

**FRUITLAND PARK LOCAL PLANNING AGENCY MEETING
AGENDA**

March 24, 2022

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

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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES** (city clerk)
January 27, 2022 LPA meeting

QUASI-JUDICIAL PUBLIC HEARING

- 4. Quasi-Judicial Public Hearing – Ordinance 2022-004 SCCPA- 0.287+ Acres - LC Urban Medium–SFMD – N Register Road-E US Hwy 27/441 – Petitioner: Countryside Baptist Church Ministries Inc.** (city attorney/city manager/community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO SINGLE FAMILY MEDIUM DENSITY ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.287± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

5. First Reading and Quasi-Judicial Public Hearing – Ordinance 2022-005 SCCPA - 0.686+ Acres - LC Urban Medium-I– 2811 Register Road – Petitioner: Countryside Baptist Church Ministries Inc. (city attorney/city manager/community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO INSTITUTIONAL ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.686+ ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

END OF QUASI-JUDICIAL PUBLIC HEARING

6. UNFINISHED BUSINESSES

7. 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.

8. OTHER BUSINESS

9. 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.

CITY OF FRUITLAND PARK
LPA AGENDA ITEM SUMMARY SHEET
Item Number: 3

ITEM TITLE: Draft LPA Meeting Minutes
For the Meeting of: March 24, 2022
Submitted by: City Clerk
Date Submitted: March 16, 2022
Funds Required: No
Attachments: Draft minutes

Item Description: Meeting Minutes - January 27, 2022

Action to be Taken: Approve the minutes.

Staff's Recommendation: Approve the meeting minutes as submitted, if there are no corrections.

Additional Comments: None

City Manager Review: Yes

Mayor Authorization: Yes

**FRUITLAND PARK LOCAL PLANNING AGENCY
DRAFT MEETING MINUTES
January 27, 2022
6:15 p.m.**

A regular meeting of the Fruitland Park Local Planning Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, January 27, 2022 at 6:15 p.m.

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

Members Absent: Commissioner John Mobilian and Non-Voting Member School Board Member District 2 Dr. Kristi Burns

Also Present: City Attorney. Anita Geraci-Carver, City Treasurer Jeannine Racine; Police Chief Erik Luce, Public Works Director Robb Dicus; Community Development Director Dwyane Williams; Administrative Assistant Candice Dennis, and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

ACTION: 6:30:32 p.m. No action was taken.

2. ROLL CALL

After Mayor Cheshire requested that Ms. Coulson call the roll where a quorum was declared present, he announced the absence of Commissioner Mobilian who will not be attending this evening's meeting due to medical illness.

ACTION: 6:30:41 p.m. No action was taken.

3. APPROVAL OF MINUTES

August 26, 2021 LPA minutes.

ACTION: 6:32:55 p.m. Later in the meeting and **on motion of Commissioner Bell, seconded by Commissioner DeGrave and unanimously carried, the LPA approved the August 26, 2021 LPA meeting minutes as submitted.**

QUASI-JUDICIAL PUBLIC HEARING

4. First Reading and Quasi-Judicial Public Hearing – Ordinance 2022-001 LDRs

After Ms. Geraci-Carver read into the record the title of proposed Ordinance 2022-001, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, COUNTY OF LAKE, STATE OF FLORIDA, AMENDING AND RESTATING THE LAND DEVELOPMENT CODE OF THE CITY OF FRUITLAND PARK

CONSISTING OF CHAPTERS 150 THROUGH 169, INCLUSIVE; RENAMING ZONING CATEGORIES; ADOPTING A NEW ZONING CODE AND ZONING MAP; RETAINING THE VILLAGES OF FRUITLAND PARK LAND DEVELOPMENT REGULATIONS CONTAINING CHAPTERS 150 THROUGH CHAPTER 167, INCLUSIVE, AND APPENDIX 1 THROUGH 4, INCLUSIVE; PROVIDING FOR CONFLICTS, CODIFICATION AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:31:14 p.m. A motion was made by Commissioner DeGrave and seconded by Commissioner Bell that the LPA approve the recommendation of approval on Ordinance 2022-001, as previously cited.

There being no members of the public and by unanimous consent, Mayor Cheshire closed the public hearing.

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

END OF QUASI-JUDICIAL PUBLIC HEARING

5. UNFINISHED BUSINESSES

There was no unfinished business to come before the LPA at this time.

ACTION: 6:33:08 p.m. No action was taken.

6. PUBLIC COMMENTS

There were no public comments at this time.

ACTION: 6:33:15 p.m. No action was taken.

7. OTHER BUSINESS

There was no other business to come before the LPA at this time.

ACTION: 6:33:30 p.m. No action was taken.

8. ADJOURNMENT

The meeting adjourned at 6:34 p.m.

The minutes were approved at the March 24, 2022 meeting

Signed _____
Esther B. Coulson, MMC City Clerk

Signed _____
Chris Cheshire, Mayor

**CITY OF FRUITLAND PARK
LPA AGENDA ITEM SUMMARY SHEET
Item Number: 4-5**

ITEM TITLE:	Quasi-Judicial Public Hearings		
For the Meeting of:	March 24, 2022		
Submitted by:	City	Attorney/City	Manager/Community Development Director
Date Submitted:	March 18, 2022		
Funds Required:	No		
Account Number:	N/A		
Amount Required:	N/A		
Balance Remaining:	N/A		
Attachments:	Yes, Quasi-Judicial Hearing Establishment		
Item Description:	Quasi-judicial public hearings		
Action to be Taken:	LPA consideration.		
Staff's Recommendation:	N/A		
Additional Comments:	N/A		
City Manager Review:	Yes		
Mayor Authorization:	Yes		

RESOLUTION 2004-014

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA; RELATING TO QUASI-JUDICIAL HEARINGS; ESTABLISHING PROCEDURES FOR THE DISCLOSURE OF EX PARTE COMMUNICATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statute 286.0115 allows municipalities to remove the presumption of prejudice attached to ex parte communications with local public officials in quasi-judicial proceedings through the adoption of a resolution or ordinance establishing a process for the disclosure of such communications; and

WHEREAS, the City Commission of the City of Fruitland Park desires to implement the provisions of F.S. 286.0115 with respect to quasi-judicial proceedings which occur before the City Commission as well as city boards and committees.

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

Section 1. The following procedures shall apply with regards to any quasi-judicial matters before the City Commission or any board or committee of the City:

**Procedures for quasi-judicial hearings;
Disclosure of ex parte communications.**

(a) *Intent.* Pursuant to Section 286.0115(1), Florida Statutes, it is the intent of the city commission that this section is intended to remove the presumption of prejudice from *ex parte* communications with city officials and to permit, among other things, site visits, the receipt of expert opinion, and the review of mail and other correspondence relating to quasi-judicial proceedings by said city officials. .

(b) *Definitions.* As used in this section, the following terms shall be defined as follows:

- (1) "City official" means and refers to any elected or appointed public official holding a municipal position or office who recommends or takes quasi-judicial action as a member of a city board, commission, or committee, including, but not limited to, a member of the city commission, the code enforcement board, the planning and zoning board, or the local planning agency.
- (2) "*Ex parte* communication" means a communication involving a city official and a member of the public, regarding a pending quasi-judicial action, such that the city official may be exposed to only one perspective

or part of the evidence with regard to a quasi-judicial action pending before the commission or board on which the city official serves. *Ex parte* communications occur at other than a public meeting of the board on which the city official serves at which the quasi-judicial action discussed has been publicly noticed.

- (3) "Member of the public" refers to any person interested in a quasi-judicial action, including, but not limited to, an applicant, an officer or member of a homeowner's association, an officer or member of an environmental, homebuilding/development, or concerned citizen's organization, an official or employee of a governmental entity other than the City, a developer, a property owner, or an interested citizen, or a representative of or attorney for any of the foregoing.
- (4) "Quasi-judicial" refers to a land use, land development, zoning, or building related permit, application or appeal, as set forth below, in which city officials give notice and an opportunity to be heard to certain substantially affected persons, investigate facts, ascertain the existence of facts, hold hearings, weigh evidence, draw conclusions from the facts, and apply the law to the facts, as the basis for their decision.
- (5) "Site visit" means an inspection of real property subject to an application for any quasi-judicial action prior to a public hearing on the application conducted by a city official. The mere act of driving by a site in the daily course of driving to a particular location, such as work or a particular store, which act is not undertaken for the purpose of inspecting a particular parcel of real property is not a site visit for purposes of this section.

(c) *Ex parte communications between city officials and members of the public.*

- (1) A member of the public not otherwise prohibited by statute, charter provision or ordinance may have an *ex parte* communication with any city official regarding any quasi-judicial matter on which action may be taken by the commission or board on which the city official serves; provided, that the city official adheres to the disclosure requirements set forth in sub-section (c)(3) below.
- (2) Except as otherwise provided by statute, charter provision, or ordinance, any city official may have an *ex parte* communication with any expert witness or consultant regarding any quasi-judicial matter on which action may be taken by the commission or board on which the city official serves; provided, that the city official adheres to the disclosure requirements set forth in sub-section (c)(3) below. Nothing here,

however, shall restrict a city official access to city staff or expert witness or consultant retained by the City.

(3) Disclosure.

- (A) All city officials shall disclose the occurrence of all *ex parte* communications or discussions with a member of the public or an expert witness or consultant involving said city official which relate to the quasi-judicial action pending before the commission or board on which the city official serves.
- (B) Disclosure shall occur by no later than the final public hearing, or if no formal public hearing is held, then any hearing at which the final decision regarding the quasi-judicial matter is made. The city official shall disclose the *ex parte* communication verbally or by memorandum. Any such memorandum disclosing the occurrence of the *ex parte* communication shall be placed in the official file regarding the pending quasi-judicial matter which file shall be maintained in the City Clerk's records.
- (C) At the time of disclosure, the city official shall identify the person, group, or entity with whom the *ex parte* communication took place, the substance of the *ex parte* communication, and any matters discussed which are considered by the city official to be material to said city official's decision in the pending quasi-judicial matter.
- (d) *Oral or written communications between city staff and city officials.* City officials may discuss quasi-judicial matters pending before the commission or board on which said city official serves with city staff without the requirement to disclose pursuant to sub-section (c)(3) above.
- (e) *Site visits by city officials.* Any city official may conduct a site visit of any property related to a quasi-judicial matter pending before the commission or board on which the city official serves; provided, that the city official adheres to the disclosure requirements set forth in sub-section (c)(3) above. Any disclosure of a site visit pursuant to sub-section (c)(3) shall disclose the existence of the site visit, and any information obtained by virtue of the site visit considered by the city official to be material to said official's decision regarding the pending quasi-judicial matter.
- (f) *Review of mail, correspondence, and written communications by city officials.* Any city official may review mail, correspondence, or written communications, related to a quasi-judicial matter pending before the commission or board on which the city official serves. Upon review of the mail, correspondence, or

written communication, the document shall be placed in the official file regarding the pending quasi-judicial matter and maintained in the city clerk's records.

- (g) *City clerk's file.* All correspondence, mail, or written communications reviewed by city officials prior to the final hearing on a pending quasi-judicial matter shall be placed in the official file regarding said matter and maintained by the city clerk. Said correspondence, mail, or written communications reviewed by city officials prior to the final hearing on a pending quasi-judicial matter, or any disclosure memoranda as described in sub-section (c)(3)(B), shall be available for public inspection. By no later than the final public hearing, or if no formal public hearing is held, then at any hearing at which the final decision regarding the quasi-judicial matter is made, the city clerk shall make said correspondence, mail, written communications, or other matters, and any disclosure memoranda placed in the official file, a part of the record. All of the foregoing documents shall be received by the commission or board as evidence, with the exception of disclosure memoranda, subject to any objections interposed by participants at the hearing.
- (h) *Opportunity to comment upon substance of disclosure.* At such time that a disclosure regarding an *ex parte* communication, receipt of an expert opinion, site visit, or review of mail, correspondence, or other written communication is made a part of the record at a hearing, persons who may have opinions or evidence contrary to those expressed in the *ex parte* communication, expert opinion, or mail, correspondence, or other written communication, or noted during the site visit, shall be given a reasonable opportunity to refute or respond and provide contrasting information, evidence, or views.

Section 2. If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this ordinance.

Section 3. This resolution shall be effective upon passage.

PASSED AND RESOLVED this 24th day of June, 2004, by the City Commission of the City of Fruitland Park, Florida.



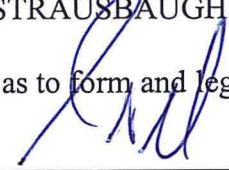
JOHN L. GUNTER, JR., VICE MAYOR

ATTEST:



MARGE STRAUSBAUGH, CITY CLERK

Approved as to form and legality:



Scott A. Gerken, City Attorney



Select Year: 2020

The 2020 Florida Statutes

[Title XIX](#)

PUBLIC BUSINESS

[Chapter 286](#)

PUBLIC BUSINESS: MISCELLANEOUS PROVISIONS

[View Entire Chapter](#)**286.0115 Access to local public officials; quasi-judicial proceedings on local government land use matters.—**

(1)(a) A county or municipality may adopt an ordinance or resolution removing the presumption of prejudice from ex parte communications with local public officials by establishing a process to disclose ex parte communications with such officials pursuant to this subsection or by adopting an alternative process for such disclosure. However, this subsection does not require a county or municipality to adopt any ordinance or resolution establishing a disclosure process.

(b) As used in this subsection, the term “local public official” means any elected or appointed public official holding a county or municipal office who recommends or takes quasi-judicial action as a member of a board or commission. The term does not include a member of the board or commission of any state agency or authority.

(c) Any person not otherwise prohibited by statute, charter provision, or ordinance may discuss with any local public official the merits of any matter on which action may be taken by any board or commission on which the local public official is a member. If adopted by county or municipal ordinance or resolution, adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with local public officials.

1. The substance of any ex parte communication with a local public official which relates to quasi-judicial action pending before the official is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before final action on the matter.

2. A local public official may read a written communication from any person. However, a written communication that relates to quasi-judicial action pending before a local public official shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. Local public officials may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1., 2., and 3. must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication. This subsection does not subject local public officials to part III of chapter 112 for not complying with this paragraph.

(2)(a) Notwithstanding the provisions of subsection (1), a county or municipality may adopt an ordinance or resolution establishing the procedures and provisions of this subsection for quasi-judicial proceedings on local government land use matters. The ordinance or resolution shall provide procedures and provisions identical to this subsection. However, this subsection does not require a county or municipality to adopt such an ordinance or resolution.

(b) In a quasi-judicial proceeding on local government land use matters, a person who appears before the decisionmaking body who is not a party or party-intervenor shall be allowed to testify before the decisionmaking body, subject to control by the decisionmaking body, and may be requested to respond to questions from the

decisionmaking body, but need not be sworn as a witness, is not required to be subject to cross-examination, and is not required to be qualified as an expert witness. The decisionmaking body shall assign weight and credibility to such testimony as it deems appropriate. A party or party-intervenor in a quasi-judicial proceeding on local government land use matters, upon request by another party or party-intervenor, shall be sworn as a witness, shall be subject to cross-examination by other parties or party-intervenors, and shall be required to be qualified as an expert witness, as appropriate.

(c) In a quasi-judicial proceeding on local government land use matters, a person may not be precluded from communicating directly with a member of the decisionmaking body by application of ex parte communication prohibitions. Disclosure of such communications by a member of the decisionmaking body is not required, and such nondisclosure shall not be presumed prejudicial to the decision of the decisionmaking body. All decisions of the decisionmaking body in a quasi-judicial proceeding on local government land use matters must be supported by substantial, competent evidence in the record pertinent to the proceeding, irrespective of such communications.

(3) This section does not restrict the authority of any board or commission to establish rules or procedures governing public hearings or contacts with local public officials.

History.—s. 1, ch. 95-352; s. 31, ch. 96-324.

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

ITEM TITLE: Quasi-Judicial Public Hearing – Ordinance 2022-004
SCCPA- 0.287± Acres - LC Urban Medium–SFMD – N
Register Road-E US Hwy 27/441 – Petitioner: Countryside
Baptist Church Ministries Inc.

For the Meeting of: March 24, 2022

Submitted by: City Attorney/City Manager/Community Development
Director

Date Submitted: March 14, 2022

Funds Required: No

Attachments: Draft Ordinance 2022-004, future land use map, location
and aerial maps, boundary survey. advertising affidavit,
staff report, and development application.

Item Description: **Ordinance 2022-004** Small-Scale Comprehensive Plan
Amendment to change the Future Land Use Map for approximately ± 0.287 acres applicable to
the residential parcel of property located at 2811 Register Road - after annexation and minor lot
split (to be approved administratively, in accordance with Chapter 160, Section 160.040(d)(2)).
The Planning and Zoning Board recommended approval at its March 17, 2022 meeting.

Action to be Taken: Recommend the approval of Ordinance 2022-004.

Staff's Recommendation: Approval.

Additional Comments:

City Manager Review:

Mayor Authorization:

ORDINANCE 2022-004

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO SINGLE FAMILY MEDIUM DENSITY ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.287 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Jim Richardson – ERA Grizzard Real Estate. as applicant, on behalf of Countryside Baptist Church Ministries, Incorporated, as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of “Institutional” under the Comprehensive Plan for the City of Fruitland Park; and

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

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

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

Section 1: The following described property consisting of approximately 0.287 ± acres located at 2811 Register Road, north of Register Road and east of U.S. Hwy27/441 as described on Exhibit “A” shall be assigned a land use designation of Single Family Medium Density under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit “B” and incorporated herein by reference.

Section 2: A copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Fruitland Park as a matter of permanent record of the City, matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3. Direction to the City Manager.

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

Section 4. Severability

Upon a determination that by a court of competent jurisdiction that a portion of this ordinance or the comprehensive plan adopted hereby is void, unconstitutional or unenforceable, all remaining portions 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. Conflicts.

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

Section 7. Adoption

After adoption, a copy hereof shall be forwarded to the Department of Economic Opportunity.

Section 8. Effective Date

This ordinance shall become effective upon the 31st day after adoption unless timely challenged, and then will become effective upon the date a final order is issued by the Department of Economic Opportunities or Administration Commission finding the amendment in compliance in accordance with Section 163.3187, Florida Statutes. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2022.

(SEAL)

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, MMC, 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 _____

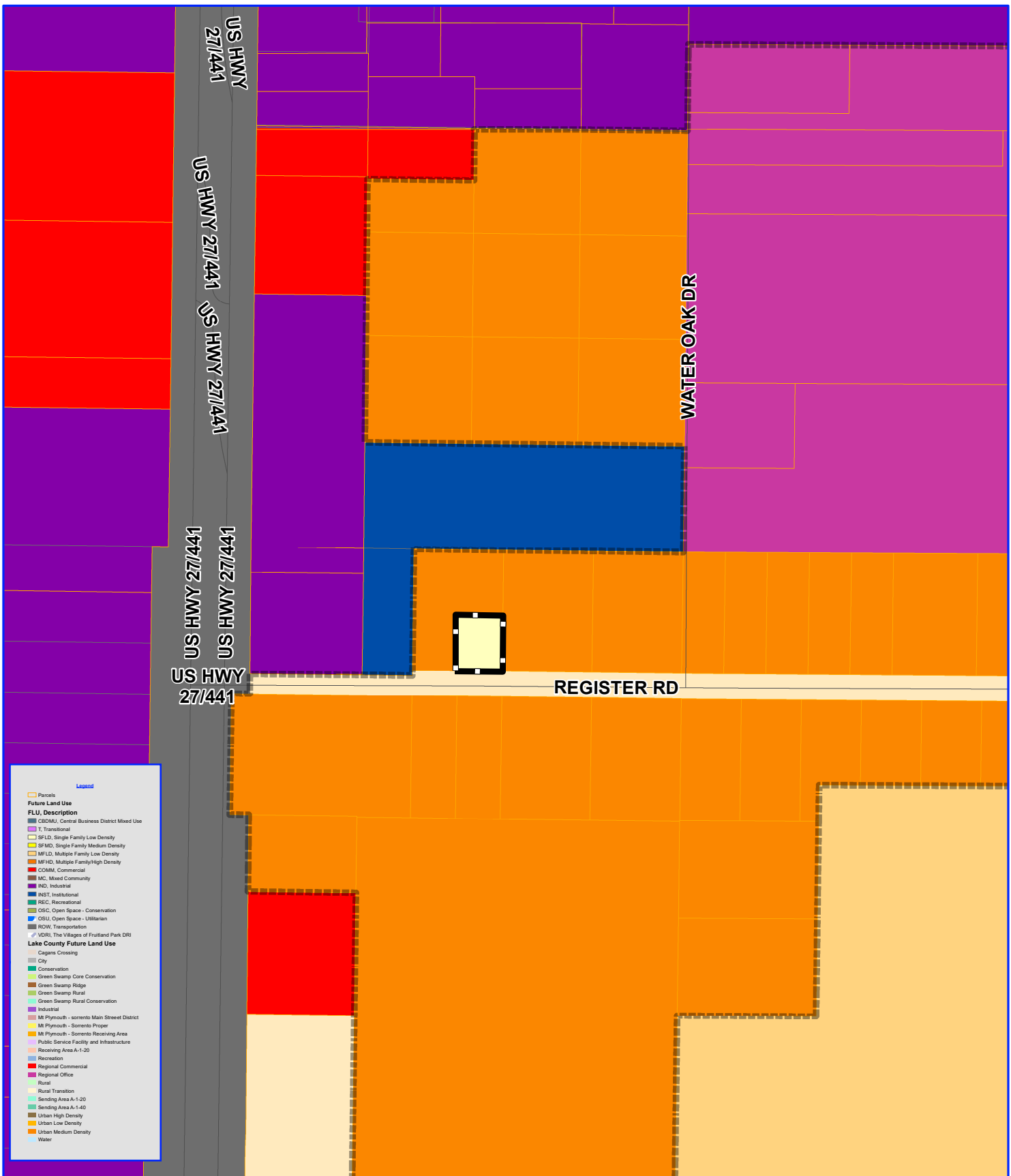
EXHIBIT A

LEGAL DESCRIPTION

The South 119 feet of the East 92 feet of the following described parcel; The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida less right of way to the South.

EXHIBIT B

MAP



Legend

Future Land Use

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

Lake County Future Land Use

- Cagans Crossing
- City
- Conservation
- Green Swamp Core Conservation
- Green Swamp Ridge
- Green Swamp Rural
- Green Swamp Rural Conservation
- Industrial
- Mt Plymouth - Sorrento Main Street District
- Mt Plymouth - Sorrento Proper
- Mt Plymouth - Sorrento Receiving Area
- Public Service Facility and Infrastructure
- Receiving Area A-1-20
- Recreation
- Regional Commercial
- Regional Office
- Rural
- Rural Transition
- Sending Area A-1-20
- Sending Area A-1-40
- Urban High Density
- Urban Low Density
- Urban Medium Density
- Water



Countryside Baptist Church

Lake County, Florida
Proposed Future Land Use

1 inch = 258 feet

Project: 398-13-03
File: PropFLU.mxd
Name: CBP
PM: Sherie Lindh
Date: Feb. 11th, 2021
Created By: C.Manno



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

Legal Descriptions

Parcel 1 (Vacant Land)

The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida. Less and except the South 119 feet of the East 92 feet; less right of way to the South.

Parcel 2 (House)

The South 119 feet of the East 92 feet of the following described parcel; The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida less right of way to the South.



Site Location

REGISTER

WATER OAK

27/441

The Villages
DAILY SUN

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

Before the undersigned authority personally appeared **Joseph Szabo**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal #1050875 in the matter of

NOTICE OF PUBLIC HEARINGS

was published in said newspaper in the issues of

MARCH 7, 2022

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.

[Handwritten Signature]

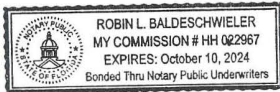
(Signature Of Affiant)

Sworn to and subscribed before me this
day of March 2022

[Handwritten Signature]

Robin L. Baldeschwieler, Notary

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



NOTICE OF PUBLIC HEARINGS

ORDINANCE 2022-008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 0.973 ± ACRES OF LAND (GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/44); DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS, SEVERABILITY AND CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-007

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 0.287 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD, FRUITLAND PARK, FLORIDA FROM LAKE COUNTY R-1 ZONING TO THE CITY OF FRUITLAND PARK DESIGNATION OF R-2 WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-006

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 0.686 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD, FRUITLAND PARK, FLORIDA FROM LAKE COUNTY R-7 ZONING TO THE CITY OF FRUITLAND PARK DESIGNATION OF PUBLIC FACILITIES DISTRICT WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-005

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO INSTITUTIONAL ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.686 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/44; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-004

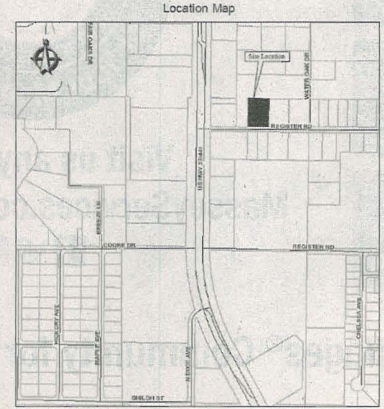
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO SINGLE FAMILY MEDIUM DENSITY ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.287 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/44; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

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

- Fruitland Park Planning & Zoning Board Meeting on March 17, 2022 at 6:00 p.m.
- Fruitland Park City Commission Meeting on March 24th, 2022 at 6:00 p.m.
- Land Planning Agency Meeting on March 24th, 2022 at 6:15 p.m.
- Fruitland Park City Commission Meeting on April 14th, 2022 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 ordinances 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 ordinances.

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
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.**

ANNEXATION, SSCPA, REZONING, VARIANCE, LOT SPLIT

Owner: COUNTYSIDE BAPTIST CHURCH MINISTRIES, INC.

Applicant: JIM RICHARDSON

Project Name: Countryside Baptist Church

General Location: North side of Register Road

Number of Acres: .973 ± acres

Existing Zoning: Lake County R-1 and R-7

Proposed Zoning: Public Facilities District (PFD) and SF Medium (R-2)

Existing Land Use: Lake County Urban Medium Density

Proposed Land Use: Institutional and SF Medium

Date: May 6, 2021

Description of Project

The owners are seeking to annex an adjacent parcel to the church which is currently utilized for grass overflow parking and a single family residence. The proposed comp plan amendment for the majority of the site is Institutional (.742 +/- acres) and the remainder of the site is to SF Medium (.231) with associated zoning of PFD and R-2, respectively. The applicant is requesting a lot split to create the two (2) parcels. In addition, a variance is requested to the front setback of the existing residence from 30' to 13.8'.

	Surrounding Zoning	Surrounding Land Use
North	PFD	Institutional
South	County R-1	Urban Medium Density
East	County R-1	Urban Medium Density
West	PFD	Institutional

Assessment

Annexation

The subject site is adjacent to the city limits along the northern and western property boundary; therefore, it is eligible for annexation.

Comprehensive Plan Map Amendment

The amendment is from Lake County Urban Medium Density (7 units/acre) to Institutional (.742 acres) and SF Medium Density (4 units/acre) (.231 acres). The amendment is considered a reduction in density and intensity. Small scale amendments are considered to have a de minimis effect on public facilities.

Rezoning

A portion of the site is proposed to be rezoned to PFD for the purpose of grassed overflow parking associated with the church and the remainder of the site to R-2 for the existing single family residence. Both parcels have frontage on Register Road which is a local roadway and serves as a local collector. Chapter 154, Section 154.030(d)(11)(A)(vi) allows for houses of worship. Section 154.030(d)(11)(B) states that the approved use shall front on an arterial or collector roadway. Should the rezoning and lot split be approved, the applicant should file a unity of title to adjoin the proposed PFD parcel to the parent church property.

The proposed rezoning to R-2 is consistent with the density; however, the lot size of 10,028 SF would be consistent with the provision of central water and sewer. The existing residence utilizes well and septic tank and per State Health regulations requires a minimum lot size of 21,780 SF (1/2 acre). If the residence connects to central water, the LDRs would require a lot size of 12,500 SF and per State Health regulations requires a minimum lot size of 10,890 SF. The proposed lot size will need to be revised. Staff can support a variance to lot size of a minimum of 10,890 SF with connection to central water. Central sewer is not available unless the applicant wants to extend a force main from the intersection of US Highway 27/441 to the property. The lot does meet the frontage requirements of the LDRs.

Variance

The existing SF residence built in 1962 maintains a front setback of 13.8' from the property line and the LDRs require a front setback of 30'. The applicant is requesting a variance to 13.8'. The existing front setback within Lake County is considered a grandfathered non-conforming structure. A variance would be necessary in order to make the existing home conforming and allow for financing. Conditions of the variance may require that if the existing structure is demolished, any new structure would need to comply with the front setback of 30'.

An additional variance to lot size is also required from 12,500 SF to 10,890 SF.

Recommendation

Revise the proposed lot split at a minimum to be consistent with State regulations of 10,890 SF and request a variance to the lot size. Amend the applications as necessary.

JUSTIFICATION FOR COMP PLAN AMENDMENT

Parcel is being annexed into the City of Fruitland Park and the Comp Plan needs to be amended to reflect the new parcel(s).



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

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

Development Application

Contact Information:

Owner Name: Countryside Baptist Church Ministries, Incorporated John W. Stricklen - Pastor
 Address: 2805 Register Rd, Fruitland Park, FL 34731
 Phone: 352-223-3616 Email: jonasem2002@aol.com

Applicant Name: Jim Richardson - ERA Grizzard Real Estate
 Address: 1300 Citizens Blvd, Suite 300, Leesburg, FL 34748
 Phone: 352-874-7606 Email: jrichardson@eragrizzard.com

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

Property and Project Information:

PROJECT NAME*: Church House Register Rd
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 2811 Register Rd, Fruitland Park, FL 34731
 Parcel Number(s): 04-19-24-0001-000-00701 Section: 04 Township: 19 Range 24

Area of Property: .973 Acres Nearest Intersection: North Dixie Ave and US HWY 27/441
 Existing Zoning: Half is R-7 and half is R-1 (Lake County) Existing Future Land Use Designation: R-1 (Lake County)
 Proposed Zoning: R-1 Proposed Future Land Use Designation: R-1

The property is presently used for: Overflow Church Parking
 The property is proposed to be used for: Overflow Church Parking
 Do you currently have City Utilities? No

Application Type:

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

Please describe your request in detail: We would like to amend the Comp Plan to include this parcel.
urch.

Required Data, Documents, Forms & Fees

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

Printed Name: Jim Richardson

Signature:  Date: 5/3/2021

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

Development Application Checklist

The Following are Required for ALL Development Applications:

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

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

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

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

Large Scale Comprehensive Plan Amendment Applications:

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

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

Rezoning Applications:

- Requested Zoning Map
- Justification for Rezoning

Planned Development Applications:

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

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications:

- Justification for Variance

Special Exception Use Applications:

Site Sketch

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

Conditional Use Permit Applications:

Site Plan as Described in LDRs, Chapter 155

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

Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

- As Described in LDRs, Chapter 157

Minor Subdivision Applications:

- As Described in LDRs, Chapter 157

Site Plan Applications:

- As Described in LDRs, Chapter 160

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared John W. Stricklen - Pastor

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

1) That he/she is the fee-simple owner of the property legally described on attached page of this application.

2) That he/she desires to annex 2811 Register Rd into the City of Fruitland Park to allow _____

Rezone the annexed parcel

and split the parcel into two parcels

3) That he/she has appointed Jim Richardson - ERA Grizzard Real Estate to act as agent on his/her behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this application if no agent is appointed to act on his/her behalf.

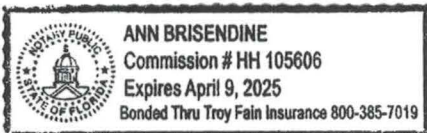
John W. Stricklen
Affiant (Owner's Signature)

State of Florida
County of Lake

The Foregoing instrument was acknowledged before me this 22 day of April, 20 21,
by John W. Stricklen who is personally known to me or has produced
FL Drivers License as identification and who did or did not take an oath
(Notary Seal)

Notary Public - State of Florida
Commission No #105606
My Commission Expires Apr 9, 2025

Ann Brisendine
Signature
Ann Brisendine
Printed Name



2021 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED

DOCUMENT# N98000003114

**Mar 15, 2021
Secretary of State
0217385674CC**

Entity Name: COUNTRYSIDE BAPTIST CHURCH MINISTRIES,
INCORPORATED

Current Principal Place of Business:

2805 REGISTER ROAD
FRUITLAND PARK, FL 34731

Current Mailing Address:

2805 REGISTER ROAD
FRUITLAND PARK, FL 34731 US

FEI Number: 59-3507931

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

STRICKLEN, JOHN W
2805 REGISTER RD
FRUITLAND PARK, FL 34731 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PASTOR
Name STRICKLEN, JOHN W
Address P.O. BOX 636
City-State-Zip: FRUITLAND PARK FL 34731

Title DEACON
Name CLARK, EDDIE
Address 2461 S. U.S.HWY 27/441
City-State-Zip: FRUITLAND PARK FL 34731

Title DEACON
Name WALDON, DOT
Address 36 TREVINO DR.
City-State-Zip: LADY LAKE FL 32159

Title DEACON
Name SMITH, ROBERT
Address 30921 CHEROKEE AVE.
City-State-Zip: LEESBURG FL 34748

Title TREASURER
Name CLARK, EDDIE RAY
Address 29420 DAVID CT.
City-State-Zip: TAVARES FL 32778

Title SECRETARY
Name STRICKLEN, JUDY
Address P.O. BOX 636
City-State-Zip: FRUITLAND PARK FL 34731

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOHN W. STRICKLEN

PASTOR

03/15/2021

Electronic Signature of Signing Officer/Director Detail

Date

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Jim Richardson

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

- 1) That he/she affirms and certifies that he/she understandings and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.
- 2) That the submittal requirements for the application have been completed and attached hereto as part of that application.
- 3) That he/she desires to annex 2811 Register Rd into the City of Fruitland Park to allow _____
Rezone the annexed parcel
and split the parcel into two parcels

[Handwritten Signature]
Affiant (Applicant's Signature)

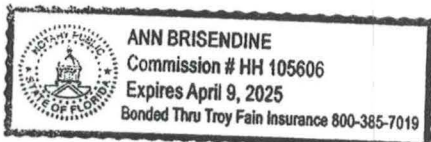
State of Florida
County of Lake

The Foregoing instrument was acknowledged before me this 22 day of April, 20 21,
by Jim Richardson who is personally known to me, or has produced
_____ as identification and who did or did not take an oath

(Notary Seal)

Notary Public - State of Florida
Commission No HH 105606
My Commission Expires Apr. 9, 2025

Ann Brisendine
Signature
Ann Brisendine
Printed Name



PROPERTY RECORD CARD

General Information

Name:	COUNTRYSIDE BAPTIST CHURCH MINISTRIES INC	Alternate Key:	1287499
Mailing Address: 2805 REGISTER RD FRUITLAND PARK, FL 34731 Update Mailing Address		Parcel Number: ⓘ	04-19-24-0001-000-00701
		Millage Group and City:	0001 (UNINCORPORATED)
		2020 Total Certified Millage Rate:	14.7312
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location: 2811 REGISTER RD FRUITLAND PARK FL 34731 Update Property Location ⓘ		Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	N 239.67 FT OF W 177 FT OF E 531 FT OF NE 1/4 OF NE 1/4 ORB 4483 PG 1971		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	88	114		88	FF	\$0.00	\$6,151.00
2	MANUFACTURED HOME (0230)	177	126		177	FF	\$0.00	\$11,202.00
3	VACANT RESIDENTIAL (0000)	88	114		88	FF	\$0.00	\$5,988.00

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

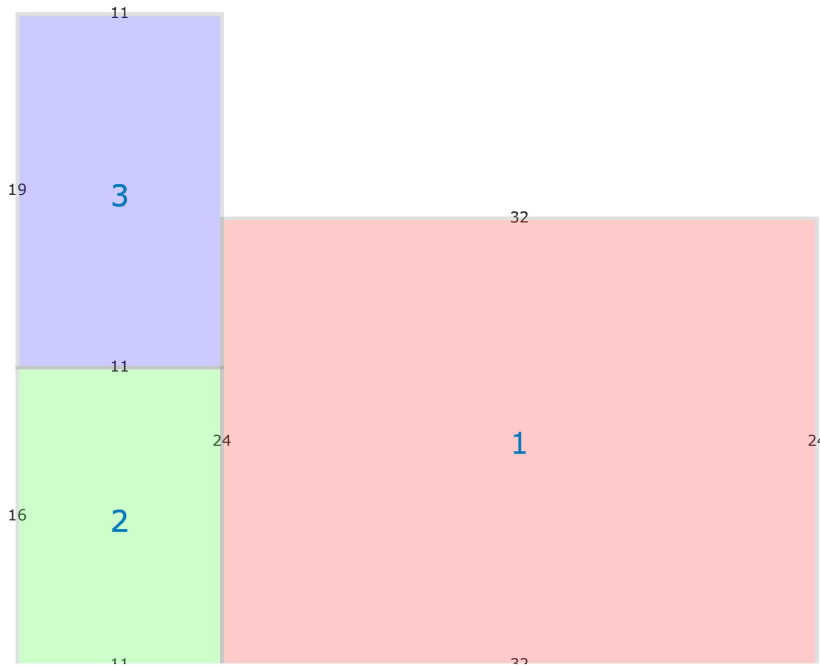
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$27,718.00						
Summary								
Year Built: 1962		Total Living Area: 944 ⓘ		Central A/C: Yes		Attached Garage: No		
Bedrooms: 2		Full Bathrooms: 1		Half Bathrooms: 0		Fireplaces: 0		
Incorrect Bedroom, Bath, or other information? ⓘ								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	768	N	0%	0%	<input type="checkbox"/>
2	FINISHED LIVING AREA (FLA)	Block (002)	1	176	N	0%	0%	<input type="checkbox"/>

3 UTILITY / STORAGE FINISHED BLOCK (SBF) Block (002) 1 209 N 0% 0%

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	CARPORT/POLE SHED - UNFINISHED (UCP)	190	SF	2010	\$416.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4483 / 1971	5/28/2014	Warranty Deed	Unqualified	Improved	\$58,000.00
1395 / 458	9/1/1995	Quit Claim Deed	Unqualified	Improved	\$0.00

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

Values and Estimated Ad Valorem Taxes

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$51,475	\$51,475	\$51,475	5.03270	\$259.06
LAKE COUNTY MSTU AMBULANCE	\$51,475	\$51,475	\$51,475	0.46290	\$23.83
LAKE COUNTY MSTU FIRE	\$51,475	\$51,475	\$51,475	0.47040	\$24.21
SCHOOL BOARD STATE	\$51,475	\$51,475	\$51,475	3.70100	\$190.51
SCHOOL BOARD LOCAL	\$51,475	\$51,475	\$51,475	2.99800	\$154.32
LAKE COUNTY MSTU STORMWATER	\$51,475	\$51,475	\$51,475	0.49570	\$25.52
ST JOHNS RIVER FL WATER MGMT DIST	\$51,475	\$51,475	\$51,475	0.22870	\$11.77

LAKE COUNTY VOTED DEBT SERVICE	\$51,475	\$51,475	\$51,475	0.11000	\$5.66
LAKE COUNTY WATER AUTHORITY	\$51,475	\$51,475	\$51,475	0.33680	\$17.34
NORTH LAKE HOSPITAL DIST	\$51,475	\$51,475	\$51,475	0.89500	\$46.07
				Total:	Total:
				14.7312	\$758.29

Exemptions Information

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

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

Exemption Savings ⓘ


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

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

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

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law
<p>NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.</p>	

Assessment Reduction Savings

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

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

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Property data last updated on April 4, 2021.

Site Notice

LEGAL DESCRIPTION

THE NORTH 239.67 FEET OF THE WEST 177 FEET OF THE EAST 531 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA LESS RIGHT OF WAY TO THE SOUTH.

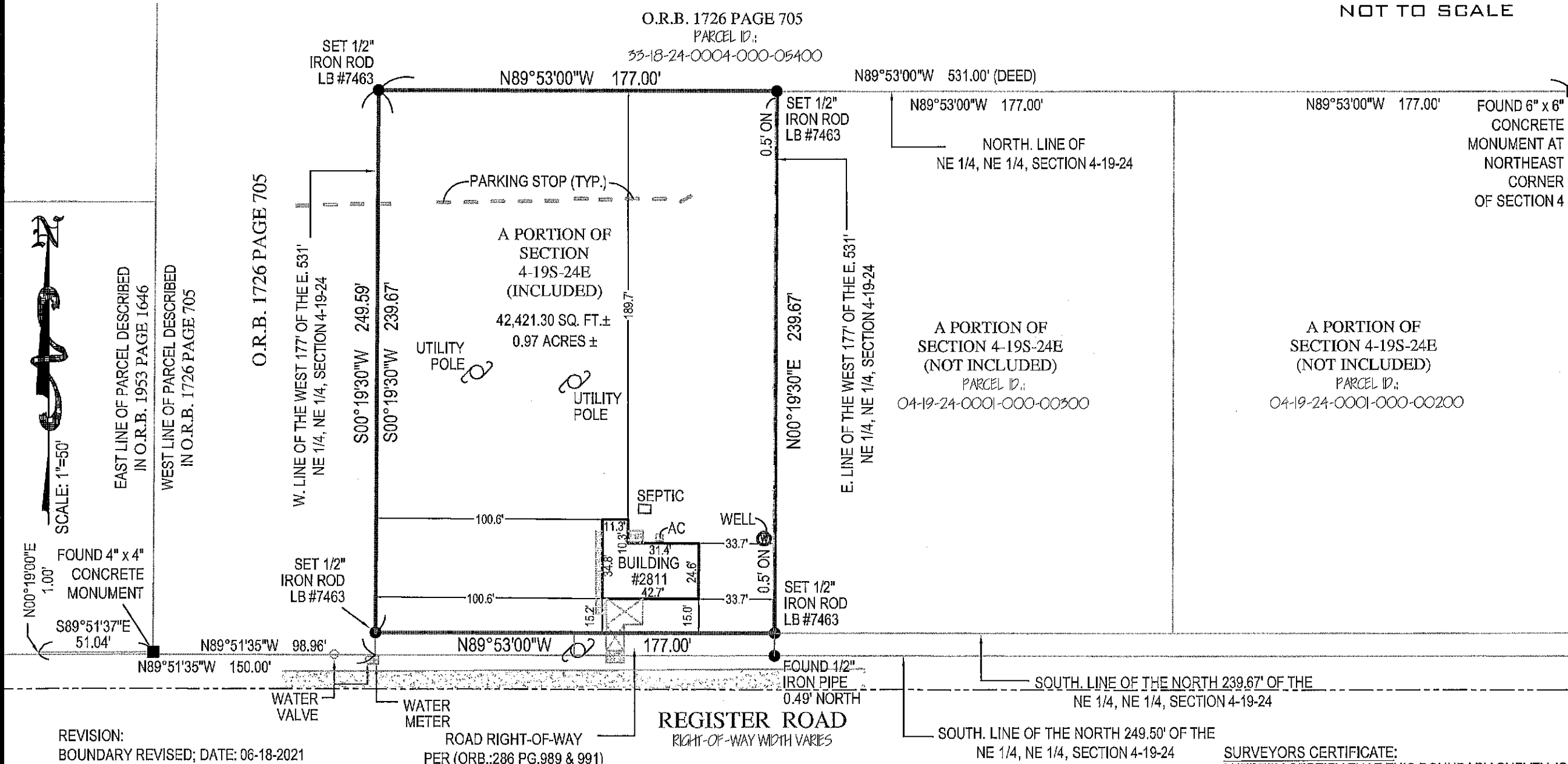
FLOOD ZONE: X
COMMUNITY NUMBER: 120421
PANEL: 12069C0307
SUFFIX: E
BASE FLOOD ELEVATION: NAVD88
FIRM DATE: 12/18/2012
FIRM EFFECT./REV DATE: 12/18/2012

LEGEND

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- EL. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- PG. PAGE
- P.B. PLAT BOOK
- PK. PARKER KYLON NAIL
- R. RADIUS
- C. CENTERLINE
- AND NUMBER
- Δ DELTA OR CENTRAL ANGLE
- CONCRETE
- CHAIN LINK FENCE
- WOOD FENCE
- MISCELLANEOUS FENCE



VICINITY MAP NOT TO SCALE



C-20007
10/20/2020
1"=50'
1 OF 1

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

COMPASS SURVEYING

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

BOUNDARY SURVEY OF
2811 REGISTER ROAD
FRUITLAND PARK, FL 34731
PREPARED FOR
JIM RICHARDSON

- NOTES:**
- LEGAL DESCRIPTION PROVIDE BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERN BOUNDARY LINE, HAVING A BEARING OF N89°53'00"W.

DATE OF FIELD WORK: 10/12/2020
DATE OF MAP: 10/20/2020

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

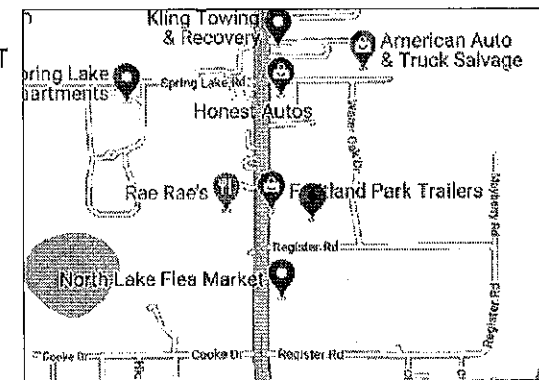
(SIGNED) *Kenneth J. Osborne*
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

LEGAL DESCRIPTION

THE SOUTH 136.00 FEET OF THE EAST 92.00 FEET OF THE FOLLOWING DESCRIBED PARCEL;
 THE NORTH 239.67 FEET OF THE WEST 177 FEET OF THE EAST 531 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA LESS RIGHT OF WAY TO THE SOUTH.

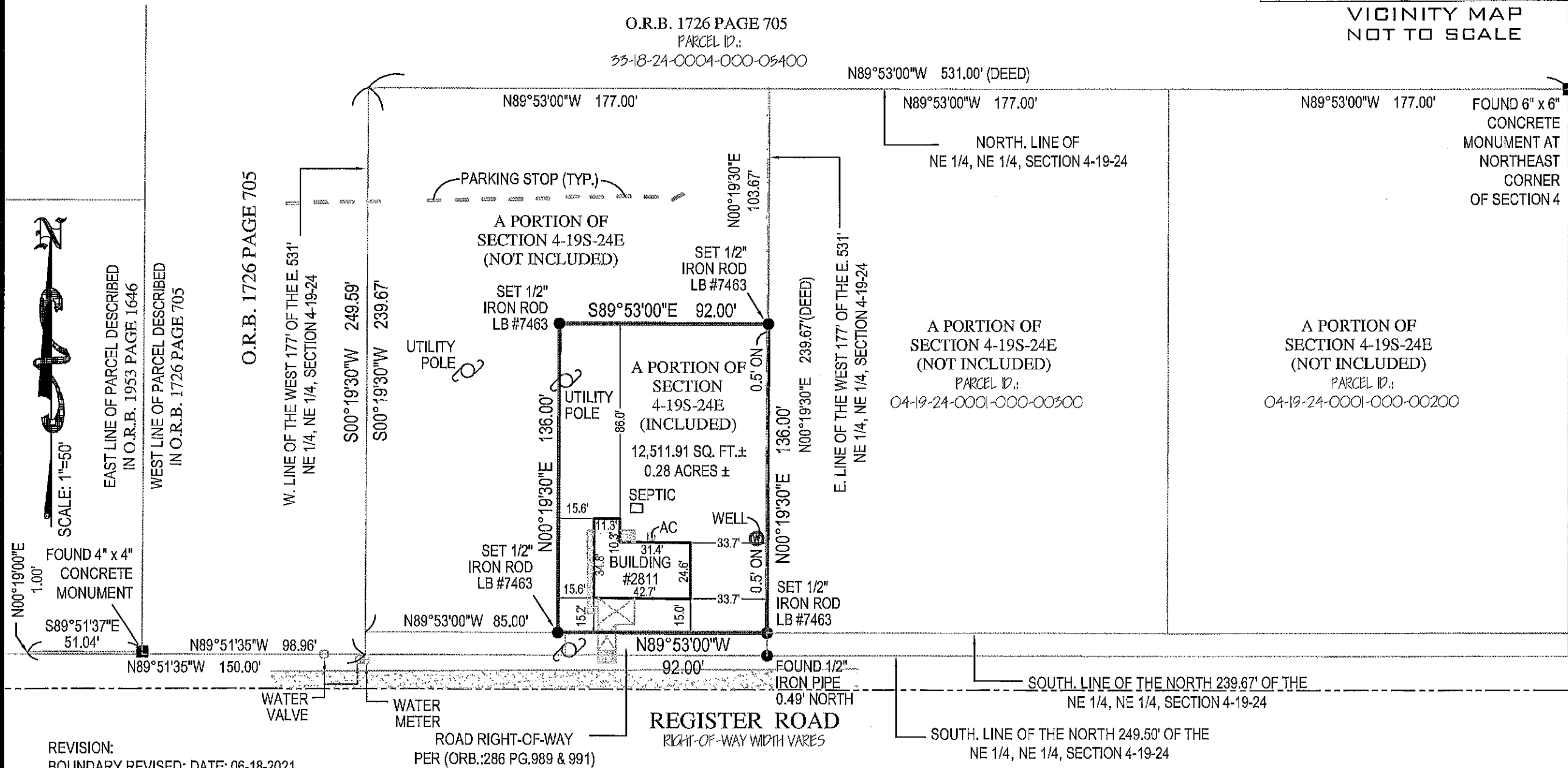
LEGEND

A/C	AIR CONDITIONER	P.R.M.	PERMANENT REFERENCE MONUMENT
B.F.P.	BACKFLOW PREVENTER	PG.	PAGE
C.B.S.	CONCRETE BLOCK STRUCTURE	P.B.	PLAT BOOK
EL.	ELEVATION	PK	PARKER KYLON NAIL
F.F.	FINISHED FLOOR	R	RADIUS
I.D.	IDENTIFICATION	C	CENTERLINE
L	LENGTH	AND	AND
L.B.	LICENSED BUSINESS	NUMBER	NUMBER
M	MEASURED	Δ	DELTA OR CENTRAL ANGLE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	CONCRETE	CONCRETE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	CHAIN LINK FENCE	CHAIN LINK FENCE
O.R.B.	OFFICIAL RECORDS BOOK	WOOD FENCE	WOOD FENCE
P	PLAT	MISCELLANEOUS FENCE	MISCELLANEOUS FENCE
PSM	PROFESSIONAL SURVEYOR AND MAPPER		



VICINITY MAP
NOT TO SCALE

O.R.B. 1726 PAGE 705
 PARCEL ID.:
 33-18-24-0004-000-05400



REVISION:
 BOUNDARY REVISED; DATE: 06-18-2021

NOTES:

- LEGAL DESCRIPTION CREATED BY THIS OFFICE FOR PURPOSE OF LOT SPLIT.
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
- SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERN BOUNDARY LINE, HAVING A BEARING OF N89°53'00"W.

FLOOD ZONE: X
 COMMUNITY NUMBER: 120421
 PANEL: 12069C0307
 SUFFIX: E
 BASE FLOOD ELEVATION: NAVD88
 FIRM DATE: 12/18/2012
 FIRM EFFECT./REV DATE: 12/18/2012
 DATE OF FIELD WORK: 10/12/2020
 DATE OF MAP: 03/30/2021

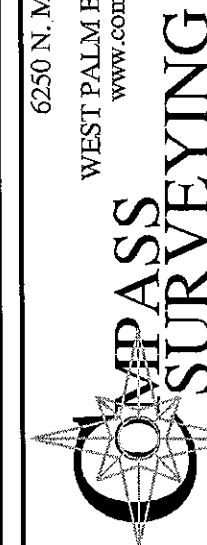
SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Kenneth J. Osborne*
 KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

SPECIFIC PURPOSE SURVEY "PROPOSED LOT SPLIT" OF
 2811 REGISTER ROAD
 FRUITLAND PARK, FL 34731
 PREPARED FOR
 JIM RICHARDSON

Project	C-20007
Date	10-12-2020
Scale	1"=50'
Sheet	1 of 1

6250 N. MILITARY TRAIL,
 SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net



L.B. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

CITY OF FRUITLAND PARK
LPA AGENDA ITEM SUMMARY SHEET
Item Number: 5

ITEM TITLE: Quasi-Judicial Public Hearing – Ordinance 2022-005 SCCPA
- 0.686± Acres - LC Urban Medium–I– 2811 Register Road
– Petitioner: Countryside Baptist Church Ministries Inc.

For the Meeting of: March 24, 2022

Submitted by: City Attorney/City Manager/Community Development
Director

Date Submitted: March 14, 2022

Funds Required: No

Attachments: Draft Ordinance 2022-005 and Future Land Use Map. (See
Agenda Item Summary Sheet 4 for location and aerial maps,
advertising affidavit, staff report, development application
and boundary survey.)

Item Description: Ordinance 2022-005 SSCPA to change the Future Land Use Map of
approximately ± 0.686 acres applicable to the grassed church parking parcel of property, located
at 2811 Register Road. After annexation, the minor lot split will be approved administratively, in
accordance with Chapter 160, Section 160.040(d)(2)).

The Planning and Zoning Board recommended approval at its March 17, 2022 meeting.

Action to be Taken: Recommend the approval of Ordinance 2022-005.

Staff's Recommendation: Approval.

Additional Comments:

City Manager Review: Yes

Mayor Authorization: Yes

ORDINANCE 2022-005

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE DESIGNATION FROM LAKE COUNTY URBAN MEDIUM TO INSTITUTIONAL ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.686 ± ACRES OF PROPERTY LOCATED AT 2811 REGISTER ROAD GENERALLY LOCATED NORTH OF REGISTER ROAD AND EAST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Jim Richardson – ERA Grizzard Real Estate as applicant, on behalf of Countryside Baptist Church Ministries, Incorporated, as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of “Institutional” under the Comprehensive Plan for the City of Fruitland Park; and

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

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

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

Section 1: The following described property consisting of approximately 0.686 ± acres located at 2811 Register Road, north of Register Road and east of U.S. Hwy27/441 as described on Exhibit “A” shall be assigned a land use designation of Institutional under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit “B” and incorporated herein by reference.

Section 2: A copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Fruitland Park as a matter of permanent record of the City, matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3. Direction to the City Manager.

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

Section 4. Severability

Upon a determination that by a court of competent jurisdiction that a portion of this ordinance or the comprehensive plan adopted hereby is void, unconstitutional or unenforceable, all remaining portions 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. Conflicts.

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

Section 7. Adoption

After adoption, a copy hereof shall be forwarded to the Department of Economic Opportunity.

Section 8. Effective Date

This ordinance shall become effective upon the 31st day after adoption unless timely challenged, and then will become effective upon the date a final order is issued by the Department of Economic Opportunities or Administration Commission finding the amendment in compliance in accordance with Section 163.3187, Florida Statutes. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2022.

(SEAL)

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, MMC, 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 _____

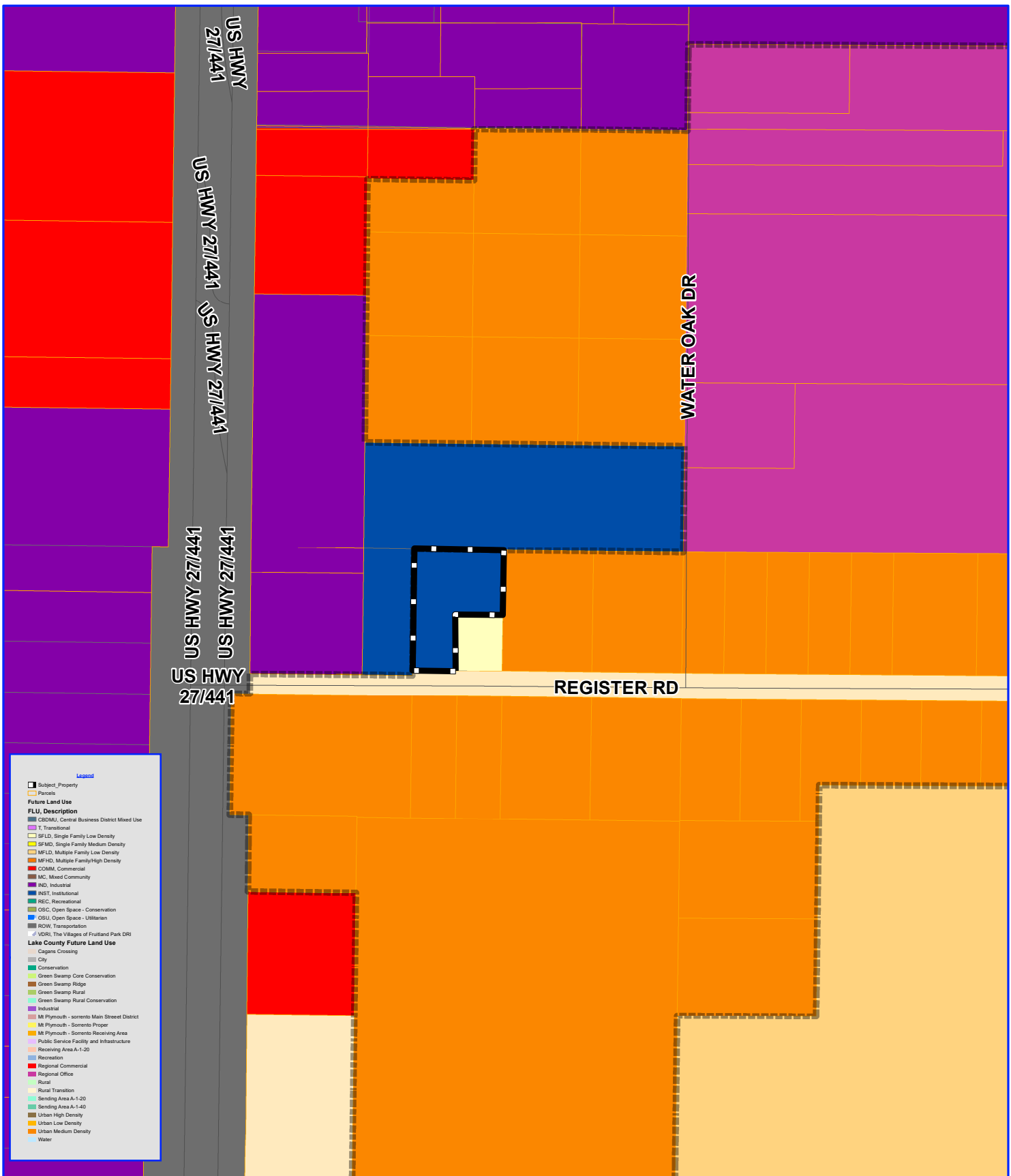
EXHIBIT A

LEGAL DESCRIPTION

The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida. Less and except the South 119 feet of the East 92 feet; less right of way to the South.

EXHIBIT B

MAP



Legend

- Subject_Property
- Parcels
- Future Land Use**
- CBDMU, Central Business District Mixed Use
- T, Transitional
- SF-LD, Single Family Low Density
- SF-MD, Single Family Medium Density
- SF-HD, Multiple Family Low Density
- MF-HD, Multiple Family High Density
- COMM, Commercial
- MC, Mixed Community
- IHO, Industrial
- INST, Institutional
- REC, Recreational
- OSC, Open Space - Conservation
- OSU, Open Space - Utilitarian
- ROW, Transportation
- VDRI, The Villages of Fruitland Park DRI
- Lake County Future Land Use**
- Cagans Crossing
- City
- Conservation
- Green Swamp Core Conservation
- Green Swamp Ridge
- Green Swamp Rural
- Green Swamp Rural Conservation
- Industrial
- MI Plymouth - Sorrento Main Street District
- MI Plymouth - Sorrento Proper
- MI Plymouth - Sorrento Receiving Area
- Public Service Facility and Infrastructure
- Receiving Area A-1-20
- Recreation
- Regional Commercial
- Regional Office
- Rural
- Rural Transition
- Sending Area A-1-140
- Sending Area A-1-140
- Urban High Density
- Urban Low Density
- Urban Medium Density
- Water



Countryside Baptist Church

Lake County, Florida
Proposed Future Land Use

1 inch = 258 feet

Project: 398-13-03
File: PropFLU.mxd
Name: CBP
PM: Sherie Lindh
Date: Feb. 11th, 2021
Created By: C.Manno



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

CITY OF FRUITLAND PARK
LPA AGENDA ITEM SUMMARY SHEET
Item Number: 7

ITEM TITLE:	Public Comments
For the Meeting of:	March 24, 2022
Submitted by:	City Clerk
Date Submitted:	March 16, 2022
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 Local Planning 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 2020 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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