

**FRUITLAND PARK LOCAL PLANNING AGENCY MEETING
AGENDA**

June 27, 2019

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

As soon as practical at 6:15 p.m.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES** (city clerk)
April 11, 2018 LPA meeting

QUASI-JUDICIAL PUBLIC HEARING

- 4. First Reading – Ordinance 2019-004 – Rezoning – Petitioner: DGI Properties LLC** (city attorney/city manager/community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 0.23 ± ACRES OF THE PROPERTY FROM GENERAL COMMERCIAL (C-2) TO RESIDENTIAL PROFESSIONAL (RP) WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY AND SCRIVENERS ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on July 11, 2019.)

END OF QUASI-JUDICIAL PUBLIC HEARING

- 5. 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 Local Planning 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 Local Planning Agency. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the

time the Local Planning Agency addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

7. OTHER BUSINESS

8. 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 City of Fruitland Park 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.

FRUITLAND PARK LOCAL PLANNING AGENCY MEETING DRAFT MINUTES
April 11, 2019

A meeting of the City of Fruitland Park Local Planning Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, April 11, 2019 at 6:15 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor John L. Gunter Jr., Commissioners Christopher Bell, Patrick DeGrave and John Mobilian.

Also Present: City Manager Gary La Venia; City Attorney Anita Geraci-Carver; City Treasurer Jeannine Racine; Senior Police Officer Paul Sandbakken, Police Department; Interim Fire Chief Donald Gilpin and Deputy Fire Chief Tim Yoder, Fire Department; Public Works Director Dale Bogle; Human Resources Director Diana Kolcun, and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Cheshire called the meeting to order at 6:15 p.m.

2. ROLL CALL

ACTION: 6:15:10 PM Mayor Cheshire requested that the city clerk call the roll and a quorum was declared present.

3. APPROVAL OF MINUTES

ACTION: 6:15:33 PM **On motion of Commissioner Bell, seconded by Vice Mayor Gunter and unanimously carried, the LPA approved the October 11, 2018 minutes as submitted.**

4. Resolution 2019-019 The Glen Final Plat Phases 11-13 - Petitioner: A. A. Moukhtara Company

Ms. Geraci-Carver read into the record proposed Resolution 2019-019, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA, GRANTING FINAL PLAT
APPROVAL FOR THE GLEN PHASES 11, 12 & 13 GENERALLY
LOCATED NORTH OF LEWIS ROAD, EAST OF CR 468 AND SOUTH
OF 466A; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Greg Beliveau, LPG Urban Planners Inc., relayed the recommendations of approval from staff and the Planning and Zoning Board.

ACTION: 6:15:43 PM **A motion was made by Commissioner Bell and seconded by Commissioner Mobilian that the LPA recommend the approval of proposed Resolution 2019-019 as previously cited.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.

QUASI-JUDICIAL PUBLIC HEARING

5. First Reading – Ordinance 2019-001 – First Amendment Master Development Agreement – Mirror Lake Village PUD

Ms. Geraci-Carver read into the record proposed Resolution 2019-019, the substance of which is as follows and administered the oath to interested persons who intended to testify:

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE MASTER DEVELOPMENT AGREEMENT CONDITIONS OF THE MIRROR LAKE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) TO PROVIDE FOR A MAXIMUM IMPERVIOUS SURFACE RATIO AND REVISE THE FRONT SETBACKS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SCRIVENER’S ERRORS; AND SETTING AN EFFECTIVE DATE.

Mr. Beliveau, who was sworn in by Ms. Geraci-Carver, relayed the recommendations of approval by the Planning and Zoning Board.

ACTION: 6:17:38 PM A motion was made by Vice Mayor Gunter and seconded by Commissioner Mobilian that the LPA recommend the approval of proposed Ordinance 2019-001 as previously cited.

There being no comments from the public, **by unanimous consent, Mayor Cheshire closed the public hearing.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously.

END OF QUASI-JUDICIAL PUBLIC HEARING

6. PUBLIC COMMENTS

There were no comments from the public at this time.

ACTION: 6:22:22 PM. No action was taken.

7. OTHER BUSINESS

There was no one from the public to appear before the LPA at this time.

ACTION 6:22:33 PM. No action was taken.

8. ADJOURNMENT

The meeting adjourned at 6:23 p.m.

The LPA minutes were approved at the June 27, 2019 meeting.

Signed _____
Esther B. Coulson, City Clerk

Signed _____
Chris Cheshire, Mayor



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: Connie Bame, Chairwoman Daniel Dicus Philip Purlee, Vice Chair Fred Collins Walter Birriel	Others: Greg Beliveau, LPG Tracy Kelley, CDD Kelly Turner, Administrative Assistant
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**AGENDA
PLANNING & ZONING BOARD
JUNE 20, 2019
6:00PM**

- I. INVOCATION:**
- II. ROLL CALL:**
- III. MINUTES FROM PREVIOUS MEETING:** Approve meeting minutes from May 16, 2019.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**
- A. DGI Properties, LLC, Debra Patterson Rezoning
- Debra Patterson, registered agent of DGI Properties, LLC, owner of 205 East Fountain Street, submitted application for rezoning. Property is currently zoned C-2 “General Commercial” and applicant wishes to rezone to RP “Residential Professional” for financing purposes.

BOARD MEMBERS’ COMMENTS:

ADJOURNMENT:



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: Connie Bame, Chairwoman Daniel Dicus Philip Purlee, Vice Chair Fred Collins Walter Birriel	Others: Tracy Kelley, CDD Kelly Turner, Administrative Assistant
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**MINUTES
PLANNING & ZONING BOARD
MAY 16, 2019
6:00PM**

- I. **INVOCATION:** Meeting called to order at 6:00PM. Board member Purlee led the invocation and Pledge of Allegiance.
- II. **ROLL CALL:** Board members present with the exception of Fred Collins. Present Tracy Kelley, CDD and Kelly Turner, Administrative Assistant.
- III. **MINUTES FROM PREVIOUS MEETING:** Board member Dicus made motion to approve meeting minutes from March 27, 2019. Second by Board member Purlee. Approved 4-0.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**

A. Picciola Reserve Phase 2 Minor Lot Split

Ken Wagner submitted application on behalf of registered property owner. Applicant proposes splitting existing lot into two lots to be used for single family homes with joint access off of Wood Duck Lane.

CDD Kelley introduced applicant Ken Wagner and gave introduction to minor lot split application. The property is about an acre in size and the applicant proposes to divide the property into two lots pursuant to Chapter 157.050 of the Land Development Regulations to be used for single family homes. CDD Kelley supplied Board members with a copy of the boundary survey. Three notices were sent out certified mail to subdivision property owner, Lake County Attorney, and Lake County Commission. Applicant Wagner approached the Board and stated city water and septic would be utilized on site as sewer is not available to the site. The site will be accessed from Wood Duck Lane with no means of access off of Picciola Road.

Board member Dicus made motion to approve Resolution 2019-018 granting lot split approval of property located northwest of Picciola Road and south of Wood Duck Lane. Second by Board member Purlee. Approved 4-0.

BOARD MEMBERS' COMMENTS: None.

ADJOURNMENT: Meeting adjourned at 6:06PM.



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

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

Development Application

Contact Information:

Owner Name: DGI Properties, LLC
 Address: PO Box 8, YALAHUA, FL 34797
 Phone: 351-324-0721 Email: ibld-4u@hotmail.com
 Applicant Name: Debra L. Patterson
 Address: PO Box 8 YALAHUA FL 34797
 Phone: 352-272-8484 Email: ibld-4u@hotmail.com
 Engineer Name: N/A
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: "Fountain Street"
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 205 E Fountain Street, Fruitland Park FL 34731 (ALT KEY 2573325)
 Parcel Number(s): E 90 FT OF W 390 FT OF N 110 FT OF BLK 15 PBI 3 Pages 8-9 Section: ORB 5207 Township: 19 Range: 24
 Area of Property: 09-19-24-0400-015-06008 Nearest Intersection: 466A + US 27
 Existing Zoning: C-2 Existing Future Land Use Designation: _____
 Proposed Zoning: RP Proposed Future Land Use Designation: _____
 The property is presently used for: C-2 - VACANT
 The property is proposed to be used for: Residential or Residential Professional
 Do you currently have City Utilities? YES

Application Type:

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

Please describe your request in detail: Change from C-2 zoning to RP - Property cannot be financed through conventional lenders due to C-2 zoning - Hardship

Required Data, Documents, Forms & Fees Not saleable in current zoning restrictions.
 Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Signature: [Signature] Date: 5/14/19

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

Development Application Checklist

The Following are Required for ALL Development Applications:

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

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

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

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

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

Rezoning Applications:

- Requested Zoning Map Justification for Rezoning

Planned Development Applications:

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

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications:

- Justification for Variance

Special Exception Use Applications:

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

Conditional Use Permit Applications:

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

Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

- As Described in LDRs, Chapter 157

Minor Subdivision Applications:

- As Described in LDRs, Chapter 157

Site Plan Applications:

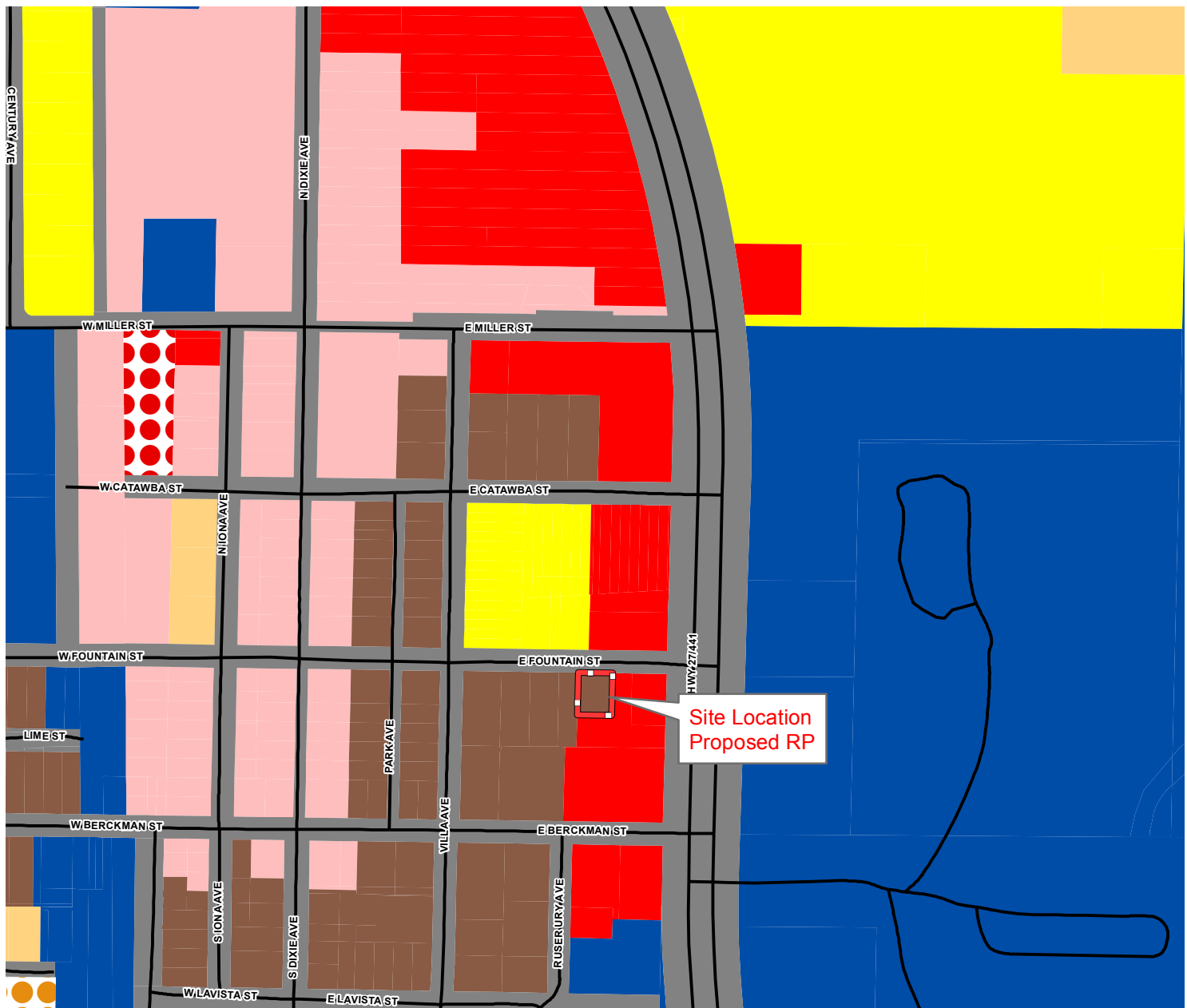
- As Described in LDRs, Chapter 160

205 E Fountain Street



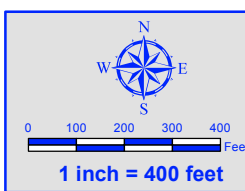
© 2017 Pictometry

03/01/2017



Legend

Subject_Property	C-2 -- General Commercial
City of Fruitland Park Zoning	IND -- Industrial
R-1 -- Single - Family Low Density Residential	PUD -- Planned Unit Development
R-2 -- Single - Family Medium Density Residential	CPUD -- Commercial PUD
R-2A -- Medium Density Residential	MPUD, Mixed Use PUD
R-3 -- Multi-Family High Density Residential	IND-PUD -- Industrial PUD
R-3A -- High Density Res/Neighborhood Com	PFD -- Public Facilities District
RP -- Residential Professional	GB -- Green Belt District
C-1 -- Neighborhood Commercial	ROW -- Right-of-Way



**City of Fruitland Park
DGI Properties**
Lake County, Florida
Proposed Zoning - RP

Project: 398-19-01
File: Proposed Zoning.mxd
Name: DGI Properties
PM: Sherie Lindh
Date: May 17, 2019
Created By: J.Meier

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 383-1940 / Fax: (352) 383-4824

PROPERTY RECORD CARD

General Information

Owner Name:	DGI PROPERTIES LLC	Alternate Key:	2573325
Mailing Address:	PO BOX 8 YALAHA, FL 34797-0008 Update Mailing Address	Parcel Number: ⓘ	09-19-24-0400-015-00008
		Millage Group and City:	00F1 (FRUITLAND PARK)
		Total Certified Millage Rate:	17.7079
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	205 EAST FOUNTAIN ST FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK, E 90 FT OF W 390 FT OF N 110 FT OF BLK 15 PB 3 PGS 8-9 ORB 5207 PG 2001		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	90	110		90	FF		\$0.00	\$28,512.00



[Click here for Zoning Info](#) ⓘ

[FEMA Flood Map](#)

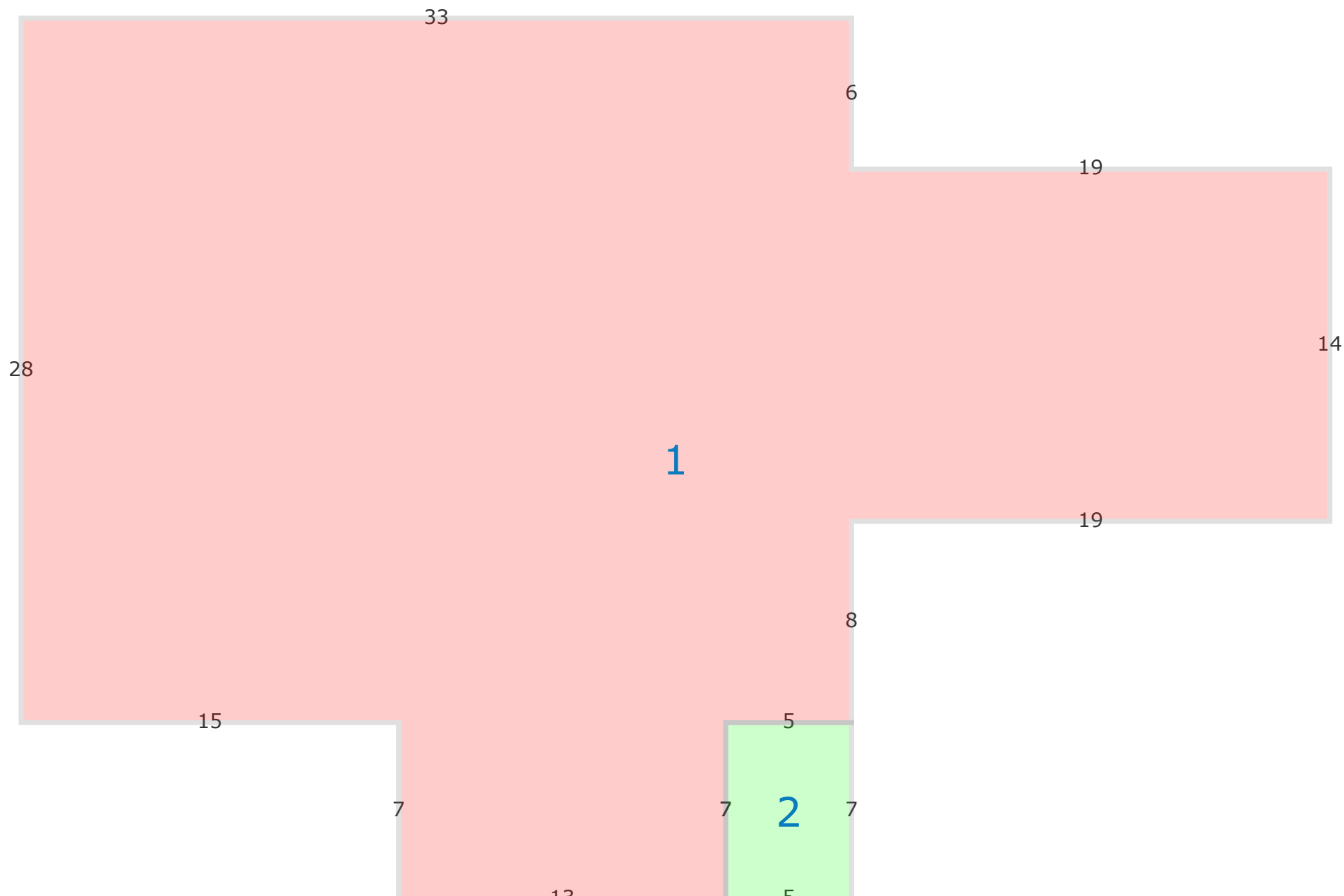
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$33,665.00	
Summary			
Year Built: 1948	Total Living Area: 1281 ⓘ	Central A/C: No	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	1281	N	0%	0%	
2	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	35	N	0%	0%	

[View Larger / Print / Save](#)



Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5207 / 2001	11/29/2018	Warranty Deed	Qualified	Improved	\$64,900.00
3418 / 2365	4/17/2007	Quit Claim Deed	Unqualified	Improved	\$0.00
1314 / 1672	8/1/1994	Quit Claim Deed	Unqualified	Improved	\$0.00
744 / 1404	3/1/1982	Warranty Deed	Qualified	Vacant	\$21,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown are 2019 WORKING VALUES subject to change until certified.

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

Prepared by and return to:
Sultana L. Haque
Attorney at Law
StoneBridge Title Group, LLC
2699 Lee Road, Suite 110
Winter Park, FL 32789
407-613-2080

File Number: SB18-2080

Warranty Deed

The **Warranty Deed** made this November ^{29th}, 2018 A.D. By **Coreen M. Harris, a single woman**, whose post office address is: **2025 Spring Lake Rd, Fruitland Park, Florida 34731** hereinafter called the grantor, to **DGI Properties, LLC, a Florida limited liability company**, whose post office address is: **P.O. Box 8, Yalaha, Florida 34797**, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

That Part of Block 15 in the City of Fruitland Park, Florida, according to the plat thereof, recorded in Plat Book 3, page 9, Public Records of Lake county, Florida, bounded and described as follows: Begin at a Point on the North line of said Block 15 that is 300 feet East of the Northwest corner thereof, thence East along the North Line of said Block 15 a distance of 90 feet; thence South 110 feet; thence West 90 feet, thence North 110 feet to the point of beginning.

Parcel ID Number: **09-19-24-0400-015-00008**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

NOTARY SIGNATURE AFFIDAVIT

COUNTY OF Paulding

STATE OF Georgia

Please have the Notary Public complete the following:

Notary Name (please Print): Sharon L. Driver

Address: 290 Burnt Hickory Road, Powder Springs, GA 30127

Phone (Please include area code): (770) 361-1881

Notary: Please make a copy of

Driver's License(s) or other picture identification of the person(s) signing the aforesaid document(s) and return with the executed documents.

I, the above described Notary Public hereby certify that I have checked te identification of the those parties who have signed before me, and I have attached copies of their Driver's License(s) or other picture identification. I have verified them to be the same as those described in the instruments acknowledged by me.

WITNESS my hand and official seal in the county and state aforesaid this 29TH day of November, A.D. 2018.

Notary Pubic Signature Sharon L. Driver

Printed Name: Sharon L. Driver

Commission Expires: June 17, 2019

Commission No: _____

**SHARON L DRIVER
NOTARY PUBLIC
PAULDING COUNTY
STATE OF GEORGIA**
My Commission Expires June 17, 2019

And Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1st Witness Signature

J.P. BERNI SCIMKORIT

1st Witness Printed Name

Theresa S. Tritt

2nd Witness Signature

Theresa Tritt

2nd Witness Printed Name

State of Florida

County of Paulding

The foregoing instrument was acknowledged before me this 29TH day of November, 2018, by Coreen M. Harris, who is/are personally known to me or who has produced _____ as identification.

Coreen M. Harris

Coreen M. Harris

Address: 2025 Spring Lake Rd, Fruitland Park Florida 34731

Sharon L. Driver

Notary Public

Print Name: Sharon L. Driver

My Commission

Expires: June 17, 2019

SHARON L DRIVER
NOTARY PUBLIC
PAULDING COUNTY
STATE OF GEORGIA
My Commission Expires June 17, 2019

APPLICANT'S AFFIDAVIT

STATE OF Florida
COUNTY OF Lake



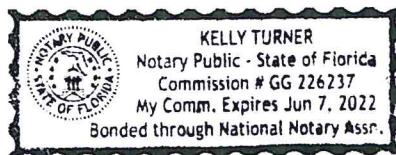
Before me, the undersigned authority, personally appeared Debra Patterson
_____, who being by me first duly sworn on oath, deposes
and says:

- 1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.
- 2) That the submittal requirements for the application have been completed and attached hereto as part of that application.
- 3) That he/she desires requesting from C2 to PP to allow property to be
Sold and allow for bank financing # hardship
under current C2 zoning

[Signature]
Affiant (Applicant's signature)

Signed and sworn to (or affirmed before me on May 16, 2019
(date) by Debra Patterson (name of affiant).
He/she is personally known to me or has produced
Florida Drivers License (type of identification) as
identification.

Kelly Turner (Signature of Person Taking Acknowledgment)
Kelly Turner (Name of Acknowledger Typed, Printed or Stamped)
Notary Public (Title or Rank)
GG 226237 (Serial Number, if any)



(NOTARY'S SEAL)

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

RECEIVED BY
COMMUNITY DEVELOPMENT
MAY 16 2019
DEPARTMENT
CITY OF FRUITLAND PARK

Before me the undersigned authority, personally appeared Debra Patterson

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

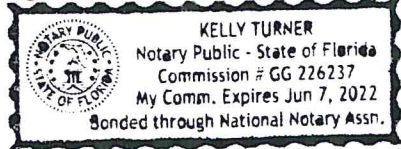
- 1) That he is the fee-simple owner of the property legally described on attached page of this application.
- 2) That he desires re-zoning from C2 to RP to allow property to be sold and allow for bank lending * hardship under current C2 zoning.
- 3) That he has appointed n/a to act as agent on his behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this application if no agent is appointed to act on his/her behalf.

[Signature]
Affiant (Owner's Signature)

State of Florida
County of lake

The Foregoing instrument was acknowledged before me this 16th day of May, 20 19,
by Debra L Patterson who is personally known to me or has produced
Florida Drivers License as identification and who did or did not take an oath

(Notary Seal)



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

Kelly Turner
Signature
Kelly Turner
Printed Name



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company

DGI PROPERTIES, LLC

Filing Information

Document Number	L16000029651
FEI/EIN Number	81-1450233
Date Filed	02/11/2016
Effective Date	02/11/2016
State	FL
Status	ACTIVE

Principal Address

131 Waterfont Way #220 Altamonte Springs Fl, 32701
PO Box 8
Yalaha, FL 34797

Changed: 04/01/2018

Mailing Address

PO Box 8
Yalaha, FL 34797

Changed: 04/01/2018

Registered Agent Name & Address

PATTERSON, DEBRA

131 Waterfront Way
#220
Altamonte Springs, FL 32701

Address Changed: 04/01/2018

Authorized Person(s) Detail

Name & Address

Title MGR

PATTERSON, DEBRA

131 Waterfront Way #220 Altamonte Springs Fl, 32701
PO Box 8
Yalaha, FL 34797

**NOTICE OF PUBLIC HEARINGS
ORDINANCE 2019-004**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 0.23 + ACRES OF THE PROPERTY FROM GENERAL COMMERCIAL (C-2) TO RESIDENTIAL PROFESSIONAL (RP) WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY AND SCRIVENERS ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

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

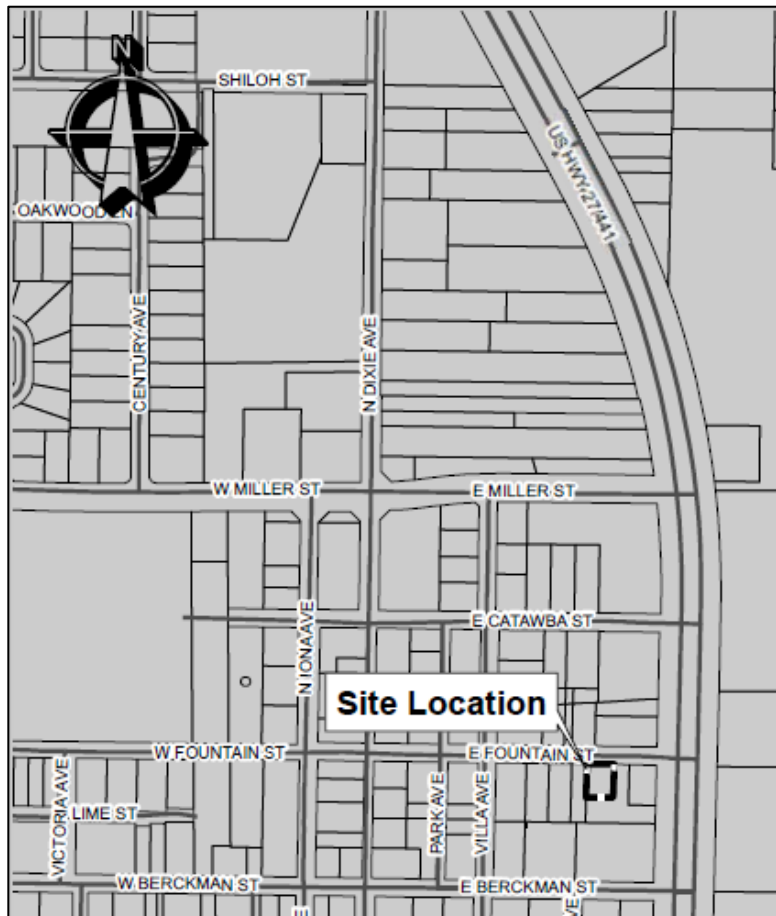
Fruitland Park Planning & Zoning Board Meeting on June 20, 2019 at 6:00 p.m.

Fruitland Park City Commission Meeting on June 27, 2019 at 6:00 p.m.

Fruitland Park City Commission Meeting on July 11, 2019 at 6:00 p.m.

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

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



CITY OF FRUITLAND PARK
NOTICE TO SURROUNDING PROPERTY OWNERS

The City of Fruitland Park has received an application for Rezoning

Owner is seeking to rezone property currently zoned as C-2 General Commercial to RP Residential Professional.

Name of Applicant: Debra Patterson

Address or general location of property: 205 E Fountain St, Fruitland Park FL, 34731

Type of Zoning requested: Residential Professional

Reason for action: The owner desires rezoning for financing purposes.

Other information attached: Yes X No

* * * *

There will be a Public Hearing:

Planning & Zoning Board
City Commission 1st Reading
City Commission Final Reading

Thursday, June 20, 2019 @ 6:00 p.m.
Thursday, June 27, 2019 @ 6:00 p.m.
Thursday, July 11, 2019 @ 6:00 p.m.

NOTE: If you are opposed to this Rezoning and wish to state your reasons, please fill out and return the form below to: Fruitland Park City Hall, 506 W Berckman Street, Fruitland Park, FL 34731, or call 352-360-6727 and your name will be listed for you to speak at the scheduled P&Z Board Meeting and/or City Commission Meeting.

* * * *

SURROUNDING PROPERTY OWNER

Name: _____
(Please Print)

Address: _____

I/We the undersigned have examined the above information for the proposed _____ and understand the nature of this request.

I/We are opposed ____/not opposed ____ to this action. (check one)

I/We request to speak at P&Z Meeting ____ and/or City Commission Meeting _____. (check one or both)

Addressee Signature

Addressee Signature

In the event this form is not mailed back to the City or you have not called the City to schedule you as a speaker, this will be considered as an approval.

ORDINANCE 2019 - 004

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 0.23 ± ACRES OF THE PROPERTY FROM GENERAL COMMERCIAL (C-2) TO RESIDENTIAL PROFESSIONAL (RP) WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY AND SCRIVENERS ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by DGI Properties, LLC, Debra Patterson, as Owner, requesting that approximately 0.23 acres of real property generally located south of East Fountain Street and west of US 27/441 (the "Property") be rezoned from General Commercial (C-2) to Residential Professional (RP) within the city limits of Fruitland Park; and

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

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

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

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

Section 1. The following described property consisting of approximately 0.23 ± acres of land generally located east of Fountain Street and south of US 27/441 shall hereafter be designated as RP, Residential Professional, as defined in the Fruitland Park Land Development Regulations. The property is more particularly described as:

LEGAL DESCRIPTION: That Part of Block 15 in the City of Fruitland Park, Florida, according to the plat thereof, recorded in Plat Book 3, page 9, Public Records of Lake county, Florida, bounded and described as follows: Begin at a Point on the North line of said Block 15 that is 300 feet East of the Northwest corner thereof, thence East along the North Line of said Block 15 a distance of 90 feet; thence South 110 feet; thence West 90 feet, thence North 110 feet to the point of beginning.

Parcel Alternate Key No. 2573325

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

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

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

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

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

Section 7. This Ordinance shall become effective immediately upon adoption.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2019.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____

Passed Second Reading _____



Development Application Review
May 16, 2019
Rezoning

Applicant: DGI Properties, LLC
Ph: 561-324-0721 **Email:** ibld-4u@hotmail.com

Address: PO Box 8
Yalaha, FL 34797

Project: Fountain Street
Parcel ID: 09-19-24-0400-010-0008 **Alt Key:** 2573325

Mrs. Patterson:

The City's Technical Review Committee (TRC) completed the review of the application submittal dated May 13, 2019 for rezoning and this document is to serve as notification of those responses and/or recommendations.

Development Review:

The application dated received is recommended to follow an informal TRC review. There are no other reviews required outside of land development and zoning regulations.

The initial application fees are as follows:	City Application Fee	\$115.00 PAID
	City Land Planner Fee	\$370.00 PAID
	Pre-Application Conference	<i>Actual Cost</i>
	Advertisement	<i>Actual Cost</i>
	Certified Mailings	<i>Actual Cost</i>

Per City Ordinance 2008-023 these are the applicable fees as of date; however, there may be additional fees associated with the application(s) that will be passed to applicant.

City Attorney:

No comments.

City Engineer (BESH):

No comments.

City Land Planner:

Staff recommends approval of the rezoning.

Building Review:

No comments.

Fire Review:

No comments.

Lake County Public Works:

No comments.

Lake County Schools:

The property currently supports a single-family dwelling. The application does not indicate an increase in residential density. Therefore, the school district does not have any comments for the Fountain Street rezoning.

Police Review:

No comments.

City Staff Review:

In closing the applicant is to submit Applicant and Owner Affidavits to be attached with the original application. Approval is recommended for rezoning from existing Commercial (C2) to Residential Professional (RP).

Please submit the required provisions under the City's Land Development Regulations Chapter 152 Administration; Section 152.040: Amendments; and review Chapter 154 Zoning District Regulations; Section 154.030: Residential Professional (RP) Zoning Classification.

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

REZONING

Owner: DGI Properties, LLC, Debra Patterson

General Location: West of US 27/441 and south of Fountain Street

Number of Acres: 0.23 ± acres

Existing Zoning: Commercial (C-2)

Proposed Zoning: Residential Professional (RP)

Existing Land Use: Central Business District

Date: May 14, 2019

Description of Project

The owners are seeking a zoning to RP for the subject site. The land use allows for a maximum ISR of 80%. Review of the property tax card indicates the site is developed with a residential unit of approximately 1,281 sf. The owner desires rezoning in order to obtain financing.

	Surrounding Zoning	Surrounding Land Use
North	C-2	Commercial
South	C-2	Central Business District
East	C-2	Central Business District
West	RP	Central Business District

Assessment

The permitted land uses within the CBD include retail, office, business, other professional services, and residential. The proposed rezoning is consistent with the comprehensive plan FLU Policy 1-1.8. The RP zoning district allows for residential, business, personal and financial services and is typically located within a transitioning area. The properties to the east are utilized as residential and commercial (day care center), the property to the north is utilized as auto repair and sales and the property to the west is residential. The area is transitioning from residential to commercial. The proposed rezoning is adjacent to RP zoning to the west, therefore, it would not be considered spot zoning.

Recommendation

Staff recommends approval of the rezoning.

From: [Lavalley, Helen C](#)
To: [Kelly Turner](#)
Subject: RE: TRC - 205 E. Fountain Street Rezoning
Date: Wednesday, May 15, 2019 9:22:54 AM
Attachments: [image002.png](#)
[image003.png](#)

Kelly:

The property currently supports a single-family dwelling. The application does not indicate an increase in residential density. Therefore, the school district does not have any comments for the Fountain Street rezoning.

Please let me know if you have any questions.

Thank you,

Helen LaValley

Lake County Schools
352-253-6694



From: Kelly Turner <kturner@fruitlandpark.org>
Sent: Tuesday, May 14, 2019 12:31 PM
To: Tracy Kelley <tkelley@fruitlandpark.org>
Cc: Amy Malone <amalone@besandh.com>; Anita Geraci (anita@agclaw.net) <anita@agclaw.net>; 'Beliveau, Greg' <gregb@lpgurp.com>; Brett Tobias <btobias@besandh.com>; Dale Bogle <dbogle@fruitlandpark.org>; Dan Hickey <dhipkey@fruitlandpark.org>; Donald Gilpin <dgilpin@fruitlandpark.org>; Duane Booth <duanebooth@besandh.com>; Erik D. Luce <eluce@fruitlandpark.org>; Gary La Venia <glavenia@fruitlandpark.org>; Jeff Gerling <jeff@alpha-florida.com>; Jeni Simken <jsimken@fruitlandpark.org>; Lavalley, Helen C <LavalleyH@lake.k12.fl.us>; Lori Davis <ldavis@fruitlandpark.org>; Sheila Kilgore (sheila@agclaw.net) <sheila@agclaw.net>; sherie@lpgurp.com; SLynch@lakecountyfl.gov; Tracy Garcia <tgarcia@lakecountyfl.gov>; Tracy Kelley <tkelley@fruitlandpark.org>
Subject: TRC

CAUTION: This email originated from outside the LCSB organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

The Villages[®] DAILY SUN

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

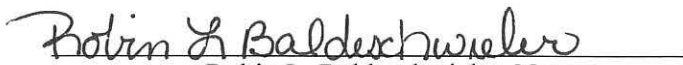
Before the undersigned authority personally appeared **Sheryl Dufour** who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a **Legal Ad** in the matter of **NOTICE OF PUBLIC HEARINGS ORDINANCE 2019-004**, was published in said newspaper in the issues of

JUNE 11, 2019

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.

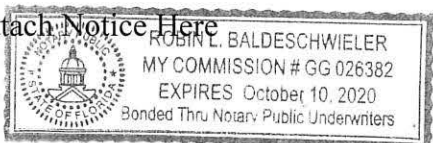

(Signature Of Affiant)

Sworn to and subscribed before me this 11
day June 2019.


Robin L. Baldeschwieler, Notary

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

Attach Notice Here



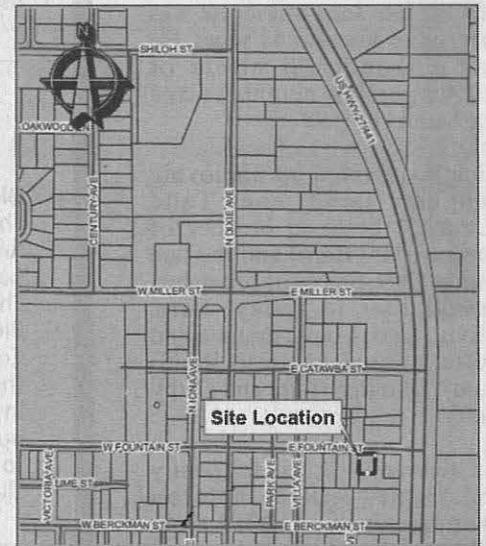
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