of Fruitland Park, Lake County Water Authority, South Lake Hospital District, and Lake County. These funds are placed into a Special Redevelopment Trust Fund where they are utilized for projects identified within this redevelopment plan that are located within the CRA boundaries.

The TIF revenue estimates are based on the base year values, the current City and County mileage rates and the estimated rate of property value appreciation. The base year is the year at which the development area is established and provides the benchmark property value with which to measure tax increment growth. The tax increment is the additional ad-valorem tax revenue generated from increases in property values in excess of the base year values.

Florida Communities Trust (FCT)

Florida Communities Trust (FCT) is a state land acquisition grant program that provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans.

USDA Grants

The USDA administers Rural Business Enterprise Grant (RBEG). Applicants eligible for RBEG funds are public bodies and private nonprofit corporations, such as States, counties, cities, townships, and incorporated towns and villages, boroughs, authorities, districts and Indian tribes on Federal and State reservations which will serve rural areas. "Rural area" for this program is defined as a city, town, or unincorporated area that has a population of 50,000 inhabitants or less, other than an urbanized area immediately adjacent to a city, town, or unincorporated area that has a population in excess of 50,000 inhabitants. Applications will only be accepted from eligible entities.

Florida Department of Transportation (FDOT) Grants

The Florida Department of Transportation (FDOT) has several grant programs available for Cities and Counties. Available grants may be used for roadway enhancements (streetscaping / hardscaping, crosswalks, etc.) roadway landscape improvements (SB 1446) and safety improvement grants. These grants are available annually and program funding is limited to available department funding and a competitive award process. The local FDOT Regional office in Chipley, Florida administers the grants.

Florida Department of Environmental Protection (FDEP) Grants

The Florida Department of Environmental Protection has several grant programs available for Cities and Counties for parks and recreation via the Division of Recreation.

Community Development Block Grants (CDBG)

The purpose of this federal grant program is to provide annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons.

Funding Sources and Projections

The CRA Projections are listed below for both districts and all taxing authorities (Fruitland Park, Lake County BCC, Lake County Water Authority, and Lake County Ambulance).

2015 -\$235,000
2016- \$245,000
2017- \$280,000
2018- \$300,000
2019- \$310,000
2020- \$315,000

REDEVELOPMENT PLAN MAJOR GOALS

7.0 MAJOR GOALS, OBJECTIVES AND POLICIES

Goal 1 **Overall Redevelopment: Establish downtown Fruitland Park as a focal point for the community and attract visitors from the entire region.**

Objective 1.1 Increase the visual attractiveness and unity of downtown Fruitland Park by identifying a common theme and incorporating architectural standards into the LDR by 2025.

Objective 1.2 Continue to encourage additional civic activities and community events in the downtown area.

Objective 1.3 Continue to maintain and enhance existing development and encourage development of undeveloped or underdeveloped property in the CRA.

Goal 2 **Overall Image Goal: Increase the visibility, identity and unity of the downtown through physical design, promotion and improved signage by 2025.**

Objective 2.1 Develop a unified advertisement campaign for downtown retailers by 2025.

Objective 2.2 Incorporate standards in the LDR for the redevelopment of historic structures by 2025.

Objective 2.3 Publish a list of under-represented specialty retail shops by 2025.

Objective 2.4 Develop a set of standards and program for creation of City and District identity and wayfinding signage.

Objective 2.5 Improve the road and sidewalk conditions in the residential areas.

Objective 2.6 Improve sidewalk connection within the downtown commercial areas and adjacent residential areas.

- Goal 3** **Overall Land Use Goal: Foster a diversified economic base and the efficient use of land downtown.**
- Objective 3.1 Encourage the preservation and restoration of buildings of historic or architectural significance through the review, adoption and enforcement of a Historic Preservation Ordinance by 2025. Develop and implement design.
- Policy 3.1.1 The CRA Agency shall encourage the renovation of architecturally significant buildings to promote commercial office and limited residential facilities within and around the designated CRA by working with owners in the approval process and assisting them in obtaining possible funding from State and Federal sources.
- Policy 3.1.2 The City shall promote and encourage redevelopment of substandard or deteriorating housing through code enforcement.
- Objective 3.2 The CRA Agency shall analyze the need for facade improvements to commercial structures in the CRA by 2025. Commercial facilities that must comply with the Americans with Disabilities Act shall be included in the analysis.
- Policy 3.2.1 The need for facade improvements will be considered by the CRA Agency and the City Commission during the budget allocation of the Community Redevelopment Trust Funds and during at least one public hearing related to the Small Cities Community Development Block Grant application process.
- Objective 3.3 The CRA Agency shall annually review the need and feasibility of expansion.
- Objective 3.4 The CRA Agency may pay all or a portion of impact fees to develop vested lots inside the CRA with CRA funds to promote infill.
- Policy 3.3.1 Upon the determination by the CRA Agency that annexation is necessary, the Agency shall submit a report to the City Commission within six months.

Goal 4 **Environmental Goal: Create an attractive, safe and comfortable environment that is conducive to activities during the day and evenings.**

Objective 4.1 Maintain City services for sidewalk maintenance and landscaping. Continue to encourage building improvements by property owners.

Objective 4.2 Maintain policies to encourage shade tree and other canopy features in the pedestrian areas by 2025.

Objective 4.3 May develop a handbook to assist civic groups with community events to be held in the CRA. Continue to hold or host special community activities and events in the downtown to draw visitors and community members to the CRA by 2025.

Objective 4.4 Emphasize pedestrian orientation in the CRA through landscape features, pedestrian-scale lighting and street furniture. Begin a phased program by 2025.

Objective 4.5 Begin a visual enhancement program through the elimination of visual pollution by screening surface parking areas with landscaping or other means by 2025. Additional buffers between residential and commercial areas would aid in the beautification process.

Objective 4.6 Eliminate blighted and dilapidated structures to improve appearance of vacant lots and parcels by 2016.

Objective 4.7 Encourage the improvement of back lots and alleyways as a non-traditional open space for customers and downtown employees by 2025.

Objective 4.8 Continue to acquire, improve and maintain public park and recreation lands and facilities to promote and improve community cohesiveness and encourage redevelopment within the CRA.

Goal 5 **Transportation Goal: Continue to work with the MPO and other**

agencies to provide an integrated transportation system within and to the downtown.

- Objective 5.2 React to the results of the study completed regarding traffic circulation of the downtown and surrounding areas to determine the best circulation pattern.
- Objective 5.3 Provide appropriate traffic control devices, which are integrated with the design of the downtown and which will improve traffic accessibility and internal circulation by 2025.
- Objective 5.4 Develop a master plan for accessibility improvements for those with special needs within the redevelopment area by 2025. The Plan should include an analysis conducted on City owned properties located within the CRA.

Goal 6 Public Services Goal: Ensure the provision of adequate and efficient public services to support additional development in the CRA.

- Objective 6.1 A comprehensive analysis of existing utility facilities within the CRA is currently underway to determine each system's capacity as it relates to existing land uses and possible increases in land use.
- Policy 6.1.1 Continue to provide adequate City services and amenities in the CRA (such as parks & recreation facilities, parking and streetscaping) to encourage private investment in the CRA.
- Objective 6.2 Continue to repair or replace old or undersized water lines in the CRA as needed and in conjunction with other construction.
- Objective 6.3 Continue the retrofitting and installation of underground utilities within the redevelopment area. Leesburg Electric provides electricity and all new installations are underground. Retrofitting is beginning at the outer edge of their service boundary and will continue working its way inward.

Goal 7 Community Redevelopment Area Agency Goal: The CRA Agency shall aggressively develop, plan, finance and construct

improvements to the CRA in an effort to further the redevelopment effort.

Objective 7.1 The CRA Agency will continue to maintain a strong policy of utilizing redevelopment funds for those projects that can show justifiable gain in the property value or redevelopment impact in the CRA.

Policy 7.1.1 Create incentives for development in the CRA in order to achieve the desired mix of uses.

Objective 7.2 The CRA Agency may continue to allocate up to 10% of the funds generated by tax increment financing for the appointment or sponsorship staff that is responsible for development and redevelopment activities in the downtown and residential areas.

Objective 7.3 Development of a quarterly meeting schedule for the CRA Agency for the purposes of conducting and overseeing CRA business.

Objective 7.4 The CRA shall promote participation by local financial institutions in the CRA loan pool, which could be utilized in conjunction with funds maintained in the Redevelopment Trust Fund.

APPENDIX A - ADOPTED RESOLUTION

RESOLUTION 2006-022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PERTAINING TO COMMUNITY REDEVELOPMENT; FINDING THE AREAS DEPICTED ON ATTACHED EXHIBIT "A" TO BE SLUM AND BLIGHTED AREAS; FINDING THAT REHABILITATION, CONSERVATION, AND REDEVELOPMENT OF THE AREA IS NECESSARY IN THE INTERESTS OF THE PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE OF THE CITY RESIDENTS; ACCORDINGLY ACCEPTING THE RECOMMENDATION OF THE COMMUNITY REDEVELOPMENT AGENCY TO AMEND THE BOUNDARIES OF THE REDEVELOPMENT AREA OF THE COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park Community Redevelopment Agency finds and determines that the areas depicted on attached Exhibit "A" are slum and blighted areas; and

WHEREAS, the City of Fruitland Park Community Redevelopment Agency finds and determines that rehabilitation and redevelopment of the areas depicted on attached Exhibit "A" is necessary in the interests of public health, safety, and welfare; and

WHEREAS, City of Fruitland Park Community Redevelopment Agency accordingly recommends amending the boundaries of the current redevelopment area; and

WHEREAS, the City of Fruitland Park City Commission accepts the study attached hereto as Exhibit "B" and the recommendations to amend the boundaries of the Community Redevelopment Area.

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

Section 1. The report attached hereto as Exhibit "B" and incorporated herein by reference is hereby accepted as evidence of the presence of slum and blight, as defined in F.S. 163.340, and the need for redevelopment, rehabilitation, and conservation in the areas depicted on attached Exhibit "A."

Resolution 2006-022
Page Two

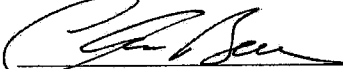
Section 2. The City Commission of the City of Fruitland Park finds and determines that the redevelopment, rehabilitation, and conservation of the area depicted on attached Exhibit "A" is necessary in the interests of the public health, safety, and welfare of the residents of the City of Fruitland Park.

Section 3. The City Commission of the City of Fruitland Park accordingly accepts the Fruitland Park Community Redevelopment Agency's recommendation to amend the current boundaries of the Redevelopment Area in the manner depicted on Exhibit "A" attached hereto and incorporated herein by reference.

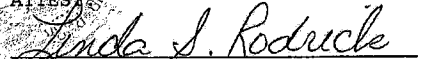
Section 4. The City Commission of the City of Fruitland Park hereby adopts the revised Community Redevelopment Plan reflecting the amended boundaries of the Community Redevelopment Area.

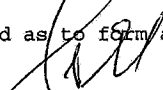
Section 5. This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Fruitland Park.

PASSED AND RESOLVED this 14th day of September, 2006 by the City Commission of the City of Fruitland Park, Florida.


Christopher J. Bell, Mayor




Linda S. Rodrick, CMC, City Clerk

Approved as to form and legality:

Scott A. Gerken, City Attorney

APPENDIX B – LEGAL DESCRIPTION

For a point-of-beginning, commence at the intersection of the northern right-of-way line of Cook Street and the western right-of-way line of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad, also being a boundary of the City limits of the city of Fruitland Park; thence run north, more or less, along the boundary of the City limits of the City of Fruitland Park to the southerly right-of-way line of Lake Ella Road; thence run East to the easterly right-of-way line of U. S. Highway 441 thence run south, more or less along the eastern boundary of the City of Fruitland Park as that boundary existed on March 2, 1995 to the southernmost point on the City limit boundary; thence run northwesterly, more or less along the boundary of the City of Fruitland Park to a point of intersection with the western right-of-way of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad; thence run northwesterly more or less along the western right-of-way line of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad to the southern right-of-way line of Berckman Street; thence run west along the southern right-of-way line of Berckman Street to the western right-of-way line of Rose Avenue; thence run north along the western right-of-way line of Rose Avenue to the northern right-of-way line of Fountain Street; thence run east along the northern right-of-way line of Fountain Street to the western right-of-way line of College Avenue; thence run north along the western right-of-way line of College Avenue to the northern right-of-way line of Miller Street; thence run east on the norther right-of-way line of Miller Street to the western right-of-way of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad; thence run north more or less along the western right-of-way line of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad to the northern right-of-way line of Cook Street/ also being the point-of-beginning of this description.

Less:

For a point-of-beginning, commence at the intersection of the southerly right-of-way line of Griffin Street and the westerly right-of-way line of Villa Avenue; thence run east along the southerly right-of-way line of Griffin Street to the southwesterly right-of-way line of Fox Hill Road; thence run southeasterly, more or less, along the southwesterly right-

of-way of Fox Hill Road to the western right-of-way line of Pennsylvania Avenue; thence run south along the western right-of-way line of Pennsylvania Avenue to a point which is due west of the southwest corner of Lot 45, according to the Plat of Casa Loma, as recorded in Plat Book 11, Page 74, Public Records of Lake County, Florida; thence run east to the southwest corner of said Lot 45; thence continue east along the southern boundary of Lots 45 and 44 of the Plat of Casa Loma to the southeast corner of Lot 44; thence run south along the western boundary of Lot 37 to the southwest corner of Lot 37; thence run east along the southern boundary of Lot 37 to the southeast corner of Lot 37; thence run south along the western boundary of Lot 31 to the southwest corner of Lot 31; thence run east along the southern boundaries of Lots 31 and 30 to the southeast corner of Lot 30; thence run south to the southerly right-of-way line of Forest Street a/k/a Myrtle Avenue; thence run east along the southerly right-of-way line of Forest Street to the northeast corner of Lot 13; thence run south along the eastern boundary lines of Lots 13 and 7 to the southerly right-of-way line of Palm Street a/k/a Palm Avenue; thence run east along the southerly line of Palm Street to the northeast corner of Lot 51 of the Plat of Park Heights, 1st Addition, as recorded in Plat Book 16, Page 15, Public Records of Lake County, Florida; thence run south along the eastern boundary line of Lots 51 through 62, inclusive, to the northerly boundary line of the Plat of Vagabond Villas, as recorded in Plat Book 17, Page 29, Public Records of Lake County, Florida; thence run east along the northerly boundary line of Vagabond Villas to the northwest corner of Lot 1 of Vagabond Villas; thence run southeasterly along the southwesterly boundary lines of Lot 1 to the northern right-of-way line of Grizzard Street a/k/a Vagabond Road; thence run south, more or less, to the northeast corner of Lot 42, Vagabond Villas; thence run south along the east line of Lot 42 to the northeast corner of the plat of Oaktree Terrace, as recorded in Plat Book 26, Page 65, Public Records of Lake County, Florida; thence run south along the east line of Oaktree Terrace and the east line of Lot 11 of the Plat of Springtree Subdivision, Unit 1, as recorded in Plat Book 23, Page 36, Public Records of Lake County, Florida, to the northerly right-of-way line of Dixie Avenue; thence run northwesterly along the northerly right-of-way line of Dixie Avenue to the eastern right-of-way line of Pennsylvania Avenue; thence run north along the eastern right-of-way line of Pennsylvania Avenue to the northern

right-of-way line of that certain vacated street formerly known as Golden Glow Circle; thence run westerly along the northerly right-of-way line of said vacated Golden Glow Circle to the northeasterly right-of-way line of Magnolia Avenue; thence run northwesterly along Magnolia Avenue to the southern right-of-way of Palm Avenue; thence run north to the southeasterly corner of Lot 4 of the Plat, Dream Lake, First Addition, as recorded in Plat Book 3, Page 13, Public Records of Lake County, Florida; thence run north along the eastern boundaries of Lots 4 and 3 to the northern right-of-way line of Forest Street; thence run westerly along the northern right-of-way line of Forest Street to the southeast corner of Lot 6, Dream Lake, First Addition; thence run north along the eastern boundary line of Lot 6 to the northeasterly right-of-way line of Sunset Way; thence run northwesterly along the northeastern right-of-way line of Sunset Way to the southeast corner of Lot 22 of the Plat of Dream Lake, as recorded in Plat Book 2, Page 39, Public Records of Lake County, Florida; thence run northeasterly along the southeast boundary line of Lot 22 to the shores of Dream Lake; thence run northwesterly along the shores of Dream Lake to the southernmost corner of Lot 14, Dream Lake; thence run northwesterly along the southwest boundary line of Lot 14 to the eastern right-of-way line of Dixie Avenue; thence run north along the eastern right-of-way line of Dixie Avenue to the southern right-of-way line of Fruitland Street; thence run northeasterly along the southern right-of-way line of Fruitland Street to the eastern boundary line of Lot 49, Dream Lake, if the boundary line was extended south to the southerly right-of-way line of Fruitland Street; thence run north along the eastern boundary line of Lots 49 through 65, inclusive, to the southern right-of-way line of Griffin Street; thence run east along the southern right-of-way line of Griffin Street to the point of beginning of this description.

APPENDIX C – 2013 ASSESSED VALUES

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1248574	No		\$18,259.00	VACANT RESIDENTIAL
1284171	No		\$611,691.00	VACANT COMMERCIAL
1248744	No		\$21,747.00	VACANT INSTITUTIONAL
1430631	No		\$11,765.00	
1430810	No		\$75,646.00	VACANT COMMERCIAL
1430941	No		\$37,594.00	VACANT COMMERCIAL
1430828	No		\$16,810.00	VACANT COMMERCIAL
1430909	No		\$72,913.00	VACANT COMMERCIAL
1433622	No		\$11,327.00	VACANT RESIDENTIAL
1431425	No		\$8,653.00	VACANT RESIDENTIAL
1430976	No		\$23,245.00	VACANT COMMERCIAL
1433240	No		\$10,604.00	VACANT RESIDENTIAL
1434696	No		\$23,917.00	VACANT COMMERCIAL
1434564	No		\$15,540.00	VACANT COMMERCIAL
1433002	No		\$19,742.00	VACANT RESIDENTIAL
1640431	No		\$14,825.00	VACANT RESIDENTIAL
1740614	No		\$183,197.00	VACANT COMMERCIAL
1740339	No		\$97,237.00	
1740398	No		\$94,849.00	VACANT COMMERCIAL
1719798	No		\$24,800.00	VACANT RESIDENTIAL
2719443	No		\$20,325.00	VACANT RESIDENTIAL
2759330	No		\$14,904.00	VACANT RESIDENTIAL
2788551	No		\$13,699.00	VACANT RESIDENTIAL
3327454	No		\$3,590.00	NON AGRICULTURAL ACREAGE
2919469	No		\$135,739.00	VACANT INDUSTRIAL
3315456	No		\$27,952.00	VACANT COMMERCIAL
3619200	No		\$17,770.00	VACANT COMMERCIAL
1288657	No		\$12,332.00	ORNAMENTAL NURSERY
1433908	No		\$168,735.00	VACANT COMMERCIAL
1432731	No		\$16,197.00	MUNICIPAL
1699754	No		\$47,408.00	VACANT COMMERCIAL
1639611	No		\$21,394.00	VACANT RESIDENTIAL
1017432	No		\$52,926.00	VACANT RESIDENTIAL
3828488	No		\$26,338.00	VACANT LAKEFRONT
3690991	No		\$8,834.00	
1284589	No		\$44,464.00	VACANT COMMERCIAL
1248311	No		\$405,679.00	PUBLIC SCHOOLS
1431859	No		\$5,657.00	VACANT RESIDENTIAL
1248761	No	C	\$1,907,405.00	CHURCH
1284465	No	C	\$238,351.00	AUTO SALES & REPAIR

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1248612	No	C	\$95,551.00	CHURCH
1248647	No	C	\$807,715.00	MUNICIPAL
1248477	No	C	\$62,899.00	UTILITIES
1248442	No	C	\$121,645.00	AUTO SALES & REPAIR
1248302	No	C	\$274,965.00	STORES 1 STORY
1248582	No	C	\$30,607.00	MUNICIPAL
1248752	No	C	\$648,895.00	CHURCH
1248256	No	C	\$160,247.00	SERVICE SHOPS
1284651	No	C	\$160,294.00	OFFICE 1 STORY
1284317	No	C	\$243,940.00	OPEN STORAGE
1287511	No	C	\$200,224.00	STORES 1 STORY
1170532	No	C	\$149,618.00	AUTO SALES & REPAIR
1248728	No	C	\$101,649.00	CLUBS, LODGES, UNION HALLS
1248663	No	C	\$61,362.00	MUNICIPAL
1284376	No	C	\$910,757.00	WAREHOUSING
1170524	No	C	\$209,797.00	SERVICE SHOPS
1287308	No	C	\$118,779.00	EXHIBITS / ATTRACTIONS
1284457	No	C	\$3,788,938.00	AUTO SALES & REPAIR
1284686	No	C	\$331,909.00	AUTO SALES & REPAIR
1170575	No	C	\$319,625.00	OFFICE 1 STORY
1248671	No	C	\$51,100.00	MUNICIPAL
1248434	No	C	\$247,827.00	CLUBS, LODGES, UNION HALLS
1284643	No	C	\$416,231.00	OFFICE 1 STORY
1285151	No	C	\$364,575.00	SERVICE SHOPS
1289076	No	C	\$217,732.00	STORES 1 STORY
1289033	No	C	\$243,146.00	RESTAURANTS
1288983	No	C	\$183,773.00	OFFICE 1 STORY
1430925	No	C	\$554,790.00	STORES 1 STORY
1430623	No	C	\$38,808.00	MUNICIPAL
1430950	No	C	\$122,233.00	DRIVE-IN RESTAURANT
1432332	No	C	\$97,727.00	STORES / RES. COMBO
1430739	No	C	\$45,498.00	AUTO SALES & REPAIR
1432375	No	C	\$63,950.00	AUTO SALES & REPAIR
1430968	No	C	\$179,159.00	RESTAURANTS
1434556	No	C	\$128,449.00	SERVICE SHOPS
1432383	No	C	\$228,713.00	AUTO SALES & REPAIR
1432740	No	C	\$431,817.00	MUNICIPAL
1430666	No	C	\$35,929.00	MUNICIPAL
1434611	No	C	\$146,519.00	STORES 1 STORY
1282691	No	C	\$202,996.00	STORES 1 STORY
1432120	No	C	\$132,906.00	CHURCH
1430984	No	C	\$252,407.00	AUTO SALES & REPAIR

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1432391	No	C	\$161,444.00	STORES 1 STORY
1432294	No	C	\$322,494.00	SERVICE SHOPS
1434734	No	C	\$71,708.00	AUTO SALES & REPAIR
1434718	No	C	\$92,895.00	STORES / RES. COMBO
1434700	No	C	\$111,265.00	STORES 1 STORY
1434742	No	C	\$95,664.00	OFFICE 1 STORY
1434581	No	C	\$108,759.00	SERVICE SHOPS
1434726	No	C	\$59,099.00	STORES 1 STORY
1639883	No	C	\$306,627.00	FINANCIALS
1640709	No	C	\$209,269.00	OFFICE 1 STORY
1639425	No	C	\$190,186.00	STORES 1 STORY
1740681	No	C	\$1,373,396.00	SHOPPING CENTER REG.
1740312	No	C	\$152,469.00	OFFICE 1 STORY
1699207	No	C	\$132,533.00	AUTO SALES & REPAIR
1800749	No	C	\$243,742.00	RESTAURANTS
1748909	No	C	\$56,190.00	STORES 1 STORY
1761620	No	C	\$58,168.00	MUNICIPAL
2545852	No	C	\$322,040.00	AUTO SALES & REPAIR
2612479	No	C	\$41,087.00	MUNICIPAL
2562706	No	C	\$223,985.00	OFFICE 1 STORY
1809576	No	C	\$40,258.00	MUNICIPAL
1719771	No	C	\$319,374.00	WAREHOUSING
2573864	No	C	\$186,654.00	STORES / RES. COMBO
2583649	No	C	\$137,248.00	OFFICE 1 STORY
2683538	No	C	\$25,749.00	MUNICIPAL
2683503	No	C	\$60,650.00	WAREHOUSING
2697113	No	C	\$305,431.00	STORES 1 STORY
2912740	No	C	\$826,784.00	OFFICE 1 STORY
3266382	No	C	\$616,142.00	CHURCH
2700467	No	C	\$281,856.00	OFFICE 1 STORY
1771650	No	C	\$578,340.00	OFFICE 1 STORY
3025873	No	C	\$140,442.00	OFFICE 1 STORY
2700505	No	C	\$145,460.00	SERVICE SHOPS
3029674	No	C	\$177,394.00	OPEN STORAGE
2919540	No	C	\$681,020.00	STORES 1 STORY
3281292	No	C	\$344,797.00	OFFICE 1 STORY
3329473	No	C	\$137,927.00	AUTO SALES & REPAIR
3314441	No	C	\$278,641.00	CHURCH
3541138	No	C	\$36,283.00	COUNTY
3541120	No	C	\$29,859.00	COUNTY
2717939	No	C	\$162,770.00	CLUBS, LODGES, UNION HALLS
3246233	No	C	\$131,109.00	SERVICE SHOPS

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Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
3559525	No	C	\$223,779.00	SHOPPING CENTER REG.
3559517	No	C	\$228,928.00	SHOPPING CENTER REG.
3559614	No	C	\$398,426.00	SHOPPING CENTER REG.
3613384	No	C	\$353,834.00	CHURCH
3785945	No	C	\$289,089.00	OFFICE 1 STORY
3801608	No	C	\$115,241.00	PROFESSIONAL BLDG.
3801510	No	C	\$202,755.00	STORES 1 STORY
1740673	No	C	\$1,940,559.00	AUTO SALES & REPAIR
1771587	No	C	\$258,663.00	WAREHOUSING
2853174	No	C	\$584,182.00	WAREHOUSING
1433894	No	C	\$375,953.00	FINANCIALS
1284333	No	C	\$1,601,579.00	SHOPPING CENTER REG.
2932376	No	C	\$299,503.00	WAREHOUSING
1740061	No	C	\$356,821.00	STATE
3462106	No	C	\$309,461.00	CHURCH
2898119	No	C	\$112,875.00	LIGHT MANUFACTURING
1430895	No	C	\$873,786.00	AUTO SALES & REPAIR
1740789	No	C	\$110,992.00	ORPHANAGES
1204101	No	C	\$312,359.00	LIGHT MANUFACTURING
1288975	No	C	\$184,568.00	STATE
1170559	No	C	\$85,364.00	LIGHT MANUFACTURING
1288908	No	C	\$462,750.00	STORES 1 STORY
3022963	No	C	\$1,095,482.00	SHOPPING CENTER REG.
1170613	No	C	\$281,767.00	STORES 1 STORY
1699720	No	C	\$437,333.00	RESTAURANTS
1287189	No	C	\$291,091.00	CHURCH
3518896	No	C	\$1,297,826.00	PROFESSIONAL BLDG.
2746955	No	C	\$310,394.00	PROFESSIONAL BLDG.
3703642	No	C	\$29,271.00	STORES 1 STORY
1431875	No	C	\$60,241.00	LIGHT MANUFACTURING
2872446	No	C	\$298,574.00	CHURCH
1431484	No	C	\$259,373.00	OFFICE 1 STORY
2764902	No	C	\$131,591.00	WAREHOUSING
2567708	No	C	\$579,826.00	AUTO SALES & REPAIR
1432111	No	C	\$1,111,797.00	CHURCH
2707003	No	C	\$205,545.00	PROFESSIONAL BLDG.
1433916	No	C	\$302,246.00	OFFICE 1 STORY
1248329	No	C	\$2,522,685.00	CHURCH
2942029	No	C	\$161,544.00	AUTO SALES & REPAIR
1248523	No	C	\$121,774.00	STORES 1 STORY
1170516	No	C	\$127,530.00	STORES 1 STORY
3800949	No	C	\$168,817.00	LIGHT MANUFACTURING

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1170451	No	C	\$41,338.00	COUNTY
1170605	No	C	\$1,622,764.00	DEPARTMENT STORES
1170605	No	C	\$1,622,764.00	DEPARTMENT STORES
3883632	No	C	\$80,018.00	SERVICE SHOPS
1284694	No	C	\$174,180.00	AUTO SALES & REPAIR
1771609	No	C	\$28,991.00	SERVICE SHOPS
2729171	No	C	\$69,645.00	SERVICE SHOPS
3883630	No	C	\$57,862.00	SERVICE SHOPS
1248680	No	C	\$262,065.00	MUNICIPAL
3883629	No	C	\$54,231.00	SERVICE SHOPS
3883631	No	C	\$45,572.00	SERVICE SHOPS
1284791	No	C	\$213,382.00	STORES 1 STORY
1170460	No	C	\$222,361.00	STORES / RES. COMBO
1433924	No	C	\$252,080.00	STORES 1 STORY
1118034	No	R	\$85,404.00	DRY SFR LOT
1248264	No	R	\$40,942.00	DRY SFR LOT
1248418	No	R	\$110,651.00	DRY SFR LOT
1248710	No	R	\$152,065.00	DRY SFR LOT
1248299	No	R	\$88,669.00	DRY SFR LOT
1248248	No	R	\$54,484.00	DRY SFR LOT
1248566	No	R	\$122,348.00	DRY SFR LOT
1248361	No	R	\$39,913.00	DRY SFR LOT
1248809	No	R	\$71,863.00	DRY SFR LOT
1248833	No	R	\$101,973.00	DRY SFR LOT
1248698	No	R	\$47,511.00	DRY SFR LOT
1639450	No	R	\$28,820.00	DRY SFR LOT
1248604	No	R	\$58,170.00	DRY SFR LOT
1248779	No	R	\$69,103.00	DRY SFR LOT
1248531	No	R	\$101,899.00	DRY SFR LOT
1249121	No	R	\$68,232.00	DRY SFR LOT
1248957	No	R	\$103,663.00	DRY SFR LOT
1249104	No	R	\$47,863.00	DRY SFR LOT
1248353	No	R	\$82,484.00	DRY SFR LOT
1248337	No	R	\$65,083.00	DRY SFR LOT
1248469	No	R	\$93,905.00	DRY SFR LOT
1248817	No	R	\$112,715.00	DRY SFR LOT
1249031	No	R	\$75,077.00	DRY SFR LOT
1248400	No	R	\$38,061.00	DRY SFR LOT
1248949	No	R	\$87,514.00	DRY SFR LOT
1248272	No	R	\$64,466.00	DRY SFR LOT
1248892	No	R	\$76,502.00	DRY SFR LOT
1170427	No	R	\$90,131.00	DRY SFR LOT

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Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1249074	No	R	\$119,160.00	DRY SFR LOT
1287367	No	R	\$83,279.00	DRY SFR LOT
1170281	No	R	\$74,363.00	DRY SFR LOT
1248426	No	R	\$48,811.00	DRY SFR LOT
1249066	No	R	\$76,301.00	DRY SFR LOT
1170397	No	R	\$101,664.00	DRY SFR LOT
1170311	No	R	\$74,560.00	DRY SFR LOT
1170346	No	R	\$97,266.00	DRY SFR LOT
1287456	No	R	\$82,936.00	DRY SFR LOT
1170362	No	R	\$63,438.00	DRY SFR LOT
1248795	No	R	\$70,496.00	DRY SFR LOT
1248973	No	R	\$48,523.00	DRY SFR LOT
1248558	No	R	\$93,776.00	DRY SFR LOT
1287570	No	R	\$89,127.00	DRY SFR LOT
1170320	No	R	\$88,487.00	DRY SFR LOT
1287545	No	R	\$47,730.00	DRY SFR LOT
1288525	No	R	\$78,571.00	DRY SFR LOT
1289262	No	R	\$68,425.00	DRY SFR LOT
1248485	No	R	\$65,250.00	DRY SFR LOT
1170354	No	R	\$65,587.00	DRY SFR LOT
1170443	No	R	\$26,666.00	DRY SFR LOT
1248451	No	R	\$70,404.00	DRY SFR LOT
1248876	No	R	\$56,975.00	DRY SFR LOT
1249082	No	R	\$73,726.00	DRY SFR LOT
1170303	No	R	\$68,488.00	DRY SFR LOT
1248591	No	R	\$173,915.00	DRY SFR LOT
1249091	No	R	\$71,428.00	DRY SFR LOT
1170257	No	R	\$65,626.00	DRY SFR LOT
1287375	No	R	\$81,508.00	DRY SFR LOT
1248540	No	R	\$35,154.00	DRY SFR LOT
1248884	No	R	\$45,007.00	DRY SFR LOT
1248868	No	R	\$70,996.00	DRY SFR LOT
1248965	No	R	\$82,546.00	DRY SFR LOT
1288509	No	R	\$189,636.00	LAKEFRONT SFR
1249112	No	R	\$91,896.00	DRY SFR LOT
1248981	No	R	\$55,711.00	DRY SFR LOT
1249139	No	R	\$54,535.00	DRY SFR LOT
1248990	No	R	\$28,149.00	DRY SFR LOT
1248931	No	R	\$91,234.00	DRY SFR LOT
1170290	No	R	\$85,722.00	DRY SFR LOT
1248825	No	R	\$52,905.00	DRY SFR LOT
1248787	No	R	\$63,908.00	DRY SFR LOT

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1324386	No	R	\$98,160.00	DRY SFR LOT
1324530	No	R	\$55,078.00	DRY SFR LOT
1324335	No	R	\$51,940.00	DRY SFR LOT
1324378	No	R	\$77,327.00	DRY SFR LOT
1324513	No	R	\$57,615.00	DRY SFR LOT
1324459	No	R	\$52,883.00	DRY SFR LOT
1324416	No	R	\$66,677.00	DRY SFR LOT
1324556	No	R	\$58,471.00	DRY SFR LOT
1324483	No	R	\$45,449.00	DRY SFR LOT
1324572	No	R	\$70,596.00	DRY SFR LOT
1324360	No	R	\$92,339.00	MULTI FAMILY 10 - UNITS
1319927	No	R	\$138,458.00	DRY SFR LOT
1324424	No	R	\$48,003.00	DRY SFR LOT
1324505	No	R	\$58,870.00	DRY SFR LOT
1324521	No	R	\$55,255.00	DRY SFR LOT
1324599	No	R	\$55,354.00	DRY SFR LOT
1430763	No	R	\$26,076.00	DRY SFR LOT
1430607	No	R	\$201,556.00	DRY SFR LOT
1430640	No	R	\$45,241.00	DRY SFR LOT
1324581	No	R	\$53,270.00	DRY SFR LOT
1324491	No	R	\$53,144.00	DRY SFR LOT
1430887	No	R	\$35,381.00	DRY SFR LOT
1324467	No	R	\$85,153.00	DRY SFR LOT
1324475	No	R	\$45,392.00	DRY SFR LOT
1430534	No	R	\$80,327.00	DRY SFR LOT
1431107	No	R	\$60,685.00	DRY SFR LOT
1431263	No	R	\$57,849.00	DRY SFR LOT
1430721	No	R	\$49,121.00	DRY SFR LOT
1430879	No	R	\$33,357.00	DRY SFR LOT
1430771	No	R	\$42,575.00	DRY SFR LOT
1430747	No	R	\$46,192.00	DRY SFR LOT
1431280	No	R	\$94,093.00	DRY SFR LOT
1324564	No	R	\$55,864.00	DRY SFR LOT
1430658	No	R	\$49,734.00	DRY SFR LOT
1430704	No	R	\$73,171.00	DRY SFR LOT
1324351	No	R	\$70,293.00	DRY SFR LOT
1324408	No	R	\$72,526.00	DRY SFR LOT
1430615	No	R	\$151,509.00	DRY SFR LOT
1430798	No	R	\$36,403.00	DRY SFR LOT
1431069	No	R	\$60,718.00	DRY SFR LOT
1431018	No	R	\$66,974.00	DRY SFR LOT
1431221	No	R	\$65,376.00	DRY SFR LOT

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1432090	No	R	\$53,144.00	DRY SFR LOT
1432570	No	R	\$65,417.00	DRY SFR LOT
1432839	No	R	\$82,016.00	DRY SFR LOT
1430712	No	R	\$56,249.00	DRY SFR LOT
1431034	No	R	\$163,968.00	DRY SFR LOT
1431379	No	R	\$43,911.00	DRY SFR LOT
1432600	No	R	\$70,775.00	DRY SFR LOT
1432626	No	R	\$77,552.00	DRY SFR LOT
1431042	No	R	\$61,530.00	DRY SFR LOT
1430569	No	R	\$90,483.00	DRY SFR LOT
1433177	No	R	\$56,431.00	DRY SFR LOT
1430691	No	R	\$48,793.00	DRY SFR LOT
1431212	No	R	\$35,111.00	DRY SFR LOT
1433304	No	R	\$69,353.00	DRY SFR LOT
1433509	No	R	\$50,062.00	DRY SFR LOT
1433649	No	R	\$45,632.00	DRY SFR LOT
1431689	No	R	\$77,790.00	DRY SFR LOT
1432162	No	R	\$50,075.00	DRY SFR LOT
1431441	No	R	\$61,917.00	DRY SFR LOT
1433100	No	R	\$51,186.00	DRY SFR LOT
1433266	No	R	\$70,760.00	DRY SFR LOT
1430933	No	R	\$36,866.00	DRY SFR LOT
1432006	No	R	\$50,620.00	DRY SFR LOT
1432014	No	R	\$57,783.00	DRY SFR LOT
1432634	No	R	\$122,077.00	DRY SFR LOT
1431778	No	R	\$41,792.00	DRY SFR LOT
1430861	No	R	\$33,301.00	DRY SFR LOT
1431115	No	R	\$60,988.00	DRY SFR LOT
1432499	No	R	\$63,355.00	DRY SFR LOT
1432758	No	R	\$137,833.00	DRY SFR LOT
1433274	No	R	\$44,246.00	DRY SFR LOT
1433061	No	R	\$48,165.00	DRY SFR LOT
1431085	No	R	\$60,619.00	DRY SFR LOT
1433452	No	R	\$51,730.00	DRY SFR LOT
1431433	No	R	\$45,868.00	DRY SFR LOT
1431891	No	R	\$46,604.00	DRY SFR LOT
1431336	No	R	\$46,424.00	DRY SFR LOT
1431743	No	R	\$52,657.00	DRY SFR LOT
1433126	No	R	\$56,513.00	DRY SFR LOT
1433282	No	R	\$63,326.00	DRY SFR LOT
1433428	No	R	\$67,092.00	DRY SFR LOT
1432308	No	R	\$130,717.00	DRY SFR LOT

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1433444	No	R	\$53,954.00	DRY SFR LOT
1432235	No	R	\$79,948.00	DRY SFR LOT
1431727	No	R	\$67,793.00	DRY SFR LOT
1432669	No	R	\$73,765.00	DRY SFR LOT
1432928	No	R	\$57,096.00	DRY SFR LOT
1433011	No	R	\$80,502.00	DRY SFR LOT
1433363	No	R	\$49,887.00	DRY SFR LOT
1433959	No	R	\$61,836.00	DRY SFR LOT
1433975	No	R	\$66,743.00	DRY SFR LOT
1434203	No	R	\$30,245.00	DRY SFR LOT
1430780	No	R	\$40,978.00	DRY SFR LOT
1432863	No	R	\$41,265.00	DRY SFR LOT
1432197	No	R	\$55,033.00	DRY SFR LOT
1434246	No	R	\$67,733.00	DRY SFR LOT
1432871	No	R	\$57,804.00	DRY SFR LOT
1433193	No	R	\$46,616.00	DRY SFR LOT
1431468	No	R	\$146,661.00	DRY SFR LOT
1431077	No	R	\$60,495.00	DRY SFR LOT
1431409	No	R	\$58,825.00	DRY SFR LOT
1432618	No	R	\$82,641.00	DRY SFR LOT
1431786	No	R	\$58,472.00	DRY SFR LOT
1432651	No	R	\$83,957.00	DRY SFR LOT
1431271	No	R	\$134,334.00	DRY SFR LOT
1431972	No	R	\$53,625.00	DRY SFR LOT
1432154	No	R	\$48,064.00	DRY SFR LOT
1431026	No	R	\$61,402.00	DRY SFR LOT
1433070	No	R	\$54,188.00	DRY SFR LOT
1432065	No	R	\$57,652.00	DRY SFR LOT
1432774	No	R	\$88,647.00	DRY SFR LOT
1433525	No	R	\$51,269.00	DRY SFR LOT
1432022	No	R	\$55,771.00	DRY SFR LOT
1432189	No	R	\$43,505.00	DRY SFR LOT
1433053	No	R	\$55,802.00	DRY SFR LOT
1433215	No	R	\$48,684.00	DRY SFR LOT
1433746	No	R	\$37,447.00	DRY SFR LOT
1434777	No	R	\$49,570.00	MULTI FAMILY 10 - UNITS
1431247	No	R	\$55,000.00	DRY SFR LOT
1432855	No	R	\$51,179.00	DRY SFR LOT
1431352	No	R	\$52,069.00	DRY SFR LOT
1431981	No	R	\$45,673.00	DRY SFR LOT
1432073	No	R	\$69,214.00	DRY SFR LOT
1433461	No	R	\$52,999.00	DRY SFR LOT

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1432979	No	R	\$42,945.00	DRY SFR LOT
1433665	No	R	\$40,464.00	DRY SFR LOT
1433827	No	R	\$48,402.00	DRY SFR LOT
1432847	No	R	\$49,844.00	DRY SFR LOT
1432898	No	R	\$43,952.00	DRY SFR LOT
1433738	No	R	\$50,304.00	DRY SFR LOT
1430593	No	R	\$150,853.00	DRY SFR LOT
1433576	No	R	\$39,792.00	DRY SFR LOT
1433584	No	R	\$34,679.00	DRY SFR LOT
1433754	No	R	\$44,275.00	DRY SFR LOT
1430682	No	R	\$43,468.00	DRY SFR LOT
1434769	No	R	\$36,247.00	MH ACRE / LT NOT IN PARK
1430755	No	R	\$37,896.00	DRY SFR LOT
1432693	No	R	\$69,142.00	DRY SFR LOT
1431093	No	R	\$60,238.00	DRY SFR LOT
1432936	No	R	\$42,197.00	DRY SFR LOT
1432146	No	R	\$49,825.00	DRY SFR LOT
1432766	No	R	\$106,611.00	DRY SFR LOT
1434483	No	R	\$20,824.00	OWNER LAND MH SUB
1430674	No	R	\$43,434.00	DRY SFR LOT
1432219	No	R	\$91,223.00	DRY SFR LOT
1433720	No	R	\$40,579.00	DRY SFR LOT
1434238	No	R	\$47,951.00	DRY SFR LOT
1433479	No	R	\$56,383.00	DRY SFR LOT
1433631	No	R	\$38,514.00	DRY SFR LOT
1434149	No	R	\$61,581.00	DRY SFR LOT
1434301	No	R	\$63,236.00	DRY SFR LOT
1434637	No	R	\$188,830.00	DRY SFR LOT
1432642	No	R	\$68,615.00	DRY SFR LOT
1433151	No	R	\$62,526.00	DRY SFR LOT
1433517	No	R	\$50,305.00	DRY SFR LOT
1434181	No	R	\$44,070.00	DRY SFR LOT
1432138	No	R	\$109,569.00	DRY SFR LOT
1432987	No	R	\$52,365.00	DRY SFR LOT
1430801	No	R	\$39,431.00	DRY SFR LOT
1431140	No	R	\$84,914.00	DRY SFR LOT
1432715	No	R	\$79,063.00	DRY SFR LOT
1433045	No	R	\$54,037.00	DRY SFR LOT
1430836	No	R	\$63,683.00	DRY SFR LOT
1433223	No	R	\$44,990.00	DRY SFR LOT
1431395	No	R	\$80,583.00	DRY SFR LOT
1432961	No	R	\$42,270.00	DRY SFR LOT

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1433142	No	R	\$62,570.00	DRY SFR LOT
1431760	No	R	\$35,335.00	DRY SFR LOT
1433134	No	R	\$58,876.00	DRY SFR LOT
1433835	No	R	\$52,967.00	DRY SFR LOT
1431999	No	R	\$35,043.00	DRY SFR LOT
1433371	No	R	\$74,741.00	DRY SFR LOT
1433495	No	R	\$48,794.00	DRY SFR LOT
1433991	No	R	\$66,593.00	DRY SFR LOT
1434688	No	R	\$49,444.00	DRY SFR LOT
1434025	No	R	\$61,169.00	DRY SFR LOT
1434378	No	R	\$42,335.00	DRY SFR LOT
1433088	No	R	\$49,393.00	DRY SFR LOT
1434441	No	R	\$21,227.00	OWNER LAND MH SUB
1432821	No	R	\$104,024.00	DRY SFR LOT
1433681	No	R	\$38,587.00	DRY SFR LOT
1433843	No	R	\$47,116.00	DRY SFR LOT
1433533	No	R	\$49,459.00	DRY SFR LOT
1432201	No	R	\$51,149.00	DRY SFR LOT
1432561	No	R	\$74,393.00	DRY SFR LOT
1431964	No	R	\$68,427.00	DRY SFR LOT
1432952	No	R	\$45,027.00	DRY SFR LOT
1433657	No	R	\$44,430.00	DRY SFR LOT
1434521	No	R	\$13,892.00	MH ACRE / LT NOT IN PARK
1433851	No	R	\$35,576.00	DRY SFR LOT
1432685	No	R	\$76,341.00	DRY SFR LOT
1432430	No	R	\$119,321.00	DRY SFR LOT
1433801	No	R	\$41,381.00	DRY SFR LOT
1435021	No	R	\$72,094.00	DRY SFR LOT
1433690	No	R	\$53,631.00	DRY SFR LOT
1432901	No	R	\$70,169.00	DRY SFR LOT
1431662	No	R	\$54,479.00	DRY SFR LOT
1433568	No	R	\$61,319.00	DRY SFR LOT
1432553	No	R	\$55,695.00	DRY SFR LOT
1433410	No	R	\$52,241.00	DRY SFR LOT
1432707	No	R	\$76,476.00	DRY SFR LOT
1432880	No	R	\$39,737.00	DRY SFR LOT
1433096	No	R	\$56,933.00	DRY SFR LOT
1433614	No	R	\$48,876.00	DRY SFR LOT
1433703	No	R	\$37,740.00	DRY SFR LOT
1432910	No	R	\$53,968.00	DRY SFR LOT
1432677	No	R	\$70,352.00	DRY SFR LOT
1433258	No	R	\$46,341.00	DRY SFR LOT

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1433860	No	R	\$37,315.00	DRY SFR LOT
1434548	No	R	\$62,989.00	DRY SFR LOT
1433169	No	R	\$52,490.00	DRY SFR LOT
1433592	No	R	\$50,621.00	DRY SFR LOT
1431751	No	R	\$51,667.00	DRY SFR LOT
1433487	No	R	\$54,479.00	DRY SFR LOT
1434009	No	R	\$57,156.00	DRY SFR LOT
1434173	No	R	\$57,385.00	DRY SFR LOT
1434505	No	R	\$13,893.00	OWNER LAND MH SUB
1434670	No	R	\$33,559.00	DRY SFR LOT
1432944	No	R	\$59,531.00	DRY SFR LOT
1431239	No	R	\$75,928.00	DRY SFR LOT
1432456	No	R	\$64,612.00	DRY SFR LOT
1433291	No	R	\$49,025.00	DRY SFR LOT
1433312	No	R	\$74,501.00	DRY SFR LOT
1434165	No	R	\$56,146.00	DRY SFR LOT
1431301	No	R	\$45,213.00	DRY SFR LOT
1433207	No	R	\$74,388.00	DRY SFR LOT
1431123	No	R	\$60,456.00	DRY SFR LOT
1433711	No	R	\$46,147.00	DRY SFR LOT
1433037	No	R	\$49,706.00	DRY SFR LOT
1433380	No	R	\$68,536.00	DRY SFR LOT
1432995	No	R	\$47,579.00	DRY SFR LOT
1433673	No	R	\$37,868.00	DRY SFR LOT
1433339	No	R	\$67,322.00	DRY SFR LOT
1434530	No	R	\$12,664.00	OWNER LAND MH SUB
1432529	No	R	\$81,285.00	DRY SFR LOT
1434912	No	R	\$79,495.00	DRY SFR LOT
1433789	No	R	\$36,013.00	DRY SFR LOT
1434041	No	R	\$54,882.00	DRY SFR LOT
1434220	No	R	\$45,459.00	DRY SFR LOT
1433550	No	R	\$50,908.00	DRY SFR LOT
1431131	No	R	\$60,495.00	DRY SFR LOT
1432171	No	R	\$61,569.00	DRY SFR LOT
1434645	No	R	\$30,020.00	DRY SFR LOT
1434891	No	R	\$59,338.00	DRY SFR LOT
1435056	No	R	\$53,878.00	DRY SFR LOT
1434921	No	R	\$59,283.00	DRY SFR LOT
1434939	No	R	\$68,421.00	DRY SFR LOT
1521068	No	R	\$43,872.00	DRY SFR LOT
1434751	No	R	\$39,273.00	DRY SFR LOT
1435099	No	R	\$57,593.00	DRY SFR LOT

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1435102	No	R	\$55,332.00	DRY SFR LOT
1434572	No	R	\$31,481.00	DRY SFR LOT
1520908	No	R	\$52,059.00	DRY SFR LOT
1521050	No	R	\$51,022.00	DRY SFR LOT
1431387	No	R	\$31,087.00	DRY SFR LOT
1431735	No	R	\$40,817.00	DRY SFR LOT
1433878	No	R	\$38,844.00	DRY SFR LOT
1434131	No	R	\$91,309.00	DRY SFR LOT
1434467	No	R	\$17,104.00	OWNER LAND MH SUB
1434980	No	R	\$57,306.00	DRY SFR LOT
1434785	No	R	\$25,436.00	DRY SFR LOT
1434963	No	R	\$66,553.00	DRY SFR LOT
1434157	No	R	\$62,081.00	DRY SFR LOT
1520843	No	R	\$54,128.00	DRY SFR LOT
1432081	No	R	\$66,961.00	DRY SFR LOT
1432448	No	R	\$90,335.00	DRY SFR LOT
1433118	No	R	\$36,792.00	DRY SFR LOT
1520754	No	R	\$59,497.00	DRY SFR LOT
1520916	No	R	\$68,992.00	DRY SFR LOT
1520860	No	R	\$57,996.00	DRY SFR LOT
1520771	No	R	\$42,827.00	DRY SFR LOT
1521025	No	R	\$42,160.00	DRY SFR LOT
1432227	No	R	\$59,951.00	DRY SFR LOT
1433029	No	R	\$118,523.00	DRY SFR LOT
1520801	No	R	\$47,251.00	DRY SFR LOT
1520975	No	R	\$65,154.00	DRY SFR LOT
1431361	No	R	\$114,442.00	DRY SFR LOT
1431808	No	R	\$18,845.00	DRY SFR LOT
1432421	No	R	\$125,068.00	DRY SFR LOT
1433185	No	R	\$47,058.00	DRY SFR LOT
1434459	No	R	\$22,806.00	OWNER LAND MH SUB
1434955	No	R	\$78,708.00	DRY SFR LOT
1520746	No	R	\$40,634.00	DRY SFR LOT
1433355	No	R	\$82,019.00	DRY SFR LOT
1431298	No	R	\$85,240.00	DRY SFR LOT
1434408	No	R	\$18,665.00	OWNER LAND MH SUB
1434882	No	R	\$69,096.00	DRY SFR LOT
1431417	No	R	\$55,391.00	DRY SFR LOT
1433321	No	R	\$50,779.00	DRY SFR LOT
1433967	No	R	\$79,457.00	DRY SFR LOT
1434475	No	R	\$16,161.00	OWNER LAND MH SUB
1434033	No	R	\$64,648.00	DRY SFR LOT

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1435064	No	R	\$58,673.00	DRY SFR LOT
1434076	No	R	\$70,003.00	DRY SFR LOT
1434998	No	R	\$57,416.00	DRY SFR LOT
1433436	No	R	\$49,022.00	DRY SFR LOT
1433941	No	R	\$63,257.00	DRY SFR LOT
1520762	No	R	\$54,747.00	DRY SFR LOT
1433762	No	R	\$42,953.00	DRY SFR LOT
1434629	No	R	\$89,735.00	DRY SFR LOT
1433606	No	R	\$49,703.00	DRY SFR LOT
1433401	No	R	\$55,467.00	DRY SFR LOT
1433231	No	R	\$59,602.00	DRY SFR LOT
1434084	No	R	\$63,221.00	DRY SFR LOT
1434947	No	R	\$61,972.00	DRY SFR LOT
1434190	No	R	\$107,951.00	DRY SFR LOT
1433983	No	R	\$80,409.00	DRY SFR LOT
1434653	No	R	\$21,814.00	MULTI FAMILY 10 - UNITS
1435030	No	R	\$53,780.00	DRY SFR LOT
1520886	No	R	\$66,456.00	DRY SFR LOT
1520819	No	R	\$47,434.00	DRY SFR LOT
1435005	No	R	\$54,552.00	DRY SFR LOT
1434840	No	R	\$38,324.00	DRY SFR LOT
1520983	No	R	\$49,048.00	DRY SFR LOT
1520932	No	R	\$58,689.00	DRY SFR LOT
1434904	No	R	\$56,336.00	DRY SFR LOT
1435081	No	R	\$54,642.00	DRY SFR LOT
1435072	No	R	\$56,802.00	DRY SFR LOT
1521041	No	R	\$45,700.00	DRY SFR LOT
1434858	No	R	\$84,852.00	DRY SFR LOT
1520959	No	R	\$53,275.00	DRY SFR LOT
1520703	No	R	\$85,610.00	DRY SFR LOT
1434068	No	R	\$62,273.00	DRY SFR LOT
1520924	No	R	\$63,189.00	DRY SFR LOT
1521092	No	R	\$54,797.00	DRY SFR LOT
1431000	No	R	\$63,520.00	DRY SFR LOT
1520941	No	R	\$68,744.00	DRY SFR LOT
1433771	No	R	\$40,773.00	DRY SFR LOT
1433819	No	R	\$68,558.00	DRY SFR LOT
1434823	No	R	\$43,953.00	DRY SFR LOT
1433541	No	R	\$48,560.00	DRY SFR LOT
1521076	No	R	\$67,162.00	DRY SFR LOT
1433797	No	R	\$50,110.00	DRY SFR LOT
1434050	No	R	\$74,503.00	DRY SFR LOT

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1434211	No	R	\$78,166.00	DRY SFR LOT
1434971	No	R	\$58,691.00	DRY SFR LOT
1520835	No	R	\$60,156.00	DRY SFR LOT
1520878	No	R	\$52,253.00	DRY SFR LOT
1521033	No	R	\$55,858.00	DRY SFR LOT
1434122	No	R	\$89,541.00	DRY SFR LOT
1520991	No	R	\$40,513.00	DRY SFR LOT
1520711	No	R	\$52,750.00	DRY SFR LOT
1434491	No	R	\$17,527.00	OWNER LAND MH SUB
1520797	No	R	\$69,677.00	DRY SFR LOT
1520827	No	R	\$58,165.00	DRY SFR LOT
1521009	No	R	\$35,217.00	DRY SFR LOT
1520851	No	R	\$53,828.00	DRY SFR LOT
1521017	No	R	\$55,548.00	DRY SFR LOT
1452813	No	R	\$86,566.00	DRY SFR LOT
1520789	No	R	\$44,808.00	DRY SFR LOT
1520967	No	R	\$72,729.00	DRY SFR LOT
1452805	No	R	\$67,652.00	DRY SFR LOT
1434866	No	R	\$37,979.00	DRY SFR LOT
1435048	No	R	\$53,617.00	DRY SFR LOT
1585163	No	R	\$88,420.00	DRY SFR LOT
1435111	No	R	\$55,164.00	DRY SFR LOT
1640849	No	R	\$56,335.00	DRY SFR LOT
1639484	No	R	\$28,836.00	MH ACRE / LT NOT IN PARK
1640121	No	R	\$45,795.00	DRY SFR LOT
1640857	No	R	\$56,613.00	DRY SFR LOT
1639662	No	R	\$67,554.00	DRY SFR LOT
1639972	No	R	\$109,191.00	DRY SFR LOT
1639336	No	R	\$48,635.00	DRY SFR LOT
1640792	No	R	\$53,884.00	DRY SFR LOT
1639476	No	R	\$58,296.00	DRY SFR LOT
1640776	No	R	\$90,279.00	DRY SFR LOT
1639409	No	R	\$80,909.00	DRY SFR LOT
1640211	No	R	\$104,027.00	DRY SFR LOT
1640555	No	R	\$43,566.00	DRY SFR LOT
1639719	No	R	\$60,299.00	DRY SFR LOT
1640041	No	R	\$93,404.00	DRY SFR LOT
1639646	No	R	\$83,497.00	DRY SFR LOT
1640415	No	R	\$56,283.00	DRY SFR LOT
1640725	No	R	\$42,015.00	DRY SFR LOT
1640814	No	R	\$58,944.00	DRY SFR LOT
1639841	No	R	\$218,771.00	DRY SFR LOT

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1639506	No	R	\$86,682.00	DRY SFR LOT
1639891	No	R	\$34,075.00	DRY SFR LOT
1639387	No	R	\$98,934.00	DRY SFR LOT
1640385	No	R	\$79,912.00	DRY SFR LOT
1640393	No	R	\$58,008.00	DRY SFR LOT
1639701	No	R	\$68,931.00	DRY SFR LOT
1640610	No	R	\$14,618.00	OWNER LAND MH SUB
1640105	No	R	\$50,512.00	DRY SFR LOT
1639492	No	R	\$70,556.00	DRY SFR LOT
1640466	No	R	\$42,685.00	DRY SFR LOT
1639638	No	R	\$28,856.00	DRY SFR LOT
1640458	No	R	\$59,299.00	DRY SFR LOT
1639875	No	R	\$47,484.00	DRY SFR LOT
1248736	No	R	\$52,033.00	DRY SFR LOT
1640342	No	R	\$60,857.00	DRY SFR LOT
1639433	No	R	\$48,002.00	DRY SFR LOT
1640326	No	R	\$60,768.00	DRY SFR LOT
1639344	No	R	\$59,047.00	DRY SFR LOT
1639654	No	R	\$48,543.00	DRY SFR LOT
1639671	No	R	\$50,585.00	DRY SFR LOT
1640521	No	R	\$41,720.00	DRY SFR LOT
1640407	No	R	\$58,893.00	DRY SFR LOT
1639620	No	R	\$56,412.00	DRY SFR LOT
1639361	No	R	\$62,036.00	DRY SFR LOT
1639913	No	R	\$54,731.00	DRY SFR LOT
1640253	No	R	\$61,805.00	DRY SFR LOT
1640741	No	R	\$59,228.00	DRY SFR LOT
1639549	No	R	\$118,882.00	DRY SFR LOT
1640369	No	R	\$132,058.00	DRY SFR LOT
1640768	No	R	\$60,383.00	DRY SFR LOT
1640148	No	R	\$76,657.00	DRY SFR LOT
1639441	No	R	\$82,341.00	DRY SFR LOT
1639468	No	R	\$45,730.00	DRY SFR LOT
1639921	No	R	\$103,812.00	DRY SFR LOT
1640539	No	R	\$51,994.00	DRY SFR LOT
1639352	No	R	\$57,057.00	DRY SFR LOT
1639379	No	R	\$39,221.00	DRY SFR LOT
1639905	No	R	\$114,492.00	DRY SFR LOT
1640334	No	R	\$77,807.00	DRY SFR LOT
1640423	No	R	\$61,550.00	DRY SFR LOT
1640091	No	R	\$58,921.00	DRY SFR LOT
1640440	No	R	\$44,815.00	DRY SFR LOT

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1639956	No	R	\$60,695.00	DRY SFR LOT
1640130	No	R	\$61,321.00	DRY SFR LOT
1640474	No	R	\$64,131.00	DRY SFR LOT
1640679	No	R	\$46,354.00	DRY SFR LOT
1639964	No	R	\$83,160.00	DRY SFR LOT
1640288	No	R	\$61,085.00	DRY SFR LOT
1639948	No	R	\$64,678.00	DRY SFR LOT
1640296	No	R	\$68,927.00	DRY SFR LOT
1640687	No	R	\$17,719.00	DRY SFR LOT
1639573	No	R	\$96,643.00	DRY SFR LOT
1640229	No	R	\$48,626.00	DRY SFR LOT
1639417	No	R	\$77,555.00	DRY SFR LOT
1639590	No	R	\$77,397.00	DRY SFR LOT
1639395	No	R	\$266,637.00	DRY SFR LOT
1640032	No	R	\$39,850.00	DRY SFR LOT
1640351	No	R	\$57,406.00	DRY SFR LOT
1640717	No	R	\$71,452.00	DRY SFR LOT
1640547	No	R	\$62,900.00	DRY SFR LOT
1640784	No	R	\$65,645.00	DRY SFR LOT
1761646	No	R	\$55,657.00	DRY SFR LOT
1639514	No	R	\$96,440.00	DRY SFR LOT
1640164	No	R	\$41,322.00	DRY SFR LOT
1640806	No	R	\$70,541.00	DRY SFR LOT
1640601	No	R	\$17,114.00	OWNER LAND MH SUB
1761662	No	R	\$46,246.00	DRY SFR LOT
1640202	No	R	\$59,549.00	DRY SFR LOT
1740371	No	R	\$60,125.00	DRY SFR LOT
1639697	No	R	\$61,872.00	DRY SFR LOT
1640199	No	R	\$72,551.00	DRY SFR LOT
1639531	No	R	\$48,631.00	DRY SFR LOT
1640261	No	R	\$93,422.00	DRY SFR LOT
1640318	No	R	\$108,211.00	DRY SFR LOT
1740380	No	R	\$68,678.00	DRY SFR LOT
1639581	No	R	\$103,923.00	DRY SFR LOT
1793858	No	R	\$40,336.00	DRY SFR LOT
2514078	No	R	\$116,720.00	DRY SFR LOT
1793700	No	R	\$47,726.00	DRY SFR LOT
1793866	No	R	\$69,405.00	DRY SFR LOT
1793769	No	R	\$94,057.00	DRY SFR LOT
1793742	No	R	\$62,107.00	DRY SFR LOT
1793793	No	R	\$63,083.00	DRY SFR LOT
1740304	No	R	\$66,261.00	DRY SFR LOT

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1793815	No	R	\$66,222.00	DRY SFR LOT
1699517	No	R	\$92,413.00	DRY SFR LOT
1793734	No	R	\$52,366.00	DRY SFR LOT
1793874	No	R	\$61,371.00	DRY SFR LOT
1740363	No	R	\$88,505.00	DRY SFR LOT
1715580	No	R	\$107,616.00	DRY SFR LOT
2517484	No	R	\$157,590.00	DRY SFR LOT
1749115	No	R	\$40,534.00	DRY SFR LOT
1749361	No	R	\$62,638.00	DRY SFR LOT
2565675	No	R	\$90,755.00	MULTI FAMILY 10 - UNITS
1749077	No	R	\$51,074.00	DRY SFR LOT
1749166	No	R	\$56,433.00	DRY SFR LOT
1749158	No	R	\$48,921.00	DRY SFR LOT
1809550	No	R	\$59,013.00	DRY SFR LOT
1748950	No	R	\$52,067.00	DRY SFR LOT
1748925	No	R	\$58,164.00	DRY SFR LOT
1749093	No	R	\$45,970.00	DRY SFR LOT
1749344	No	R	\$80,659.00	DRY SFR LOT
1748984	No	R	\$97,838.00	DRY SFR LOT
1749182	No	R	\$38,243.00	DRY SFR LOT
1793807	No	R	\$73,958.00	DRY SFR LOT
1749123	No	R	\$56,476.00	DRY SFR LOT
1749034	No	R	\$97,258.00	DRY SFR LOT
1749026	No	R	\$52,814.00	DRY SFR LOT
1749042	No	R	\$86,514.00	DRY SFR LOT
1818320	No	R	\$101,763.00	DRY SFR LOT
1761786	No	R	\$44,405.00	DRY SFR LOT
1749051	No	R	\$67,150.00	DRY SFR LOT
1748968	No	R	\$66,094.00	DRY SFR LOT
1818354	No	R	\$200,747.00	DRY SFR LOT
2520540	No	R	\$76,101.00	DRY SFR LOT
1761719	No	R	\$100,463.00	DRY SFR LOT
1761727	No	R	\$29,575.00	DRY SFR LOT
2612916	No	R	\$83,048.00	DRY SFR LOT
1749131	No	R	\$35,984.00	DRY SFR LOT
1761638	No	R	\$33,133.00	DRY SFR LOT
1818435	No	R	\$74,100.00	DRY SFR LOT
1818290	No	R	\$48,527.00	DRY SFR LOT
2565292	No	R	\$93,975.00	DRY SFR LOT
1749085	No	R	\$47,283.00	DRY SFR LOT
1793718	No	R	\$75,644.00	MULTI FAMILY 10 - UNITS
1749174	No	R	\$34,968.00	DRY SFR LOT

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1761603	No	R	\$43,890.00	DRY SFR LOT
1761751	No	R	\$58,725.00	DRY SFR LOT
1818214	No	R	\$97,940.00	DRY SFR LOT
1818346	No	R	\$55,144.00	DRY SFR LOT
1818397	No	R	\$51,590.00	DRY SFR LOT
2612487	No	R	\$68,141.00	DRY SFR LOT
1818222	No	R	\$61,923.00	DRY SFR LOT
1761832	No	R	\$23,183.00	OWNER LAND MH SUB
2520531	No	R	\$89,686.00	DRY SFR LOT
2565381	No	R	\$41,929.00	DRY SFR LOT
1818249	No	R	\$199,354.00	DRY SFR LOT
2520523	No	R	\$73,929.00	DRY SFR LOT
1749107	No	R	\$46,941.00	DRY SFR LOT
1748895	No	R	\$65,025.00	DRY SFR LOT
1749352	No	R	\$77,922.00	DRY SFR LOT
1818206	No	R	\$32,393.00	DRY SFR LOT
1818478	No	R	\$63,944.00	DRY SFR LOT
2520558	No	R	\$79,827.00	DRY SFR LOT
1749140	No	R	\$43,395.00	DRY SFR LOT
2613386	No	R	\$101,465.00	DRY SFR LOT
1761808	No	R	\$60,907.00	DRY SFR LOT
1761760	No	R	\$110,892.00	DRY SFR LOT
1761654	No	R	\$54,904.00	DRY SFR LOT
1761743	No	R	\$70,256.00	DRY SFR LOT
2520591	No	R	\$62,834.00	DRY SFR LOT
2520582	No	R	\$65,112.00	DRY SFR LOT
1818371	No	R	\$53,368.00	DRY SFR LOT
1761841	No	R	\$40,358.00	DRY SFR LOT
2565390	No	R	\$90,755.00	MULTI FAMILY 10 - UNITS
1761611	No	R	\$48,011.00	DRY SFR LOT
1749310	No	R	\$54,659.00	DRY SFR LOT
1749336	No	R	\$60,791.00	DRY SFR LOT
2565284	No	R	\$48,054.00	DRY SFR LOT
1720028	No	R	\$40,699.00	DRY SFR LOT
1761735	No	R	\$50,147.00	DRY SFR LOT
1719801	No	R	\$95,256.00	DRY SFR LOT
1719976	No	R	\$102,255.00	DRY SFR LOT
2520566	No	R	\$63,651.00	DRY SFR LOT
2526254	No	R	\$48,120.00	DRY SFR LOT
1818231	No	R	\$52,990.00	DRY SFR LOT
1719968	No	R	\$52,620.00	DRY SFR LOT
1719941	No	R	\$49,093.00	DRY SFR LOT

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1719828	No	R	\$117,209.00	DRY SFR LOT
1720001	No	R	\$71,472.00	DRY SFR LOT
1720079	No	R	\$62,346.00	DRY SFR LOT
1818311	No	R	\$44,898.00	DRY SFR LOT
1818389	No	R	\$38,514.00	DRY SFR LOT
1818362	No	R	\$54,093.00	DRY SFR LOT
1719836	No	R	\$120,701.00	DRY SFR LOT
1719852	No	R	\$100,736.00	DRY SFR LOT
1719844	No	R	\$84,553.00	DRY SFR LOT
2526271	No	R	\$49,218.00	DRY SFR LOT
1719925	No	R	\$82,000.00	DRY SFR LOT
2533382	No	R	\$66,179.00	DRY SFR LOT
1719950	No	R	\$69,470.00	DRY SFR LOT
1749069	No	R	\$59,009.00	DRY SFR LOT
1818281	No	R	\$41,737.00	DRY SFR LOT
2573325	No	R	\$57,061.00	DRY SFR LOT
1720095	No	R	\$60,356.00	DRY SFR LOT
1719887	No	R	\$68,517.00	DRY SFR LOT
1719917	No	R	\$72,187.00	DRY SFR LOT
1720087	No	R	\$58,055.00	DRY SFR LOT
1719780	No	R	\$79,309.00	DRY SFR LOT
2615982	No	R	\$69,620.00	DRY SFR LOT
1761671	No	R	\$84,709.00	DRY SFR LOT
1748917	No	R	\$82,664.00	DRY SFR LOT
2536691	No	R	\$87,114.00	DRY SFR LOT
2573309	No	R	\$62,260.00	DRY SFR LOT
2536390	No	R	\$71,811.00	DRY SFR LOT
1761701	No	R	\$51,598.00	DRY SFR LOT
1719933	No	R	\$62,539.00	DRY SFR LOT
1720117	No	R	\$51,841.00	DRY SFR LOT
2618884	No	R	\$106,812.00	DRY SFR LOT
2629088	No	R	\$118,891.00	DRY SFR LOT
1719879	No	R	\$76,286.00	DRY SFR LOT
1720036	No	R	\$70,190.00	DRY SFR LOT
2631252	No	R	\$63,758.00	DRY SFR LOT
2633948	No	R	\$41,061.00	DRY SFR LOT
1720052	No	R	\$71,376.00	DRY SFR LOT
2536705	No	R	\$68,279.00	DRY SFR LOT
2633956	No	R	\$41,061.00	DRY SFR LOT
2633981	No	R	\$41,061.00	DRY SFR LOT
2633913	No	R	\$45,994.00	DRY SFR LOT
2634022	No	R	\$41,061.00	DRY SFR LOT

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
2634006	No	R	\$45,994.00	DRY SFR LOT
2653426	No	R	\$78,930.00	DRY SFR LOT
2619066	No	R	\$112,959.00	MULTI FAMILY 10 - UNITS
1719895	No	R	\$80,146.00	DRY SFR LOT
2633921	No	R	\$45,764.00	DRY SFR LOT
1720109	No	R	\$58,881.00	DRY SFR LOT
2633964	No	R	\$56,022.00	DRY SFR LOT
2633972	No	R	\$41,061.00	DRY SFR LOT
2634014	No	R	\$41,061.00	DRY SFR LOT
2653400	No	R	\$57,908.00	DRY SFR LOT
2502398	No	R	\$100,609.00	DRY SFR LOT
2665114	No	R	\$84,175.00	DRY SFR LOT
2500131	No	R	\$67,846.00	DRY SFR LOT
2505117	No	R	\$112,245.00	DRY SFR LOT
2653418	No	R	\$95,204.00	DRY SFR LOT
2633999	No	R	\$41,061.00	DRY SFR LOT
2691735	No	R	\$96,997.00	DRY SFR LOT
2586206	No	R	\$77,165.00	DRY SFR LOT
2634031	No	R	\$41,061.00	DRY SFR LOT
2669322	No	R	\$62,973.00	DRY SFR LOT
2797037	No	R	\$91,996.00	DRY SFR LOT
2586222	No	R	\$63,061.00	DRY SFR LOT
2759968	No	R	\$68,245.00	DRY SFR LOT
2895861	No	R	\$66,739.00	DRY SFR LOT
2839619	No	R	\$63,005.00	DRY SFR LOT
2901071	No	R	\$96,640.00	DRY SFR LOT
2893788	No	R	\$77,981.00	DRY SFR LOT
2697156	No	R	\$69,833.00	DRY SFR LOT
2697164	No	R	\$77,538.00	DRY SFR LOT
1791332	No	R	\$128,491.00	DRY SFR LOT
2764899	No	R	\$91,334.00	DRY SFR LOT
2765321	No	R	\$75,588.00	DRY SFR LOT
2809272	No	R	\$84,197.00	DRY SFR LOT
2697130	No	R	\$115,459.00	DRY SFR LOT
2809281	No	R	\$68,844.00	DRY SFR LOT
2866055	No	R	\$129,668.00	DRY SFR LOT
2846836	No	R	\$89,879.00	DRY SFR LOT
2912995	No	R	\$83,010.00	DRY SFR LOT
2740671	No	R	\$42,816.00	OWNER LAND MH SUB
2908823	No	R	\$128,611.00	DRY SFR LOT
2813547	No	R	\$104,680.00	DRY SFR LOT
2700475	No	R	\$67,368.00	DRY SFR LOT

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
2987367	No	R	\$76,667.00	DRY SFR LOT
2866080	No	R	\$77,015.00	DRY SFR LOT
2866586	No	R	\$79,016.00	DRY SFR LOT
3267401	No	R	\$58,612.00	DRY SFR LOT
1791341	No	R	\$101,308.00	DRY SFR LOT
3038550	No	R	\$60,382.00	MH ACRE / LT NOT IN PARK
2866110	No	R	\$72,599.00	LAKEFRONT SFR
3021568	No	R	\$76,688.00	DRY SFR LOT
2851023	No	R	\$76,809.00	DRY SFR LOT
2988142	No	R	\$114,875.00	LAKEFRONT SFR
2874295	No	R	\$114,298.00	DRY SFR LOT
3271319	No	R	\$119,728.00	LAKEFRONT SFR
2874309	No	R	\$77,373.00	DRY SFR LOT
2858168	No	R	\$72,733.00	DRY SFR LOT
2701501	No	R	\$79,886.00	DRY SFR LOT
2881682	No	R	\$76,584.00	DRY SFR LOT
3279701	No	R	\$125,689.00	LAKEFRONT SFR
2991828	No	R	\$137,339.00	DRY SFR LOT
3281306	No	R	\$79,247.00	DRY SFR LOT
2924853	No	R	\$168,674.00	LAKEFRONT SFR
3235568	No	R	\$95,153.00	DRY SFR LOT
3324862	No	R	\$117,852.00	DRY SFR LOT
3329856	No	R	\$77,073.00	DRY SFR LOT
3329848	No	R	\$65,793.00	DRY SFR LOT
3363175	No	R	\$109,383.00	DRY SFR LOT
2926040	No	R	\$76,230.00	DRY SFR LOT
2704039	No	R	\$131,341.00	DRY SFR LOT
2705744	No	R	\$70,275.00	DRY SFR LOT
3386698	No	R	\$171,042.00	DRY SFR LOT
3315201	No	R	\$65,451.00	DRY SFR LOT
3315189	No	R	\$64,901.00	DRY SFR LOT
3540476	No	R	\$594,669.00	MULTI FAMILY 10+ UNITS
3541090	No	R	\$38,785.00	DRY SFR LOT
3471229	No	R	\$86,431.00	DRY SFR LOT
3465083	No	R	\$100,391.00	DRY SFR LOT
3547446	No	R	\$101,570.00	DRY SFR LOT
3547551	No	R	\$144,521.00	DRY SFR LOT
3547756	No	R	\$100,988.00	DRY SFR LOT
3547802	No	R	\$100,988.00	DRY SFR LOT
3547829	No	R	\$120,924.00	DRY SFR LOT
3547837	No	R	\$103,144.00	DRY SFR LOT
3471237	No	R	\$86,200.00	DRY SFR LOT

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
3547560	No	R	\$149,687.00	DRY SFR LOT
3547721	No	R	\$128,219.00	DRY SFR LOT
3548213	No	R	\$126,700.00	DRY SFR LOT
3319681	No	R	\$88,961.00	DRY SFR LOT
3462637	No	R	\$76,735.00	DRY SFR LOT
2945176	No	R	\$151,062.00	DRY SFR LOT
3601441	No	R	\$72,592.00	OWNER LAND MH SUB
3562917	No	R	\$43,268.00	DRY SFR LOT
3559541	No	R	\$126,246.00	DRY SFR LOT
3559584	No	R	\$149,274.00	DRY SFR LOT
3553969	No	R	\$74,454.00	DRY SFR LOT
3601386	No	R	\$71,278.00	OWNER LAND MH SUB
3501110	No	R	\$277,443.00	DRY SFR LOT
3559592	No	R	\$125,995.00	DRY SFR LOT
2945737	No	R	\$71,315.00	DRY SFR LOT
3559606	No	R	\$119,552.00	DRY SFR LOT
3703804	No	R	\$107,246.00	DRY SFR LOT
3689283	No	R	\$12,118.00	DRY SFR LOT
3690915	No	R	\$52,433.00	DRY SFR LOT
3732561	No	R	\$15,029.00	OWNER LAND MH SUB
3734301	No	R	\$78,163.00	DRY SFR LOT
3425065	No	R	\$70,194.00	DRY SFR LOT
3734297	No	R	\$55,014.00	DRY SFR LOT
3760476	No	R	\$25,795.00	DRY SFR LOT
3776337	No	R	\$25,287.00	DRY SFR LOT
3258100	No	R	\$109,555.00	DRY SFR LOT
3789423	No	R	\$116,528.00	DRY SFR LOT
3793529	No	R	\$261,184.00	DRY SFR LOT
3809868	No	R	\$154,951.00	DRY SFR LOT
3809876	No	R	\$149,128.00	DRY SFR LOT
3809883	No	R	\$142,055.00	DRY SFR LOT
3809880	No	R	\$149,496.00	DRY SFR LOT
3809865	No	R	\$140,267.00	DRY SFR LOT
3809879	No	R	\$148,034.00	DRY SFR LOT
3808913	No	R	\$188,464.00	DRY SFR LOT
3809872	No	R	\$138,584.00	DRY SFR LOT
3809869	No	R	\$187,884.00	DRY SFR LOT
3823815	No	R	\$173,756.00	DRY SFR LOT
3819603	No	R	\$62,869.00	DRY SFR LOT
3828192	No	R	\$145,928.00	DRY SFR LOT
3840597	No	R	\$52,555.00	DRY SFR LOT
3846886	No	R	\$125,920.00	MULTI FAMILY 10 - UNITS

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
3841422	No	R	\$111,741.00	DRY SFR LOT
3841436	No	R	\$156,357.00	DRY SFR LOT
3841432	No	R	\$129,391.00	DRY SFR LOT
3853093	No	R	\$81,994.00	DRY SFR LOT
3839895	No	R	\$103,006.00	DRY SFR LOT
3853087	No	R	\$96,574.00	DRY SFR LOT
3861917	No	R	\$53,424.00	DRY SFR LOT
3853089	No	R	\$90,807.00	DRY SFR LOT
3853092	No	R	\$94,899.00	DRY SFR LOT
3853090	No	R	\$126,523.00	DRY SFR LOT
3853091	No	R	\$100,721.00	DRY SFR LOT
3854253	No	R	\$118,950.00	DRY SFR LOT
3854555	No	R	\$73,112.00	DRY SFR LOT
3854553	No	R	\$31,370.00	DRY SFR LOT
3854554	No	R	\$72,960.00	DRY SFR LOT
3854561	No	R	\$64,599.00	DRY SFR LOT
3854552	No	R	\$76,795.00	DRY SFR LOT
2533374	No	R	\$63,609.00	DRY SFR LOT
3847957	No	R	\$116,935.00	DRY SFR LOT
3001893	No	R	\$74,348.00	DRY SFR LOT
1170486	No	R	\$46,007.00	DRY SFR LOT
3547462	No	R	\$115,591.00	DRY SFR LOT
2948477	No	R	\$85,412.00	DRY SFR LOT
2987341	No	R	\$88,441.00	DRY SFR LOT
1434513	No	R	\$17,215.00	OWNER LAND MH SUB
1288215	No	R	\$60,967.00	DRY SFR LOT
3678923	No	R	\$230,094.00	DRY SFR LOT
1170265	No	R	\$74,142.00	DRY SFR LOT
1248345	No	R	\$98,993.00	DRY SFR LOT
1170371	No	R	\$78,076.00	DRY SFR LOT
1699576	No	R	\$61,417.00	DRY SFR LOT
1324343	No	R	\$79,958.00	DRY SFR LOT
1248396	No	R	\$136,949.00	DRY SFR LOT
1284198	No	R	\$3,291,672.00	MULTI FAMILY 10+ UNITS
3808628	No	R	\$34,763.00	DRY SFR LOT
3510232	No	R	\$100,884.00	DRY SFR LOT
3547896	No	R	\$102,255.00	DRY SFR LOT
3548191	No	R	\$128,051.00	DRY SFR LOT
3547926	No	R	\$100,988.00	DRY SFR LOT
3547497	No	R	\$111,363.00	DRY SFR LOT
3605187	No	R	\$61,555.00	OWNER LAND MH SUB
1640563	No	R	\$42,212.00	OWNER LAND MH SUB

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1430917	No	R	\$177,521.00	DRY SFR LOT
1640580	No	R	\$14,304.00	OWNER LAND MH SUB
2992832	No	R	\$48,081.00	OWNER LAND MH SUB
3510224	No	R	\$105,567.00	DRY SFR LOT
3548256	No	R	\$110,244.00	DRY SFR LOT
3547594	No	R	\$102,048.00	DRY SFR LOT
1434424	No	R	\$14,014.00	OWNER LAND MH SUB
3547489	No	R	\$99,961.00	DRY SFR LOT
3605152	No	R	\$55,073.00	OWNER LAND MH SUB
3548078	No	R	\$117,490.00	DRY SFR LOT
3601351	No	R	\$62,805.00	OWNER LAND MH SUB
3605161	No	R	\$57,466.00	OWNER LAND MH SUB
3547543	No	R	\$132,432.00	DRY SFR LOT
1430844	No	R	\$42,860.00	DRY SFR LOT
3246241	No	R	\$63,815.00	OWNER LAND MH SUB
3547969	No	R	\$106,356.00	DRY SFR LOT
3547586	No	R	\$100,988.00	DRY SFR LOT
2509775	No	R	\$54,104.00	MULTI FAMILY 10 - UNITS
2784717	No	R	\$51,203.00	OWNER LAND MH SUB
3548035	No	R	\$104,381.00	DRY SFR LOT
3363191	No	R	\$113,522.00	DRY SFR LOT
3547659	No	R	\$100,482.00	DRY SFR LOT
3601408	No	R	\$59,150.00	OWNER LAND MH SUB
3547616	No	R	\$177,862.00	DRY SFR LOT
1640571	No	R	\$19,193.00	OWNER LAND MH SUB
3510216	No	R	\$127,497.00	DRY SFR LOT
1434271	No	R	\$48,478.00	DRY SFR LOT
3548132	No	R	\$118,002.00	DRY SFR LOT
1435013	No	R	\$56,457.00	DRY SFR LOT
1431051	No	R	\$61,724.00	DRY SFR LOT
1434416	No	R	\$17,469.00	OWNER LAND MH SUB
1720010	No	R	\$58,067.00	DRY SFR LOT
1749247	No	R	\$57,592.00	DRY SFR LOT
1324548	No	R	\$70,407.00	DRY SFR LOT
1740258	No	R	\$104,861.00	DRY SFR LOT
1749212	No	R	\$71,486.00	DRY SFR LOT
1432464	No	R	\$74,295.00	DRY SFR LOT
2526238	No	R	\$47,938.00	DRY SFR LOT
2526220	No	R	\$54,413.00	DRY SFR LOT
1793751	No	R	\$81,741.00	DRY SFR LOT
1640491	No	R	\$41,925.00	DRY SFR LOT
1720044	No	R	\$56,950.00	DRY SFR LOT

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1432596	No	R	\$79,068.00	DRY SFR LOT
2526190	No	R	\$47,850.00	DRY SFR LOT
3853086	No	R	\$90,618.00	DRY SFR LOT
2579048	No	R	\$86,566.00	DRY SFR LOT
1640831	No	R	\$55,785.00	DRY SFR LOT
1431697	No	R	\$154,454.00	MULTI FAMILY 10 - UNITS
2631236	No	R	\$59,795.00	DRY SFR LOT
1640822	No	R	\$82,838.00	DRY SFR LOT
1749239	No	R	\$72,093.00	DRY SFR LOT
1432511	No	R	\$81,134.00	DRY SFR LOT
1434327	No	R	\$47,678.00	DRY SFR LOT
1431913	No	R	\$63,051.00	DRY SFR LOT
1434289	No	R	\$50,720.00	DRY SFR LOT
2800844	No	R	\$58,772.00	DRY SFR LOT
1720061	No	R	\$56,224.00	DRY SFR LOT
1431476	No	R	\$153,389.00	DRY SFR LOT
1761794	No	R	\$51,492.00	DRY SFR LOT
3547438	No	R	\$102,255.00	DRY SFR LOT
1639522	No	R	\$35,657.00	DRY SFR LOT
1640075	No	R	\$53,874.00	DRY SFR LOT
1432502	No	R	\$62,724.00	DRY SFR LOT
1431921	No	R	\$26,025.00	DRY SFR LOT
2579030	No	R	\$101,019.00	DRY SFR LOT
1432031	No	R	\$47,320.00	DRY SFR LOT
1749191	No	R	\$58,902.00	DRY SFR LOT
1640245	No	R	\$76,688.00	DRY SFR LOT
1431719	No	R	\$127,826.00	DRY SFR LOT
1640512	No	R	\$47,779.00	DRY SFR LOT
1431549	No	R	\$59,715.00	DRY SFR LOT
1431701	No	R	\$81,672.00	DRY SFR LOT
3548221	No	R	\$101,874.00	DRY SFR LOT
3363183	No	R	\$99,506.00	DRY SFR LOT
2518081	No	R	\$77,708.00	DRY SFR LOT
1818419	No	R	\$73,716.00	DRY SFR LOT
1640504	No	R	\$61,408.00	DRY SFR LOT
2536306	No	R	\$72,548.00	DRY SFR LOT
2830921	No	R	\$60,781.00	DRY SFR LOT
1640067	No	R	\$37,513.00	DRY SFR LOT
2526203	No	R	\$51,908.00	DRY SFR LOT
1432481	No	R	\$58,829.00	DRY SFR LOT
2573333	No	R	\$72,336.00	DRY SFR LOT
1719909	No	R	\$71,919.00	DRY SFR LOT

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1015545	No	R	\$53,943.00	DRY SFR LOT
2502991	No	R	\$58,838.00	DRY SFR LOT
1324394	No	R	\$65,804.00	DRY SFR LOT
1520738	No	R	\$60,185.00	DRY SFR LOT
3548108	No	R	\$117,359.00	DRY SFR LOT
1793823	No	R	\$72,984.00	DRY SFR LOT
1749000	No	R	\$110,379.00	LAKEFRONT SFR
1639930	No	R	\$61,492.00	DRY SFR LOT
1431492	No	R	\$28,851.00	DRY SFR LOT
2621401	No	R	\$38,191.00	DRY SFR LOT
2689161	No	R	\$101,281.00	DRY SFR LOT
1431158	No	R	\$83,386.00	DRY SFR LOT
1748992	No	R	\$124,086.00	DRY SFR LOT
1748976	No	R	\$118,688.00	DRY SFR LOT
2719036	No	R	\$59,687.00	DRY SFR LOT
3548159	No	R	\$146,990.00	DRY SFR LOT
1520894	No	R	\$66,006.00	DRY SFR LOT
1639603	No	R	\$94,244.00	DRY SFR LOT
2526246	No	R	\$62,501.00	DRY SFR LOT
1640083	No	R	\$53,101.00	DRY SFR LOT
3841406	No	R	\$156,902.00	DRY SFR LOT
1640270	No	R	\$62,477.00	DRY SFR LOT
2518090	No	R	\$122,299.00	DRY SFR LOT
3841397	No	R	\$175,133.00	DRY SFR LOT
2689692	No	R	\$93,580.00	DRY SFR LOT
1431654	No	R	\$40,201.00	DRY SFR LOT
1431905	No	R	\$47,026.00	DRY SFR LOT
3828185	No	R	\$61,267.00	DRY SFR LOT
1640750	No	R	\$53,686.00	DRY SFR LOT
1639557	No	R	\$148,123.00	DRY SFR LOT
1432588	No	R	\$54,862.00	DRY SFR LOT
2726784	No	R	\$144,166.00	LAKEFRONT SFR
1749204	No	R	\$63,398.00	DRY SFR LOT
2562722	No	R	\$210,878.00	LAKEFRONT SFR
1640237	No	R	\$61,268.00	DRY SFR LOT
2685221	No	R	\$79,585.00	DRY SFR LOT
3809886	No	R	\$148,086.00	DRY SFR LOT
3809867	No	R	\$148,576.00	DRY SFR LOT
3559509	No	R	\$129,818.00	DRY SFR LOT
1818443	No	R	\$48,222.00	DRY SFR LOT
3809881	No	R	\$160,745.00	DRY SFR LOT
2802243	No	R	\$148,932.00	DRY SFR LOT

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
2614153	No	R	\$72,079.00	DRY SFR LOT
2526211	No	R	\$54,579.00	DRY SFR LOT
2994509	No	R	\$88,766.00	DRY SFR LOT
1431930	No	R	\$34,915.00	DRY SFR LOT
3809884	No	R	\$147,421.00	DRY SFR LOT
2913002	No	R	\$82,275.00	DRY SFR LOT
2669705	No	R	\$74,849.00	DRY SFR LOT
1640113	No	R	\$13,183.00	DRY SFR LOT
1431514	No	R	\$93,646.00	DRY SFR LOT
2687851	No	R	\$79,721.00	DRY SFR LOT
1719992	No	R	\$109,839.00	DRY SFR LOT
3808914	No	R	\$232,445.00	DRY SFR LOT
2586214	No	R	\$75,083.00	DRY SFR LOT
3809871	No	R	\$155,952.00	DRY SFR LOT
2573317	No	R	\$41,061.00	DRY SFR LOT
3809870	No	R	\$143,802.00	DRY SFR LOT
1771951	No	R	\$89,858.00	DRY SFR LOT
3853157	No	R	\$100,155.00	DRY SFR LOT
1431832	No	R	\$34,910.00	DRY SFR LOT
3809875	No	R	\$166,950.00	DRY SFR LOT
3281314	No	R	\$106,439.00	DRY SFR LOT
3809885	No	R	\$156,964.00	DRY SFR LOT
3809874	No	R	\$187,343.00	DRY SFR LOT
2895993	No	R	\$91,204.00	DRY SFR LOT
1771935	No	R	\$91,236.00	DRY SFR LOT
3809864	No	R	\$151,622.00	DRY SFR LOT
3809877	No	R	\$146,140.00	DRY SFR LOT
1749221	No	R	\$59,913.00	DRY SFR LOT
1432472	No	R	\$55,869.00	DRY SFR LOT
2821418	No	R	\$77,342.00	DRY SFR LOT
1170338	No	R	\$61,428.00	DRY SFR LOT
2858141	No	R	\$98,977.00	DRY SFR LOT
3809863	No	R	\$177,712.00	DRY SFR LOT
3809866	No	R	\$147,421.00	DRY SFR LOT
3809873	No	R	\$157,327.00	DRY SFR LOT
3809878	No	R	\$141,664.00	DRY SFR LOT
2858061	No	R	\$147,717.00	DRY SFR LOT
3809862	No	R	\$149,691.00	DRY SFR LOT
2520574	No	R	\$68,945.00	DRY SFR LOT
3809882	No	R	\$156,665.00	DRY SFR LOT
2913011	No	R	\$77,469.00	DRY SFR LOT
2685239	No	R	\$102,353.00	DRY SFR LOT

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
2866594	No	R	\$87,823.00	DRY SFR LOT
1170419	No	R	\$73,418.00	DRY SFR LOT
2526181	No	R	\$45,854.00	DRY SFR LOT
2669713	No	R	\$66,473.00	DRY SFR LOT
2697148	No	R	\$76,951.00	DRY SFR LOT
1432537	No	R	\$67,072.00	DRY SFR LOT
1719810	No	R	\$126,540.00	DRY SFR LOT
1640300	No	R	\$64,126.00	DRY SFR LOT
1432545	No	R	\$63,142.00	DRY SFR LOT
1170273	No	R	\$62,813.00	DRY SFR LOT
2502401	No	R	\$68,933.00	DRY SFR LOT
2587211	No	R	\$61,743.00	DRY SFR LOT
1639867	No	R	\$53,146.00	DRY SFR LOT
2517506	No	R	\$199,897.00	LAKEFRONT SFR
1017459	No	R	\$652,843.00	MULTI FAMILY 10+ UNITS
2587229	No	R	\$57,589.00	DRY SFR LOT
1248370	No	R	\$51,492.00	DRY SFR LOT
1804264	No	R	\$36,591.00	OWNER LAND MH SUB
1804248	No	R	\$177,185.00	LAKEFRONT SFR
1761778	No	R	\$127,811.00	LAKEFRONT SFR
1434394	No	R	\$24,003.00	OWNER LAND MH SUB
1432791	No	R	\$80,969.00	LAKEFRONT SFR
2536284	No	R	\$47,971.00	OWNER LAND MH SUB
3619226	No	R	\$34,130.00	OWNER LAND MH SUB
3734319	No	R	\$99,658.00	DRY SFR LOT
3847958	No	R	\$134,231.00	DRY SFR LOT
2536667	No	R	\$118,080.00	DRY SFR LOT
1749298	No	R	\$67,291.00	DRY SFR LOT
1430551	No	R	\$104,109.00	DRY SFR LOT
1432049	No	R	\$58,941.00	DRY SFR LOT
1434874	No	R	\$84,906.00	DRY SFR LOT
1640377	No	R	\$87,669.00	LAKEFRONT SFR
2575298	No	R	\$85,087.00	DRY SFR LOT
1640733	No	R	\$62,692.00	DRY SFR LOT
1749301	No	R	\$55,005.00	DRY SFR LOT
1749328	No	R	\$66,991.00	DRY SFR LOT
1749018	No	R	\$73,188.00	DRY SFR LOT
1324432	No	R	\$346,003.00	LAKEFRONT SFR
1432057	No	R	\$51,244.00	DRY SFR LOT
1521106	No	R	\$80,314.00	DRY SFR LOT
1640156	No	R	\$54,982.00	DRY SFR LOT
1431255	No	R	\$52,166.00	DRY SFR LOT

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1761689	No	R	\$81,025.00	LAKEFRONT SFR
1639727	No	R	\$129,498.00	LAKEFRONT SFR
1639735	No	R	\$118,815.00	LAKEFRONT SFR
1249058	No	R	\$83,668.00	LAKEFRONT SFR
2517417	No	R	\$215,822.00	LAKEFRONT SFR
1324441	No	R	\$98,562.00	LAKEFRONT SFR
1432812	No	R	\$117,426.00	LAKEFRONT SFR
1639689	No	R	\$140,933.00	LAKEFRONT SFR
3559550	No	R	\$128,529.00	DRY SFR LOT
1287405	No	R	\$62,588.00	DRY SFR LOT
3839067	No	R	\$180,648.00	DRY SFR LOT
3601319	No	R	\$61,390.00	OWNER LAND MH SUB
1434254	No	R	\$46,043.00	DRY SFR LOT
1249147	No	R	\$244,506.00	LAKEFRONT SFR
3846874	No	R	\$174,161.00	DRY SFR LOT
1699614	No	R	\$121,138.00	MH ACRE / LT NOT IN PARK
1699746	No	R	\$65,161.00	DRY SFR LOT
1793831	No	R	\$117,737.00	MULTI FAMILY 10 - UNITS
1434319	No	R	\$40,900.00	DRY SFR LOT
1431590	No	R	\$26,986.00	DRY SFR LOT
1431565	No	R	\$42,919.00	DRY SFR LOT
1431611	No	R	\$80,064.00	DRY SFR LOT
1818427	No	R	\$72,400.00	MULTI FAMILY 10 - UNITS
1431794	No	R	\$36,297.00	DRY SFR LOT
1719861	No	R	\$37,786.00	DRY SFR LOT
1434092	No	R	\$92,830.00	MULTI FAMILY 10 - UNITS
1431603	No	R	\$53,650.00	DRY SFR LOT
1640059	No	R	\$44,740.00	DRY SFR LOT
1793777	No	R	\$61,043.00	DRY SFR LOT
2691042	No	R	\$92,007.00	MULTI FAMILY 10 - UNITS
2740680	No	R	\$42,283.00	OWNER LAND MH SUB
1640598	No	R	\$17,899.00	OWNER LAND MH SUB
1431573	No	R	\$37,499.00	DRY SFR LOT
2762039	No	R	\$74,455.00	MULTI FAMILY 10 - UNITS
1248493	No	R	\$71,317.00	DRY SFR LOT
1170435	No	R	\$55,490.00	DRY SFR LOT
1640482	No	R	\$39,137.00	DRY SFR LOT
1434262	No	R	\$50,090.00	DRY SFR LOT
1740347	No	R	\$74,399.00	DRY SFR LOT
2719028	No	R	\$51,221.00	DRY SFR LOT
1248507	Yes		\$19,800.00	VACANT RESIDENTIAL
1248639	Yes		\$8,910.00	VACANT INSTITUTIONAL

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1248914	Yes		\$10,200.00	VACANT RESIDENTIAL
1248906	Yes		\$10,200.00	VACANT RESIDENTIAL
1284309	Yes		\$384,800.00	VACANT COMMERCIAL
1249163	Yes		\$5,000.00	
1248655	Yes		\$2,520.00	
1284201	Yes		\$16,650.00	
1170478	Yes		\$12,938.00	VACANT RESIDENTIAL
1248701	Yes		\$4,970.00	VACANT RESIDENTIAL
1170214	Yes		\$10,000.00	VACANT RESIDENTIAL
1287316	Yes		\$33,750.00	MORTUARY, CEMETERY, CREMATORY
1068223	Yes		\$18,977.00	VACANT COMMERCIAL
1288151	Yes		\$288,000.00	VACANT COMMERCIAL
1248621	Yes		\$17,820.00	VACANT INSTITUTIONAL
1170401	Yes		\$4,950.00	VACANT COMMERCIAL
1170621	Yes		\$212,915.00	VACANT COMMERCIAL
1287219	Yes		\$62,530.00	VACANT COMMERCIAL
1287260	Yes		\$40,409.00	VACANT LAKEFRONT
1249007	Yes		\$6,723.00	VACANT RESIDENTIAL
1288797	Yes		\$34,213.00	VACANT LAKEFRONT
1285160	Yes		\$125,000.00	VACANT COMMERCIAL
1288541	Yes		\$15,770.00	VACANT RESIDENTIAL
1287111	Yes		\$60,000.00	VACANT RESIDENTIAL
1248281	Yes		\$184,502.00	VACANT COMMERCIAL
1249023	Yes		\$10,710.00	VACANT RESIDENTIAL
1431310	Yes		\$5,727.00	VACANT RESIDENTIAL
1431328	Yes		\$37,500.00	VACANT INSTITUTIONAL
1383251	Yes		\$58,123.00	VACANT COMMERCIAL
1430852	Yes		\$7,020.00	VACANT RESIDENTIAL
1430992	Yes		\$103,832.00	VACANT COMMERCIAL
1432278	Yes		\$35,780.00	
1432243	Yes		\$89,750.00	
1434351	Yes		\$6,872.00	VACANT RESIDENTIAL
1432413	Yes		\$12,028.00	VACANT RESIDENTIAL
1431816	Yes		\$7,350.00	DRY SFR LOT
1432782	Yes		\$17,000.00	VACANT RESIDENTIAL
1431671	Yes		\$9,500.00	VACANT RESIDENTIAL
1431883	Yes		\$4,980.00	VACANT RESIDENTIAL
1431204	Yes		\$3,386.00	VACANT RESIDENTIAL
1432251	Yes		\$10,010.00	
1434599	Yes		\$11,750.00	VACANT COMMERCIAL
1434602	Yes		\$11,230.00	VACANT COMMERCIAL
1431344	Yes		\$4,941.00	VACANT RESIDENTIAL

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1432260	Yes		\$22,000.00	
1432286	Yes		\$68,555.00	VACANT RESIDENTIAL
1434343	Yes		\$81,747.00	VACANT COMMERCIAL
1434017	Yes		\$13,600.00	VACANT RESIDENTIAL
1434807	Yes		\$11,012.00	VACANT RESIDENTIAL
1430577	Yes		\$49,104.00	VACANT RESIDENTIAL
1432316	Yes		\$94,000.00	VACANT COMMERCIAL
1434831	Yes		\$4,463.00	VACANT RESIDENTIAL
1434661	Yes		\$6,264.00	VACANT RESIDENTIAL
1520690	Yes		\$16,167.00	TIMBER S I 70
1434360	Yes		\$2,720.00	VACANT RESIDENTIAL
1434793	Yes		\$1,782.00	VACANT RESIDENTIAL
1520720	Yes		\$2,197.00	VACANT RESIDENTIAL
1521084	Yes		\$25,250.00	
1585082	Yes		\$212,345.00	VACANT COMMERCIAL
1434815	Yes		\$5,040.00	VACANT RESIDENTIAL
1639565	Yes		\$2,040.00	VACANT RESIDENTIAL
1639743	Yes		\$147,825.00	PUBLIC SCHOOLS
1740592	Yes		\$139,083.00	VACANT INSTITUTIONAL
1793785	Yes		\$9,500.00	VACANT RESIDENTIAL
1761697	Yes		\$4,180.00	
2565322	Yes		\$25,374.00	VACANT RESIDENTIAL
2573872	Yes		\$25,949.00	VACANT RESIDENTIAL
2629053	Yes		\$8,665.00	VACANT RESIDENTIAL
1818273	Yes		\$4,131.00	VACANT RESIDENTIAL
2615095	Yes		\$3,300.00	NON AGRICULTURAL ACREAGE
2536250	Yes		\$23,205.00	
2665084	Yes		\$65,000.00	VACANT COMMERCIAL
2584408	Yes		\$65,000.00	VACANT COMMERCIAL
2665068	Yes		\$65,000.00	VACANT COMMERCIAL
2688718	Yes		\$24,586.00	
2688645	Yes		\$907.00	VACANT RESIDENTIAL
2685247	Yes		\$11,092.00	VACANT RESIDENTIAL
2821477	Yes		\$663.00	
2866144	Yes		\$3,507.00	VACANT RESIDENTIAL
2776498	Yes		\$4,275.00	VACANT RESIDENTIAL
2864087	Yes		\$590.00	VACANT RESIDENTIAL
2777397	Yes		\$25,250.00	VACANT COMMERCIAL
2866063	Yes		\$9,257.00	VACANT RESIDENTIAL
2919523	Yes		\$31,077.00	VACANT COMMERCIAL
3021550	Yes		\$12,688.00	VACANT RESIDENTIAL
2919507	Yes		\$31,079.00	VACANT COMMERCIAL

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1772036	Yes		\$86,816.00	VACANT COMMERCIAL
2919531	Yes		\$168,957.00	VACANT COMMERCIAL
2919566	Yes		\$81,153.00	VACANT COMMERCIAL
2700483	Yes		\$2,472.00	VACANT RESIDENTIAL
2940743	Yes		\$5,985.00	VACANT RESIDENTIAL
2941456	Yes		\$13,600.00	VACANT RESIDENTIAL
3282647	Yes		\$260,000.00	VACANT COMMERCIAL
3314654	Yes		\$71,280.00	VACANT INSTITUTIONAL
3368215	Yes		\$59,375.00	VACANT RESIDENTIAL
2717947	Yes		\$1,800.00	
3540468	Yes		\$96,658.00	VACANT RESIDENTIAL
3318871	Yes		\$14,044.00	VACANT RESIDENTIAL
3515226	Yes		\$14,177.00	VACANT RESIDENTIAL
3547578	Yes		\$20,400.00	VACANT RESIDENTIAL
3559533	Yes		\$12,000.00	VACANT RESIDENTIAL
3691008	Yes		\$13,622.00	VACANT RESIDENTIAL
3559576	Yes		\$9,999.00	VACANT RESIDENTIAL
3428498	Yes		\$28,200.00	VACANT LAKEFRONT
3619218	Yes		\$17,424.00	VACANT COMMERCIAL
3779095	Yes		\$6,650.00	VACANT RESIDENTIAL
3809887	Yes		\$1,500.00	UTILITIES
3799005	Yes		\$16,702.00	VACANT RESIDENTIAL
3809227	Yes		\$1,500.00	VACANT RESIDENTIAL
3809890	Yes		\$0.00	WASTELANDS
3823816	Yes		\$42,322.00	VACANT RESIDENTIAL
3828196	Yes		\$45.00	
3841413	Yes		\$21,250.00	VACANT RESIDENTIAL
3841431	Yes		\$18,488.00	VACANT RESIDENTIAL
3841434	Yes		\$23,375.00	VACANT RESIDENTIAL
3841412	Yes		\$18,488.00	VACANT RESIDENTIAL
3841429	Yes		\$18,488.00	VACANT RESIDENTIAL
3841409	Yes		\$21,250.00	VACANT RESIDENTIAL
3841418	Yes		\$25,500.00	VACANT RESIDENTIAL
3844900	Yes		\$750.00	VACANT RESIDENTIAL
3841407	Yes		\$21,250.00	VACANT RESIDENTIAL
3841420	Yes		\$18,063.00	VACANT RESIDENTIAL
3841433	Yes		\$18,488.00	VACANT RESIDENTIAL
3841408	Yes		\$21,250.00	VACANT RESIDENTIAL
3841435	Yes		\$23,375.00	VACANT RESIDENTIAL
3841430	Yes		\$18,488.00	VACANT RESIDENTIAL
3841415	Yes		\$21,250.00	VACANT RESIDENTIAL
3841419	Yes		\$25,500.00	VACANT RESIDENTIAL

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
3841411	Yes		\$21,250.00	VACANT RESIDENTIAL
3841428	Yes		\$18,488.00	VACANT RESIDENTIAL
3849667	Yes		\$14,334.00	VACANT RESIDENTIAL
3841437	Yes		\$0.00	WASTELANDS
3841421	Yes		\$18,063.00	VACANT RESIDENTIAL
3853195	Yes		\$9,945.00	VACANT RESIDENTIAL
3853118	Yes		\$9,945.00	VACANT RESIDENTIAL
3853106	Yes		\$9,945.00	VACANT RESIDENTIAL
3853088	Yes		\$9,945.00	VACANT RESIDENTIAL
3853105	Yes		\$9,945.00	VACANT RESIDENTIAL
3853097	Yes		\$9,945.00	VACANT RESIDENTIAL
3853113	Yes		\$9,945.00	VACANT RESIDENTIAL
3853147	Yes		\$9,945.00	VACANT RESIDENTIAL
3853164	Yes		\$9,945.00	VACANT RESIDENTIAL
3853100	Yes		\$9,945.00	VACANT RESIDENTIAL
3853196	Yes		\$9,945.00	VACANT RESIDENTIAL
3853138	Yes		\$9,945.00	VACANT RESIDENTIAL
3837033	Yes		\$122,258.00	VACANT COMMERCIAL
3853098	Yes		\$9,945.00	VACANT RESIDENTIAL
3853095	Yes		\$9,945.00	VACANT RESIDENTIAL
3853161	Yes		\$9,945.00	VACANT RESIDENTIAL
3853109	Yes		\$9,945.00	VACANT RESIDENTIAL
3853177	Yes		\$9,945.00	VACANT RESIDENTIAL
3853193	Yes		\$9,945.00	VACANT RESIDENTIAL
3853111	Yes		\$9,945.00	VACANT RESIDENTIAL
3853125	Yes		\$9,945.00	VACANT RESIDENTIAL
3853159	Yes		\$9,945.00	VACANT RESIDENTIAL
3841414	Yes		\$18,488.00	VACANT RESIDENTIAL
3853137	Yes		\$9,945.00	VACANT RESIDENTIAL
3853207	Yes		\$9,945.00	VACANT RESIDENTIAL
3853185	Yes		\$9,945.00	VACANT RESIDENTIAL
3853114	Yes		\$9,945.00	VACANT RESIDENTIAL
3853189	Yes		\$9,945.00	VACANT RESIDENTIAL
3853179	Yes		\$9,945.00	VACANT RESIDENTIAL
3853182	Yes		\$9,945.00	VACANT RESIDENTIAL
3853209	Yes		\$9,945.00	VACANT RESIDENTIAL
3853117	Yes		\$9,945.00	VACANT RESIDENTIAL
3853126	Yes		\$9,945.00	VACANT RESIDENTIAL
3853166	Yes		\$9,945.00	VACANT RESIDENTIAL
3853096	Yes		\$9,945.00	VACANT RESIDENTIAL
3853206	Yes		\$9,945.00	VACANT RESIDENTIAL
3853188	Yes		\$9,945.00	VACANT RESIDENTIAL

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
3853186	Yes		\$9,945.00	VACANT RESIDENTIAL
3853136	Yes		\$9,945.00	VACANT RESIDENTIAL
3853160	Yes		\$9,945.00	VACANT RESIDENTIAL
3853108	Yes		\$9,945.00	VACANT RESIDENTIAL
3853190	Yes		\$9,945.00	VACANT RESIDENTIAL
3853110	Yes		\$9,945.00	VACANT RESIDENTIAL
3853094	Yes		\$9,945.00	VACANT RESIDENTIAL
3853128	Yes		\$9,945.00	VACANT RESIDENTIAL
3853162	Yes		\$9,945.00	VACANT RESIDENTIAL
3853194	Yes		\$9,945.00	VACANT RESIDENTIAL
3853099	Yes		\$9,945.00	VACANT RESIDENTIAL
3853112	Yes		\$9,945.00	VACANT RESIDENTIAL
3853187	Yes		\$9,945.00	VACANT RESIDENTIAL
3853178	Yes		\$9,945.00	VACANT RESIDENTIAL
3853167	Yes		\$9,945.00	VACANT RESIDENTIAL
3853184	Yes		\$9,945.00	VACANT RESIDENTIAL
3853183	Yes		\$9,945.00	VACANT RESIDENTIAL
3853129	Yes		\$9,945.00	VACANT RESIDENTIAL
3853149	Yes		\$9,945.00	VACANT RESIDENTIAL
3853165	Yes		\$9,945.00	VACANT RESIDENTIAL
3853197	Yes		\$9,945.00	VACANT RESIDENTIAL
3853198	Yes		\$9,945.00	VACANT RESIDENTIAL
3853199	Yes		\$9,945.00	VACANT RESIDENTIAL
3853140	Yes		\$9,945.00	VACANT RESIDENTIAL
3853208	Yes		\$9,945.00	VACANT RESIDENTIAL
3884467	Yes		\$2,190.00	
3871952	Yes		\$11,900.00	VACANT RESIDENTIAL
3871950	Yes		\$11,900.00	VACANT RESIDENTIAL
3854558	Yes		\$9,500.00	VACANT RESIDENTIAL
3854556	Yes		\$9,500.00	VACANT RESIDENTIAL
3854557	Yes		\$9,500.00	VACANT RESIDENTIAL
3854560	Yes		\$9,500.00	VACANT RESIDENTIAL
3854559	Yes		\$9,500.00	VACANT RESIDENTIAL
1740720	Yes		\$7,636.00	VACANT COMMERCIAL
3760671	Yes		\$26,680.00	VACANT COMMERCIAL
2777371	Yes		\$25,000.00	VACANT COMMERCIAL
1062292	Yes		\$56,700.00	
1170222	Yes		\$4,716.00	FORESTS & PARKS
1170249	Yes		\$48,708.00	
3605195	Yes		\$1,000.00	
3816275	Yes		\$4,211.00	VACANT RESIDENTIAL
3874075	Yes		\$13,290.00	

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1287286	Yes		\$354,200.00	VACANT COMMERCIAL
1288533	Yes		\$18,720.00	NON AGRICULTURAL ACREAGE
2777389	Yes		\$25,250.00	VACANT COMMERCIAL
3801592	Yes		\$98,400.00	VACANT COMMERCIAL
3801392	Yes		\$68,607.00	VACANT COMMERCIAL
2669306	Yes		\$38,725.00	VACANT COMMERCIAL
1639794	Yes		\$81,855.00	VACANT RESIDENTIAL
1288631	Yes		\$1,693.00	NON AGRICULTURAL ACREAGE
1432341	Yes		\$475.00	VACANT RESIDENTIAL
3819649	Yes		\$31,342.00	VACANT RESIDENTIAL
1434432	Yes		\$5,040.00	VACANT RESIDENTIAL
1289017	Yes		\$128,018.00	VACANT COMMERCIAL
3548051	Yes		\$20,400.00	VACANT RESIDENTIAL
3601424	Yes		\$19,124.00	VACANT RESIDENTIAL
1740606	Yes		\$70,200.00	FORESTS & PARKS
1289106	Yes		\$162,400.00	VACANT COMMERCIAL
1434106	Yes		\$61,946.00	VACANT RESIDENTIAL
3887697	Yes		\$73,835.00	VACANT COMMERCIAL
3809223	Yes		\$4,608.00	
1015642	Yes		\$1,000.00	VACANT INSTITUTIONAL
1434114	Yes		\$27,022.00	VACANT RESIDENTIAL
1740657	Yes		\$126,246.00	VACANT COMMERCIAL
1740665	Yes		\$131,370.00	VACANT COMMERCIAL
3605179	Yes		\$12,145.00	VACANT RESIDENTIAL
3853212	Yes		\$5,000.00	
3547519	Yes		\$20,400.00	VACANT RESIDENTIAL
1170591	Yes		\$33,540.00	
3853211	Yes		\$0.00	CLASSIFIED RECREATION
1740703	Yes		\$172,245.00	
2698128	Yes		\$13,600.00	VACANT RESIDENTIAL
3841404	Yes		\$18,488.00	VACANT RESIDENTIAL
3841399	Yes		\$18,488.00	VACANT RESIDENTIAL
3853152	Yes		\$9,945.00	VACANT RESIDENTIAL
3853143	Yes		\$9,945.00	VACANT RESIDENTIAL
3841398	Yes		\$18,488.00	VACANT RESIDENTIAL
3853170	Yes		\$9,945.00	VACANT RESIDENTIAL
3853135	Yes		\$9,945.00	VACANT RESIDENTIAL
1431506	Yes		\$3,888.00	VACANT RESIDENTIAL
3853123	Yes		\$9,945.00	VACANT RESIDENTIAL
1434297	Yes		\$11,418.00	VACANT RESIDENTIAL
1431531	Yes		\$3,492.00	VACANT RESIDENTIAL
3853142	Yes		\$9,945.00	VACANT RESIDENTIAL

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
2878134	Yes		\$38,500.00	VACANT COMMERCIAL
3853153	Yes		\$9,945.00	VACANT RESIDENTIAL
3841423	Yes		\$18,488.00	VACANT RESIDENTIAL
3853203	Yes		\$9,945.00	VACANT RESIDENTIAL
3853171	Yes		\$9,945.00	VACANT RESIDENTIAL
3853101	Yes		\$9,945.00	VACANT RESIDENTIAL
3841424	Yes		\$21,250.00	VACANT RESIDENTIAL
2777362	Yes		\$335,500.00	VACANT COMMERCIAL
3853173	Yes		\$9,945.00	VACANT RESIDENTIAL
3841400	Yes		\$21,250.00	VACANT RESIDENTIAL
3853104	Yes		\$9,945.00	VACANT RESIDENTIAL
3548281	Yes		\$500.00	
3853133	Yes		\$9,945.00	VACANT RESIDENTIAL
3853103	Yes		\$9,945.00	VACANT RESIDENTIAL
3853132	Yes		\$9,945.00	VACANT RESIDENTIAL
3853172	Yes		\$9,945.00	VACANT RESIDENTIAL
3853130	Yes		\$9,945.00	VACANT RESIDENTIAL
1431948	Yes		\$1,382.00	VACANT RESIDENTIAL
3853181	Yes		\$9,945.00	VACANT RESIDENTIAL
3853148	Yes		\$9,945.00	VACANT RESIDENTIAL
3853205	Yes		\$9,945.00	VACANT RESIDENTIAL
3853174	Yes		\$9,945.00	VACANT RESIDENTIAL
3841425	Yes		\$25,500.00	VACANT RESIDENTIAL
3819648	Yes		\$3,875.00	NON AGRICULTURAL ACREAGE
3853155	Yes		\$9,945.00	VACANT RESIDENTIAL
3841401	Yes		\$23,375.00	VACANT RESIDENTIAL
3853124	Yes		\$9,945.00	VACANT RESIDENTIAL
3841426	Yes		\$18,488.00	VACANT RESIDENTIAL
1248850	Yes		\$1,310.00	
1017441	Yes		\$3,352.00	VACANT RESIDENTIAL
3853180	Yes		\$9,945.00	VACANT RESIDENTIAL
1170231	Yes		\$268,533.00	
3853119	Yes		\$9,945.00	VACANT RESIDENTIAL
1431841	Yes		\$11,760.00	DRY SFR LOT
3853115	Yes		\$9,945.00	VACANT RESIDENTIAL
3853122	Yes		\$9,945.00	VACANT RESIDENTIAL
3841405	Yes		\$18,488.00	VACANT RESIDENTIAL
3853201	Yes		\$9,945.00	VACANT RESIDENTIAL
3554027	Yes		\$11,214.00	VACANT RESIDENTIAL
3853107	Yes		\$9,945.00	VACANT RESIDENTIAL
3853158	Yes		\$9,945.00	VACANT RESIDENTIAL
3841402	Yes		\$23,375.00	VACANT RESIDENTIAL

City of Fruitland Park Community Redevelopment Plan

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
3853154	Yes		\$9,945.00	VACANT RESIDENTIAL
3853191	Yes		\$9,945.00	VACANT RESIDENTIAL
3853176	Yes		\$9,945.00	VACANT RESIDENTIAL
3853175	Yes		\$9,945.00	VACANT RESIDENTIAL
3853145	Yes		\$9,945.00	VACANT RESIDENTIAL
1431638	Yes		\$23,522.00	VACANT COMMERCIAL
3853120	Yes		\$9,945.00	VACANT RESIDENTIAL
3853144	Yes		\$9,945.00	VACANT RESIDENTIAL
3853168	Yes		\$9,945.00	VACANT RESIDENTIAL
3853204	Yes		\$9,945.00	VACANT RESIDENTIAL
3853127	Yes		\$9,945.00	VACANT RESIDENTIAL
1431557	Yes		\$3,168.00	VACANT RESIDENTIAL
3853200	Yes		\$9,945.00	VACANT RESIDENTIAL
3853150	Yes		\$9,945.00	VACANT RESIDENTIAL
1793726	Yes		\$5,000.00	
3853202	Yes		\$9,945.00	VACANT RESIDENTIAL
3853134	Yes		\$9,945.00	VACANT RESIDENTIAL
3853169	Yes		\$9,945.00	VACANT RESIDENTIAL
3853156	Yes		\$9,945.00	VACANT RESIDENTIAL
3853121	Yes		\$9,945.00	VACANT RESIDENTIAL
3853102	Yes		\$9,945.00	VACANT RESIDENTIAL
3841427	Yes		\$19,125.00	VACANT RESIDENTIAL
3853131	Yes		\$9,945.00	VACANT RESIDENTIAL
3853146	Yes		\$9,945.00	VACANT RESIDENTIAL
3853151	Yes		\$9,945.00	VACANT RESIDENTIAL
3809888	Yes		\$0.00	WASTELANDS
1740266	Yes		\$67,995.00	
2803517	Yes		\$12,830.00	VACANT RESIDENTIAL
3853163	Yes		\$9,945.00	VACANT RESIDENTIAL
3853192	Yes		\$9,945.00	VACANT RESIDENTIAL
3841403	Yes		\$21,250.00	VACANT RESIDENTIAL
3853141	Yes		\$9,945.00	VACANT RESIDENTIAL
3853139	Yes		\$9,945.00	VACANT RESIDENTIAL
3809889	Yes		\$0.00	WASTELANDS
3809228	Yes		\$12,000.00	VACANT RESIDENTIAL
3853116	Yes		\$9,945.00	VACANT RESIDENTIAL
3559495	Yes		\$13,414.00	VACANT RESIDENTIAL
1170541	Yes		\$75,119.00	VACANT INDUSTRIAL
1284422	Yes		\$1,256.00	TIMBER S I 70
3880248	Yes		\$15,000.00	VACANT COMMERCIAL
2526165	Yes		\$16,490.00	
3847959	Yes		\$20,400.00	VACANT RESIDENTIAL

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
1434386	Yes		\$4,830.00	VACANT RESIDENTIAL
2801875	Yes		\$3,694.00	VACANT RESIDENTIAL
3809543	Yes		\$2,250.00	VACANT RESIDENTIAL
1433886	Yes		\$5,971.00	VACANT RESIDENTIAL
3884466	Yes		\$1,770.00	
3883751	Yes		\$10.00	
3883757	Yes		\$10.00	
3884465	Yes		\$1,260.00	
1249040	Yes		\$23,500.00	VACANT LAKEFRONT
2675969	Yes		\$375.00	VACANT RESIDENTIAL
3287681	Yes		\$50,708.00	VACANT LAKEFRONT
3871951	Yes		\$23,500.00	VACANT LAKEFRONT
3883756	Yes		\$10.00	
3792181	Yes		\$21,150.00	VACANT LAKEFRONT
1432804	Yes		\$37,600.00	VACANT LAKEFRONT
1804256	Yes		\$29,750.00	VACANT RESIDENTIAL
3883538	Yes		\$4,425.00	
2633930	Yes		\$0.00	CLASSIFIED RECREATION
3559657	Yes		\$29,267.00	VACANT RESIDENTIAL
1284481	Yes		\$5,670.00	VACANT RESIDENTIAL
3846876	Yes		\$17,000.00	VACANT RESIDENTIAL
3884680	Yes		\$24,098.00	VACANT RESIDENTIAL
1170389	Yes		\$13,825.00	
3846877	Yes		\$23,500.00	VACANT LAKEFRONT
3883634	Yes		\$1,764.00	VACANT COMMERCIAL
3870641	Yes		\$6,330.00	
1740622	Yes		\$6,164.00	NON AGRICULTURAL ACREAGE
3777113	Yes		\$1,190.00	VACANT COMMERCIAL
1809614	Yes		\$7,800.00	UTILITIES
1087538	Yes		\$6,634.00	NON AGRICULTURAL ACREAGE
1248515	Yes		\$19,200.00	VACANT COMMERCIAL
1249155	Yes		\$357,000.00	VACANT RESIDENTIAL
3605136	Yes		\$16,249.00	VACANT RESIDENTIAL
3605144	Yes		\$18,235.00	VACANT RESIDENTIAL
1431824	Yes		\$10,240.00	SERVICE SHOPS
1809614	Yes		\$7,800.00	UTILITIES
3841416	Yes		\$25,500.00	VACANT RESIDENTIAL
2542501	Yes		\$86,800.00	VACANT COMMERCIAL
3841438	Yes		\$15,000.00	
3841417	Yes		\$25,500.00	VACANT RESIDENTIAL
3702239	Yes		\$16,054.00	VACANT RESIDENTIAL
3883633	Yes		\$51,748.00	VACANT COMMERCIAL

Alternate Key	Vacant	Commercial / Residential Status	Assessed Values	Land Use Description
3884449	Yes		\$65.00	VACANT RESIDENTIAL
1432367	Yes		\$48,500.00	VACANT COMMERCIAL
3887696	Yes		\$168,142.00	VACANT COMMERCIAL
3841410	Yes		\$21,250.00	VACANT RESIDENTIAL
3553055	Yes		\$3,800.00	VACANT RESIDENTIAL
1118042	Yes		\$1,210.00	VACANT RESIDENTIAL
1015537	Yes		\$5,700.00	VACANT RESIDENTIAL
3883758	Yes		\$10.00	

FISCAL YEARS 2021-2025 REDEVELOPMENT PROJECTS

Adopted on September 23, 2016, Community Redevelopment Plan Resolution 2016-029

Opportunities and Challenges

The physical and economic environments will affect the success of the Fruitland Park Redevelopment Area and provide both opportunities and challenges.

History of the creation of the Fruitland Park Redevelopment Plan

The development of the City's comprehensive plan specifically identified the need to address redevelopment as well as recognizing capital improvement needs for the downtown area. The comprehensive plan does not, however, specifically address both private and public improvements that are generally aesthetic in nature but necessary for the success of the downtown and residential areas.

The other driving force behind the development of this plan is the Community Redevelopment Act of 1969, which provides a means for the local community to conserve, rehabilitate or redevelop an area and for the establishing of the tax increment finance district to pay for improvements in the area.

The Physical Environment

The land uses within the community redevelopment area are commercial office, residential, retail and recreation. The commercial uses within the CRA include a variety of businesses including restaurants and service businesses. Residential uses are scattered throughout the study area.

While the need for such uses as adequate parking may affect the downtown areas to a greater degree, the downtown and residential areas share similar needs such as adequate road right-of-ways, sidewalks and lighting. Some of these examples may be seen in the windshield survey of the residential area; road improvements are needed as well as sidewalks in the residential community.

Structural Condition Survey

The condition of the buildings in the CRA area varies considerably. While most of the buildings are structurally sound, there are significant numbers of deteriorated and dilapidated buildings throughout the residential and downtown areas. The survey of structural conditions conducted was based upon the following definitions:

Standard: A standard structure has no visible defects or, possibly, some slight defects correctable in the course of routine maintenance.

Slightly Deteriorated: A slightly deteriorated structure is structurally sound but is off a routine maintenance program such that deteriorating characteristics become a visible menace. Continuation of this deterioration would eventually result in the structures becoming more seriously deteriorated. Repairs, more than regular maintenance, are required to bring the structure up to standard.

Deteriorated: A deteriorated structure requires structural repairs not provided in the course of routine maintenance. Such a structure has one or more defects that must be corrected if the unit is to continue providing safe and adequate shelter.

Dilapidated: A dilapidated structure no longer provides adequate shelter. Such a unit endangers the health, safety or well being of the inhabitants. This structure has one or more critical defects or a combination of intermediate defects in sufficient number that rehabilitation is not feasible.

The presence of dilapidated structures that are infeasible for rehabilitation can present a negative image of the area. Dilapidated structures can be an eyesore, a hazard and an attractive nuisance. Structures that are deteriorated may exhibit many of these same opportunities, but are feasible for rehabilitation. Routine inspections and code enforcement are the primary means to remove dilapidated structures at the current time.

When the deteriorated or dilapidated buildings are providing housing to individuals, the problem is especially difficult. If the structures are suitable for rehabilitation, temporary living quarters must often be found while rehabilitation takes place. If the structures are dilapidated and infeasible for rehabilitation, it is then necessary to find other housing for individuals living there.

Sidewalks

A visual observation of the pedestrian system in the CRA area indicates that sidewalks are insufficient in meeting either the recreational or commercial pedestrian traffic needs. A number of sidewalks have been installed and are being used in the existing CRA area since the inception of the CRA. The success of these sidewalks further proves the need for additional sidewalks within the CRA area, which is predominantly residential. Sidewalks also need to be considered along the right-of-ways that are slated for expansion.

It is important to provide paved walkways and properly designed ramps to make public facilities in the general downtown area more accessible to all individuals, including people with disabilities. Pedestrian access is a major development concern of the City Commission and citizens of Fruitland Park for the enhancement of the CRA. Sidewalks are extremely important in residential neighborhoods to ensure that children can safely make it from the bus stop home and be able to walk in a safe environment. The following is a partial listing of areas that should receive first priority for sidewalks.

Streets in need of new or repaired sidewalks:

- Pennsylvania Avenue
- Griffin Road (East)
- Foxhill Road
- Picciola Cutoff (Between U.S. 27-441 and Hamlet Court)

The City has completed the sidewalks on Palm Street, which had been projected as a need in the previous CRA document.

Street Lighting

Visual inspection of the streets within the CRA area indicate that there is a need for pedestrian and street lighting along sidewalks in the vicinity of the Dixie Ave and Berckman St. intersection, in the vicinity of City Hall and the Elementary School. Street lighting should also be provided in areas where pedestrian traffic is heavier and where there is concern for crime safety.

Gardenia Park

The City will continue to maintain Gardenia Park, the linear park that was created pursuant the CRA identifying it as need. This park is located at the abandoned railroad right-of-way between Berckman and Fruitland Streets. A municipal swimming pool, handball and volleyball courts as well as other types of recreational activities have been constructed.

Drainage

The drainage system in the downtown area is primarily controlled swales, ditches and culverts. As improvements are made in the downtown, every effort should be made to assess the impact that the improvements will make to the immediate drainage system and to determine if cost-effective improvements can be made to the system during the

construction of the improvements. Every effort should be made to establish a master drainage plan for the CRA and the City as a whole that can be referenced during phased improvements to specific locations in the downtown. A partial listing of streets within the redevelopment area that should receive first priority for drainage improvements is listed below:

1. Pennsylvania Avenue
2. Foxhill Road
3. Fruitland Street
4. Seminole Street
5. Berckman Street
6. Olive Street
7. Lemon Street

Water Facilities

The water facilities system currently impacts the ability of the CRA to promote growth of certain services in the downtown due to limitations. The City is currently considering several options to extend water services within the CRA. Additional studies will be necessary to address additional growth and development within the CRA. The following describes some examples within the CRA that could benefit from improved water facilities:

Install larger PVC main in Palm Street to replace 6" asbestos-concrete pipe, install new 6" mains in Pennsylvania, Plumosa and Phoenix Avenues to replace 2" and 6" asbestos-concrete mains in backyards and install 6" main in Forest Street to replace a 1 ¼" main.

There are areas within the CRA that have potable water flowing through Transite Pipe (ACP). This type of pipe was typically used around the 1950s to 1970s and is reaching the end of its service life. The transite pipe is located primarily in utility easements along rear lot lines. The options for abandonment are physical removal or grouting and abandoning in place. The pipe is not considered a hazard (non-friable) if it is not damaged cracked or broken to release asbestos fibers into the air.

Sewer Facilities

The City has a newly constructed Sewer facility located on Spring Lake Rd. The City is considering several options to expand this facility.

Fire Protection

As aging water lines are replaced and as new water service is provided within the CRA, fire protection should be improved through the installation of sufficiently sized water lines to meet commercial and residential fire flow requirements. In addition, sufficient fire hydrants and valves should be installed with all new water line extensions. These improvements will have a positive impact on the current fire protection system and will provide an incentive for the location of new businesses. A listing of streets within the CRA that should receive high priority for waterlines and fire hydrants are provided below:

1. Dixie Avenue (from Miller to South End at U.S. Hwy 27/441)
2. CR 466A
3. Spring Lake Rd. and U.S. Hwy 27/441 (North of the Buick dealership)

Streets that have benefited from the CRA planning and have had lines installed are Palm Street, Pennsylvania Avenue, Plumosa Avenue, Phoenix Avenue, Areca Avenue and Forest Street.

Parks

The City of Fruitland Park has several acres of excellent parks. This recreational resource provides a certain amount of tourist and recreational traffic into the CRA. Improvements needed for local parks include parking lot paving and acquisition of land for additional parking. Beyond parking facilities, additional landscaping, utility relocation, sidewalk and crosswalk improvements are necessary.

Residential Housing Impact

The majority of the structures in the CRA are residential. The CRA shall address residential impacts through the following manner:

1. Promote the rehabilitation of residential units through both private and public resources (i.e., CDBG and SHIP funds). Financial institutions participating in the loan pool shall actively promote financing of residential rehabilitation in and adjacent to the CRA.
2. Active code enforcement will be utilized to insure safe, sanitary housing conditions in the CRA. The CRA agency should review the LDR and the building code requirements to insure a consistent policy with CRA Agency objectives for existing and future residential structures in the CRA.

3. The CRA Agency shall monitor the conversion of residential units to commercial use to insure that involuntary displacement does not occur and that the conversion construction is consistent with the goals for the CRA and the aesthetic goals of the CRA Agency.

Traffic Intersections and Signalization

A preliminary field investigation finds that several areas within the CRA are not conducive to pedestrian use. These areas can be improved by providing landscaping and therefore, provide a visible justification for pedestrian use. Furthermore, engineering design improvements making pedestrian accessibility a priority can be achieved throughout the CRA. It may be necessary to conduct a more extensive engineering investigation of intersections, especially high hazard locations, in order to identify additional improvements as part of Fruitland Park's ongoing roadway maintenance and improvement program. A Preliminary list of intersections that could benefit from additional landscaping, signalization and crosswalks is listed below:

1. Dixie Avenue at Griffin Street, Fruitland Street, Forest Street, Palm Street and Pennsylvania Avenue.
2. U.S. Hwy 27/441 at Miller Street, Berckman Street, Beam Street, Segal Street, Forest Street, Palm Street and Grizzard Street.
3. Berkman Street and Dixie Avenue would benefit from either a 4-way stop or signalization.
4. CR 466A / Miller St. from U.S. Hwy 27/441 to the Sumter County line – aesthetic enhancements, signals, street lights, bike lanes, sidewalks, traffic signals and reuse lines for irrigation.

Parking

The current need for parking is based on the number of on and off-site spaces currently available, but takes into consideration available parking on existing major roadways and the grandfathering of existing land uses that may adversely impact the availability of downtown parking. The City of Fruitland Park utilizes a traditional parking strategy; parking requirements are tied to zoning, specific structural uses and the size of the structure being used.

The current planning system requires the utilization of prime commercial property for parking, hindering the expansion or development of many of the vacant parcels in the CRA area. A strategy to minimize or share parking requirements would provide greater opportunities to allow greater in-fill and redevelopment opportunities. With the increased growth and tax revenues, parking concerns and planning can be dealt with, as an infrastructure need. Centralized parking lots, which minimize the use of prime commercial property, can be purchased through funds generated by the Tax

Increment District and through special assessments on the business district that created the need.

As the City grows, sites for additional parking should be identified. At this time, establishing a municipal parking lot in the business district is not a viable option.

Non-Standard Lots

The City may purchase two (2) or more lots to create parcels that conform or are more marketable for residential and commercial development.

Aesthetics

An important part of redeveloping any area is its appearance. Many aspects of appearance will improve as the structural conditions are improved and streets are repaired, but some aspects of the appearance of a downtown and residential neighborhoods must be given special attention. Public improvements in a downtown or residential area often concern the appearance of the streetscape. The streetscape is the combination of all elements in a pedestrian or vehicular area, usually the public right-of-way, and includes street furniture, landscaping, sidewalks, lights, signs and the relationship of each of these elements to each other and to adjacent buildings. Standards need to be adopted for the CRA with regard to these elements of the streetscape. For the purposes of this discussion, the streetscape includes the street furniture (items such as benches, planters, trash receptacles, kiosks), landscaping (items such as trees, tree grates, and irrigation) and lights.

In order to make an area attractive for pedestrians, improvements to the appearance or the streetscape are necessary. Such improvements are now evidenced in Fruitland Park with very limited utilization in the downtown and residential areas. While individual property owners have made improvements to their building facades and, in some cases, upgraded and installed landscaping, there has not yet been a comprehensive program throughout the entire downtown to upgrade the streetscape. An 'aesthetics needs' analysis needs to be conducted for the overall CRA.

Any future study should also include the addition of wayfinding signage on "major" streets to assist visitors in finding community destinations (City Hall, churches, schools, business districts, etc.).

Current and Future Capital Improvements in the CRA

There are currently several capital improvements being addressed in the CRA as identified in the Comprehensive Plan. Future capital improvements in the CRA shall be in

conformance with the Capital Improvements Element of the Comprehensive Plan, except for emergency or disaster related improvements.

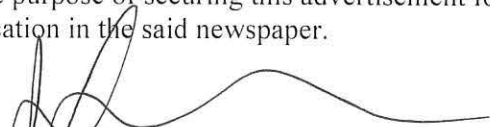
The Villages® DAILY SUN

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

Before the undersigned authority personally appeared **Jackie Lancero**, 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 #00977817 in the matter of **NOTICE OF ORDINANCE 2021-001 CRA SUNSET** was published in said newspaper in the issues of

DECEMBER 2, 2020

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)

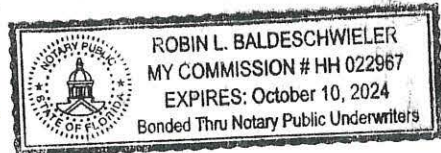
Sworn to and subscribed before me this 2
day of December 2020


Robin L. Baldeschwieler, Notary

Personally Known X _____ or

Production Identification _____

Type of Identification Produced _____



Attach Notice Here:

ORDINANCE 2021-001

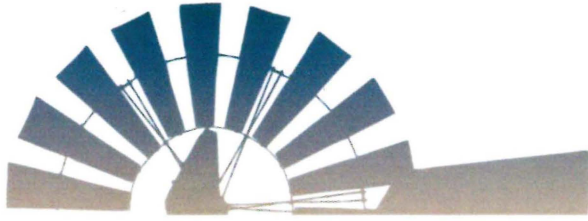
AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK REDEVELOPMENT PLAN TO INCLUDE ADDITIONAL PROJECTS AND EXTEND THE SUNSET DATE TO 2055; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND SETTING FOR AN EFFECTIVE DATE.

This ordinance will be presented for public hearing by the City of Fruitland Park Community Redevelopment Agency at its special meeting to be held on Thursday, December 17, 2020 at 6:00 p.m. in the commission chambers of city hall, 506 West Berckman Street, Fruitland Park, Florida 34731. This meeting is open to the public and hearings may be continued as determined by the commission from time to time to a time certain This ordinance may be reviewed or copies of same obtained from the city clerk's office at city hall.

Anyone requiring special accommodations at this meeting because of disability or physical impairment should contact the city clerk's office at city hall (352) 360-6727 at least at least forty-eight (48) hours prior to the hearing. (Florida Statutes 286.26). Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made by the Community Redevelopment Agency with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (Florida Statutes 286.0105)

#977817 December 2, 2020



506 West Berckman Street, Fruitland Park, Florida 34731
(352) 360-6790 ecoulson@fruitlandpark.org

CERTIFIED MAIL: 7019 2970 0000 6406 6883

December 22, 2020

The Honorable Carey Baker
Lake County Property Appraiser
PO Box 7800
Tavares FL 32778

Dear Mr. Baker:

RE: PROPOSED ORDINANCE 2021-001 AMENDING THE REDEVELOPMENT PLAN

The City of Fruitland Park Community Redevelopment Agency (CRA), at its December 17, 2020 special meeting recommended the approval of proposed Ordinance 2021-001 amending the city's redevelopment plan to include additional projects and extend the sunset date to 2055.

According to Florida Statutes 163.346, I am attaching copies of the December 2, 2020 affidavits regarding the public notice of the action that was taken by the CRA and the proposed action to be considered before the City of Fruitland Park Commission on January 14 and 21, respectively.

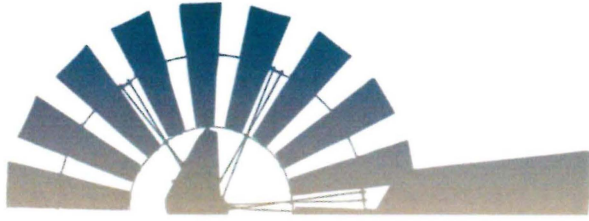
Thank you.

Yours sincerely

Esther B. Coulson, City Clerk, MMC

Enclosures

Copies: City Attorney
City Manager
City Treasurer



506 West Berckman Street, Fruitland Park, Florida 34731
(352) 360-6790 ecoulson@fruitlandpark.org

CERTIFIED MAIL: 7019 2970 0000 6406 6876

December 22, 2020

The Honorable David W. Jordan
Lake County Tax Collector
PO Box 7800
Tavares FL 32778

Dear Mr. Jordan:


RE: PROPOSED ORDINANCE 2021-001 AMENDING THE REDEVELOPMENT PLAN

The City of Fruitland Park Community Redevelopment Agency (CRA), at its December 17, 2020 special meeting recommended the approval of proposed Ordinance 2021-001 amending the city's redevelopment plan to include additional projects and extend the sunset date to 2055.

According to Florida Statutes 163.346, I am attaching copies of the December 2, 2020 affidavits regarding the public notice of the action that was taken by the CRA and the proposed action to be considered before the City of Fruitland Park Commission on January 14 and 21, respectively.

Thank you.

Yours sincerely


Esther B. Coulson, City Clerk, MMC

Enclosures

Copies: City Attorney
City Manager
City Treasurer

Select Year:

The 2019 Florida Statutes

[Title XI](#)

COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

[Chapter 163](#)

INTERGOVERNMENTAL PROGRAMS

[View Entire Chapter](#)

163.360 Community redevelopment plans.—

(1) Community redevelopment in a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and designated such area as appropriate for community redevelopment.

(2) The community redevelopment plan shall:

(a) Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.

(b) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

(c) Provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.

(3) The community redevelopment plan may provide for the development and implementation of community policing innovations.

(4) The county, municipality, or community redevelopment agency may itself prepare or cause to be prepared a community redevelopment plan, or any person or agency, public or private, may submit such a plan to a community redevelopment agency. Prior to its consideration of a community redevelopment plan, the community redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency within 60 days after receipt of the plan for review. Upon receipt of the recommendations of the local planning agency, or, if no recommendations are received within such 60 days, then without such recommendations, the community redevelopment agency may proceed with its consideration of the proposed community redevelopment plan.

(5) The community redevelopment agency shall submit any community redevelopment plan it recommends for approval, together with its written recommendations, to the governing body and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area. The governing body shall then proceed with the hearing on the proposed community redevelopment plan as prescribed by subsection (6).

(6)(a) The governing body shall hold a public hearing on a community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the community redevelopment area covered by the plan, and outline the general scope of the community redevelopment plan under consideration.

(b) For any governing body that has not authorized by June 5, 2006, a study to consider whether a finding of necessity resolution pursuant to s. [163.355](#) should be adopted, has not adopted a finding of necessity resolution pursuant to s. [163.355](#) by March 31, 2007, has not adopted a community redevelopment plan by June 7, 2007, and was not authorized to exercise community redevelopment powers pursuant to a delegation of authority under s. [163.410](#) by a county that has adopted a home rule charter, the following additional procedures are required prior to adoption by the governing body of a community redevelopment plan under subsection (7):

1. Within 30 days after receipt of any community redevelopment plan recommended by a community redevelopment agency under subsection (5), the county may provide written notice by registered mail to the governing body of the municipality and to the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed community redevelopment plan.

2. If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. [163.356\(2\)](#), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing must be held within 90 days after receipt by the county of the recommended community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative redevelopment plan that meets the requirements of this section to address the conditions identified in the resolution making a finding of necessity required by s. [163.355](#). If such an alternative redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and to the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.

3. If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of the plan under subsection (7) until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.

4. Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.

(7) Following such hearing, the governing body may approve the community redevelopment and the plan therefor if it finds that:

(a) A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

(b) The community redevelopment plan conforms to the general plan of the county or municipality as a whole;

(c) The community redevelopment plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;

(d) The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and

(e) The community redevelopment plan and resulting revitalization and redevelopment for a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.

(8) If the community redevelopment area consists of an area of open land to be acquired by the county or the municipality, such area may not be so acquired unless:

(a) In the event the area is to be developed in whole or in part for residential uses, the governing body determines:

1. That a shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the county or municipality;
2. That the need for housing accommodations has increased in the area;
3. That the conditions of blight in the area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in and spread of disease and crime or constitute a menace to the public health, safety, morals, or welfare; and
4. That the acquisition of the area for residential uses is an integral part of and is essential to the program of the county or municipality.

(b) In the event the area is to be developed in whole or in part for nonresidential uses, the governing body determines that:

1. Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.
2. Acquisition may require the exercise of governmental action, as provided in this part, because of:
 - a. Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;
 - b. Tax delinquency;
 - c. Improper subdivisions;
 - d. Outmoded street patterns;
 - e. Deterioration of site;
 - f. Economic disuse;
 - g. Unsuitable topography or faulty lot layouts;
 - h. Lack of correlation of the area with other areas of a county or municipality by streets and modern traffic requirements; or
 - i. Any combination of such factors or other conditions which retard development of the area.
3. Conditions of blight in the area contribute to an increase in and spread of disease and crime or constitute a menace to public health, safety, morals, or welfare.

(9) Upon the approval by the governing body of a community redevelopment plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective community redevelopment area, and the county or municipality may then cause the community redevelopment agency to carry out such plan or modification in accordance with its terms.

(10) Notwithstanding any other provisions of this part, when the governing body certifies that an area is in need of redevelopment or rehabilitation as a result of an emergency under s. 252.34(4), with respect to which the Governor has certified the need for emergency assistance under federal law, that area may be certified as a “blighted area,” and the governing body may approve a community redevelopment plan and community redevelopment with respect to such area without regard to the provisions of this section requiring a general plan for the county or municipality and a public hearing on the community redevelopment.

History.—s. 7, ch. 69-305; s. 3, ch. 77-391; s. 5, ch. 83-231; s. 6, ch. 83-334; s. 9, ch. 84-356; s. 26, ch. 85-55; s. 3, ch. 93-286; s. 5, ch. 94-236; s. 3, ch. 98-201; s. 6, ch. 98-314; s. 63, ch. 99-2; s. 4, ch. 2006-307; s. 33, ch. 2011-139; s. 3, ch. 2016-198.

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

ITEM TITLE: CRA FY 2020-21 Taxes
For the Meeting of: January 14, 2021
Submitted by: City Treasurer
Date Submitted: December 29, 2020
Funds Required: Yes – Redevelopment Tax 01519-30491
Attachments: CRA Invoices

Item Description: CRA FY 2020-21 Taxes - recommend the approval of payment from the general fund to the redevelopment fund for the redevelopment taxes for FY 2020-21. Tax calculations are based on an increase in property value over the base year 1994 for 00F1 (\$62,306,956 - \$17,896,110 = \$44,410,846) and 00F2 (\$88,308,841 - \$67,646,734 = \$20,662,107) divided by 1,000 times the millage (3.9134) times 95%.

The total for 00F1 is \$165,107 and for 00F2 is \$76,816 for a total payment of \$241,923. Current budget in OGS is \$243,508.

Action to be Taken: Approve the recommendation on the payment of invoices totalling \$241,923.

Staff's Recommendation: Approve payment of invoices.

Additional Comments: None

City Manager Review: Yes

Mayor Authorization: Yes



506 W. Berckman Street
Fruitland Park, FL 34731

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

December 29, 2020

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

Re: Fruitland Park Community Redevelopment Agency (00F1)-2020 Taxes \$ 165,107

Dear Mayor Cheshire:

The Lake County Property Appraiser provided the City of Fruitland Park Community Redevelopment Agency (FPCRA-00F1) with a final taxable value of \$62,306,956 for the tax year 2020. This is an incremental increase of \$44,410,846 over the 1994 base year.

The amount due to the FPCRA from Fruitland Park is \$165,107. ($\$44,410,846/1000 \times 3.9134$ mills $\times .95$). Please remit this payment to the attention of the City Finance Director by January 15, 2021.

Sincerely,

Jeannine Racine

Jeannine Racine
City Finance Director
352-360-6545

Cc: File



506 W. Berckman Street
Fruitland Park, FL 34731

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

December 29, 2020

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

Re: Fruitland Park Community Redevelopment Agency (00F2)-2020 Taxes \$ 76,816

Dear Mayor Cheshire:

The Lake County Property Appraiser provided the City of Fruitland Park Community Redevelopment Agency (FPCRA-00F2) with a final taxable value of \$88,308,841 for the tax year 2020. This is an incremental increase of \$20,662,107 over the 2006 base year.

The amount due to the FPCRA from Fruitland Park is **\$76,816**, ($\$20,662,107/1000 \times 3.9134$ mills $\times .95$). Please remit this payment to the attention of the City Finance Director by January 15, 2021.

Sincerely,

Jeannine Racine

Jeannine Racine
City Finance Director
352-360-6545

Cc: File

**CITY OF FRUITLAND PARK
CRA SPECIAL AGENDA ITEM SUMMARY SHEET
Item Number: 6**

ITEM TITLE:	Public Comments
For the Meeting of:	January 14, 2020
Submitted by:	City Clerk
Date Submitted:	January 4, 2020
Funds Required:	None
Account Number:	N/A
Amount Required:	N/A
Balance Remaining:	N/A
Attachments:	Yes, Resolution 2013-023, Public Participation Policy and Chapter 286 Florida Statutes

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

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

Action to be Taken: **None**

Staff’s Recommendation: N/A

Additional Comments: N/A

City Manager Review: Yes

Mayor Authorization: Yes

RESOLUTION 2013 -023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A PUBLIC PARTICIPATION POLICY WITH REGARD TO MEETINGS OF CITY BOARDS AND COMMISSIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission wishes to adopt a public participation policy for meetings of the City's boards and commissions; and

WHEREAS, the City Commission accordingly desires to pass this Resolution 2013-023 to do so.

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

Section 1. The following Public Participation Policy shall apply to meetings of City boards or commissions as provided herein.

Sec. 1. Citizen's Rights

(a) Definition. For the purposes of this section, "board or commission" means a board or commission of the City of Fruitland Park.

(b) Right to be Heard: Members of the public shall be given a reasonable opportunity to be heard on a proposition before a City board or commission except as provided for below. Public input shall be limited to three (3) minutes. This right does not apply to:

1. An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the board or commission to act;
2. An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
3. A meeting that is exempt from §286.011; or
4. A meeting during which the Commission is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.

Sec. 2. Suspension and Amendment of these Rules

(a) Suspension of these Rules: Any provision of these rules not governed by the City Charter or City Code may be temporarily suspended by a vote of a majority of the Commission.

(b) Amendment of these Rules: These rules may be amended or new rules adopted by resolution.

- (c) Effect of Variance from Rules: The failure to follow this Public Participation Policy shall not be grounds for invalidating any otherwise lawful act of the City's boards or commissions.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Resolution.

Section 3. This Resolution shall become effective immediately upon passage.

RESOLVED this 26 day of September, 2013, by the City Commission of the City of Fruitland Park, Florida.



Christopher J. Bell, Mayor

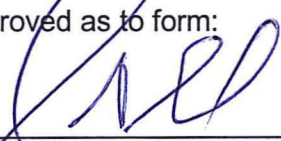
ATTEST:


MARIE AZZOLINO, Acting City Clerk

Passed First Reading 9/26/2013

Passed Second Reading N/A

Approved as to form:


SCOTT A. GERKEN, City Attorney

Select Year:

The 2019 Florida Statutes

[Title XIX](#)[Chapter 286](#)[View Entire Chapter](#)

PUBLIC BUSINESS

PUBLIC BUSINESS: MISCELLANEOUS PROVISIONS

286.0114 Public meetings; reasonable opportunity to be heard; attorney fees.—

(1) For purposes of this section, “board or commission” means a board or commission of any state agency or authority or of any agency or authority of a county, municipal corporation, or political subdivision.

(2) Members of the public shall be given a reasonable opportunity to be heard on a proposition before a board or commission. The opportunity to be heard need not occur at the same meeting at which the board or commission takes official action on the proposition if the opportunity occurs at a meeting that is during the decisionmaking process and is within reasonable proximity in time before the meeting at which the board or commission takes the official action. This section does not prohibit a board or commission from maintaining orderly conduct or proper decorum in a public meeting. The opportunity to be heard is subject to rules or policies adopted by the board or commission, as provided in subsection (4).

(3) The requirements in subsection (2) do not apply to:

(a) An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the board or commission to act;

(b) An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;

(c) A meeting that is exempt from s. [286.011](#); or

(d) A meeting during which the board or commission is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.

(4) Rules or policies of a board or commission which govern the opportunity to be heard are limited to those that:

(a) Provide guidelines regarding the amount of time an individual has to address the board or commission;

(b) Prescribe procedures for allowing representatives of groups or factions on a proposition to address the board or commission, rather than all members of such groups or factions, at meetings in which a large number of individuals wish to be heard;

(c) Prescribe procedures or forms for an individual to use in order to inform the board or commission of a desire to be heard; to indicate his or her support, opposition, or neutrality on a proposition; and to indicate his or her designation of a representative to speak for him or her or his or her group on a proposition if he or she so chooses; or

(d) Designate a specified period of time for public comment.

(5) If a board or commission adopts rules or policies in compliance with this section and follows such rules or policies when providing an opportunity for members of the public to be heard, the board or commission is deemed to be acting in compliance with this section.

(6) A circuit court has jurisdiction to issue an injunction for the purpose of enforcing this section upon the filing of an application for such injunction by a citizen of this state.

(7)(a) Whenever an action is filed against a board or commission to enforce this section, the court shall assess reasonable attorney fees against such board or commission if the court determines that the defendant to such action acted in violation of this section. The court may assess reasonable attorney fees against the individual filing such an

action if the court finds that the action was filed in bad faith or was frivolous. This paragraph does not apply to a state attorney or his or her duly authorized assistants or an officer charged with enforcing this section.

(b) Whenever a board or commission appeals a court order that has found the board or commission to have violated this section, and such order is affirmed, the court shall assess reasonable attorney fees for the appeal against such board or commission.

(8) An action taken by a board or commission which is found to be in violation of this section is not void as a result of that violation.

History.—s. 1, ch. 2013-227.

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