

**FRUITLAND PARK LOCAL PLANNING AGENCY  
MEETING AGENDA**

**July 13, 2023**

City Hall Commission Chambers  
506 W. Berckman Street  
Fruitland Park, Florida 34731  
**On or before 6:15 p.m.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES** (city clerk)
  - March 9, 2023

**PUBLIC HEARING**

- 4. Public Hearing Ordinance 2023-009 SSCPA – 19.10+ Acres Multi-Family Medium – South of Urick Street and West of Thomas Avenue - Petitioner: Kimaya, LLC** (city attorney/city manager/community development)

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 PLAN DESIGNATION FROM LAKE COUNTY URBAN HIGH DENSITY TO CITY MULTI-FAMILY MEDIUM DENSITY OF 19.10 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; DIRECTING THE CITY MANAGER OR DESIGNEE 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, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

**END OF PUBLIC HEARING**

- 5. UNFINISHED BUSINESSES**
- 6. PUBLIC COMMENTS**

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Action may not be taken by the 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. 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**

<b>ITEM TITLE:</b>	Draft LPA Meeting Minutes
<b>MEETING DATE:</b>	Thursday, July 13, 2023
<b>DATE SUBMITTED:</b>	Thursday, July 6, 2023
<b>SUBMITTED BY:</b>	City Clerk
<b>BRIEF NARRATIVE:</b>	March 9, 2023 meeting minutes
<b>FUNDS BUDGETED:</b>	None
<b>ATTACHMENTS:</b>	Draft meeting minutes
<b>RECOMMENDATION:</b>	Approval, if there are no corrections.
<b>ACTION:</b>	<b>Approval.</b>

**FRUITLAND PARK LOCAL PLANNING AGENCY  
DRAFT MEETING MINUTES  
March 9, 2023**

A meeting of the City of Fruitland Park Local Planning Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, March 9, 2023 at 6:15 p.m.

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

Also present: Gary La Venia City Manager; City Attorney Anita Geraci-Carver; City Treasurer Jeannine Racine; Captain Henry Rains, Police Department; Public Works Director Robb Dicus; Deputy Finance Director Gary Bachman; Human Resources Director Betty McHale; Michael “Mike” Rankin, Interim Community Development Director, LPG Urban Regional Planners, Inc. (consultant retained by the city); Deputy City Clerk Candice Dennis; Lieutenant/Paramedic Bradley Shelley and Firefighter/Emergency Medical Technician Taylor Luttfiring, Lake County Fire Rescue, and City Clerk Esther B. Coulson.

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Cheshire called the meeting to order.

ACTION: 6:12:40 p.m. No action was taken.

**2. ROLL CALL**

Mayor Cheshire requested that Ms. Coulson call the roll where a quorum was declared present.

ACTION: 6:12:45 p.m. No action was taken.

**3. APPROVAL OF MINUTES**

February 9, 2023 LPA meeting minutes.

ACTION: 6:13:10 p.m. **On motion of Commissioner Mobilian, seconded by Commissioner Gunter and unanimously carried, the LPA approved the February 9, 2023, LPA meeting revised corrected minutes.**

**PUBLIC HEARING**

**4. Public Hearing Ordinance 2023-002 SSCPA – 19.10± Acres Multi-Family Medium – South of Urick Street and West of Thomas Avenue - Petitioner: Kimaya, LLC**

After Ms. Geraci-Carver read into the record proposed Ordinance 2023-002, the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

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 PLAN DESIGNATION FROM LAKE COUNTY URBAN HIGH DENSITY TO CITY MULTI-FAMILY MEDIUM DENSITY OF 19.10 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; DIRECTING THE CITY MANAGER OR DESIGNEE 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, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE. (Continued from January 26 and February 9, 2023.)

Mr. Rankin described the subject proposed SSCPA and referred to notifications to and responses received from contiguous property related to the subject item. He relayed staff's recommendation for the applicant to submit a conceptual plan with a rezoning to Multi-Family Medium Density Residential (R-10) and an adequate school determination or school concurrency reservation which was provided and pointed out the January 19, 2023 Planning and Zoning Board's recommendation of approval. (Copies of said notifications are filed with the supplemental papers to the minutes of this meeting.)

**ACTION:** 6:13:28 p.m. After discussion, **a motion was made by Commissioner Gunter and seconded by Commissioner Bell that the LPA refer its consideration of aforementioned Ordinance 2023-002 to the city commission.**

There being no one from the public and **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 PUBLIC HEARING**

#### **5. UNFINISHED BUSINESSES**

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

**ACTION:** 6:17:34 p.m. No action was taken.

#### **6. PUBLIC COMMENTS**

There were no public comments at this time.

**ACTION:** 6:17:38 p.m. No action was taken.

**7. ADJOURNMENT**

The meeting adjourned at 6:18 p.m.

Signed  
Esther B. Coulson, City Clerk, MMC

Signed  
Chris Cheshire, Mayor

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

**ITEM TITLE:** Public Hearing - Ordinance 2023-009 SSCPA - South of Urick Street and West of Thomas Avenue - Petitioner: Kimaya, LLC

**MEETING DATE:** Thursday, July 13, 2023

**DATE SUBMITTED:** Monday, July 3, 2023

**SUBMITTED BY:** City Attorney/City Manager/Community Development

**BRIEF NARRATIVE:** Ordinance 2023-009 small-scale comprehensive plan amendment to receive city services and develop proposed subdivision of a mix of duplexes, townhomes and single-family homes with a proposed density of 8.8units/acre. Property currently zoned Lake County "Agriculture" and proposing R-10 city zoning on approximately19.10± acres.

**FUNDS BUDGETED:** None

**ATTACHMENTS:** Proposed Ordinance 2023-009, legal description, maps staff report and advertising affidavit.

**RECOMMENDATION:** The Planning and Zoning Board at its June 15, 2023 meeting recommended approval. The applicant previously submitted a site plan for a proposed 294-apartment complex comprised of one, two, and three-bedroom units.

**ACTION:**

## **ORDINANCE 2023-009**

**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 PLAN DESIGNATION FROM LAKE COUNTY URBAN HIGH DENSITY TO CITY MULTI-FAMILY MEDIUM DENSITY OF 19.10 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; DIRECTING THE CITY MANAGER OR DESIGNEE 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, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a petition has been received from Vishaal Gupta as applicant, on behalf of Kimaya, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Multi-Family Medium Density" 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 19.10 ± acres generally located south of Urick Street and west of Thomas Avenue as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Multi-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.**

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

**Section 6: 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 7. Adoption**

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

**Section 8:** This Ordinance shall become effective 31 days after its adoption by the City Commission. If this Ordinance is challenged within 30 days after its adoption, it may not become effective until the state land planning agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is in compliance. 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 \_\_\_\_\_, 2023.

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Chris Cheshire, Mayor  
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

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Esther Coulson, MMC, City Clerk

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Anita Geraci-Carver, City Attorney

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

Passed First Reading \_\_\_\_\_

Passed Second Reading \_\_\_\_\_

(SEAL)

**“EXHIBIT A”**

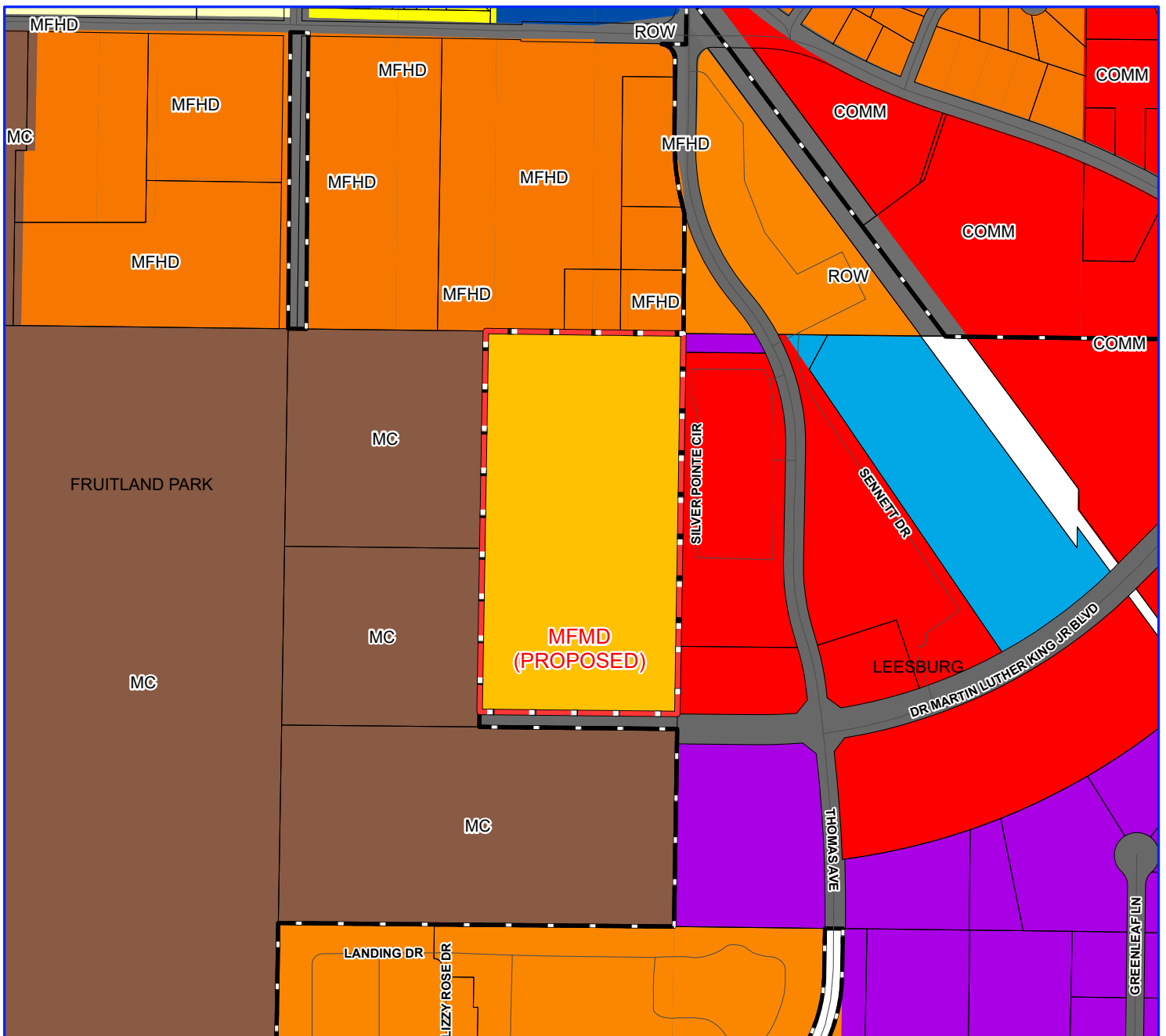
THE EAST 1/2 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, SECTION 16,  
TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.  
LESS THE SOUTH 50 FEET THEREOF.

ALSO DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 19 SOUTH,  
RANGE 24 EAST, LAKE COUNTY, FLORIDA THENCE S 00°53'57" E, ALONG THE  
EAST LINE OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, A DISTANCE OF 1265.41  
FEET; THENCE N 89°25'38" W, A DISTANCE OF 657.76 FEET, TO THE WEST LINE OF  
THE EAST 1/2 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, THENCE N 00°55'00"  
E, ALONG SAID WEST LINE, A DISTANCE OF 1266.62 FEET, TO THE NORTH LINE  
OF THE NE 1/4 OF SAID SECTION 16; THENCE S 89°19'17" E, ALONG SAID NORTH  
LINE, A DISTANCE OF 657.37' TO THE POINT OF BEGINNING.

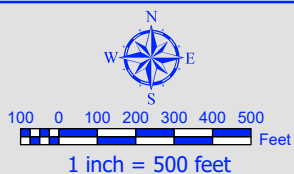
**EXHIBIT B**  
**Map**





#### Legend

- |  |                                    |                                      |
|--|------------------------------------|--------------------------------------|
| Site Boundary                          | SFMD, Single Family Medium Density | MFMD, Multiple Family/Medium Density |
| City Limits                            | MFHD, Multiple Family/High Density | City of Leesburg Future Land Use     |
| Lake County Future Land Use            | COMM, Commercial                   | RIGHT-OF-WAY                         |
| Urban High Density                     | MC, Mixed Community                | GENERAL COMMERCIAL                   |
| City of Fruitland Park Future Land Use | INST, Institutional                | INSTITUTIONAL                        |
| SFLD, Single Family Low Density        | ROW, Transportation                | INDUSTRIAL                           |
|  |                                    | HIGH DENSITY                         |



### City of Fruitland Park Park Square Lake County, Florida Proposed Future Land Use Map

Project: 398-22-10  
File: Proposed FLU  
Name: Park Square  
PM: Sherie Lindh  
Date: December 14, 2022  
Created By: J.Wilson





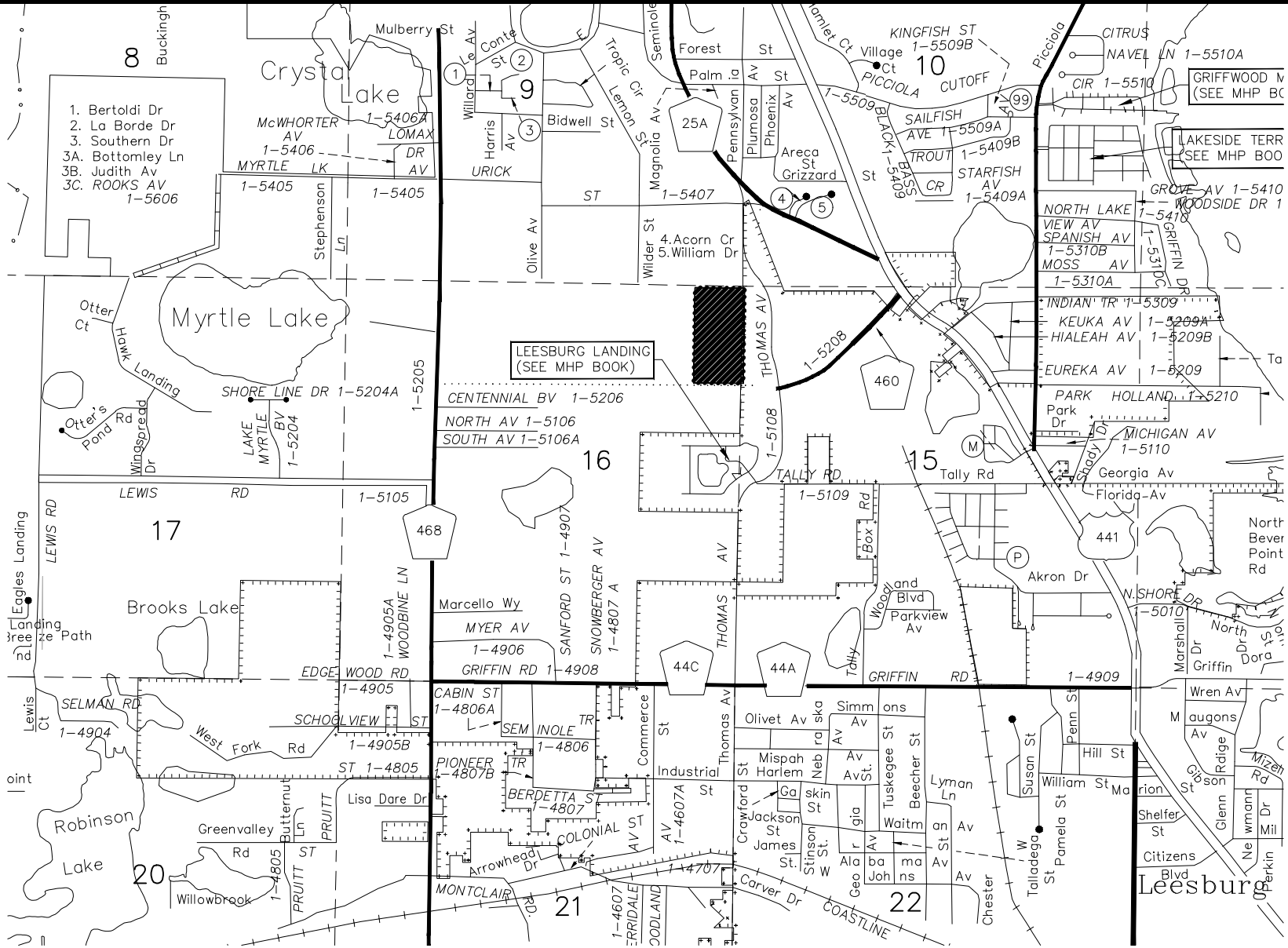


CONCEPT  
SCALE = 1"=100'

SITE DATA	
DUPEX HOMES	= 56
TOWNHOMES	= 112
TOTAL = 168	



AERIAL  
SCALE = 1"=100'



VICINITY MAP  
SCALE = 1"=2000'

LAND USE

OWNER  
KIMAYA, LLC  
C/O VISHAAL GUPTA  
5200 VINELAND ROAD, SUITE 200  
ORLANDO, FL 32811

ACREAGE  
ALT KEY  
EXISTING ZONING  
EXISTING LAND USE  
PROPOSED ZONING  
PROPOSED LAND USE  
BUILDING HEIGHT  
UNITS  
DENSITY

19.11 AC (832,412 SF)  
1289891  
AGRICULTURE (COUNTY)  
URBAN HIGH DENSITY (COUNTY)  
MULTI FAMILY MEDIUM DENSITY (R10)  
MULTI FAMILY MEDIUM DENSITY  
35' MAX.  
168 UNITS  
8.8 UNITS / ACRE

FLOOD ZONE

ZONE A & ZONE X PER FEMA MAP # 12069C0170E,  
EFFECTIVE 12/18/2012

ZONING

NORTH: R-3 MULTI FAMILY HIGH DENSITY RESIDENTIAL  
(FRUITLAND PARK)  
SOUTH: PUD (PLANNED UNIT DEVELOPMENT)  
(FRUITLAND PARK)  
EAST: HIGH DENSITY RESIDENTIAL (LEESBURG)  
WEST: PUD (PLANNED UNIT DEVELOPMENT) (FRUITLAND PARK)

FUTURE LAND USE  
NORTH: MULTI FAMILY HIGH DENSITY RESIDENTIAL  
(FRUITLAND PARK)  
SOUTH: PUD (PLANNED UNIT DEVELOPMENT)  
(FRUITLAND PARK)  
EAST: HIGH DENSITY RESIDENTIAL (LEESBURG)  
WEST: PUD (PLANNED UNIT DEVELOPMENT)  
(FRUITLAND PARK)

WATER  
SEWER

CITY OF FRUITLAND PARK  
CITY OF FRUITLAND PARK

FRUITLAND PARK APARTMENTS  
AND TOWNHOMES  
ANNEXATION AND COMP  
PLAN



DATE:	FEBRUARY 2022
DESIGNED BY:	CCH
DRAWN BY:	CCH
CHECKED BY:	CCH
JOB NO.:	047773.001
FILE NAME:	KIMYA
Sheet 1	

CHARLES C. HIOTT, P.E.  
PROFESSIONAL ENGINEER NO. 54813



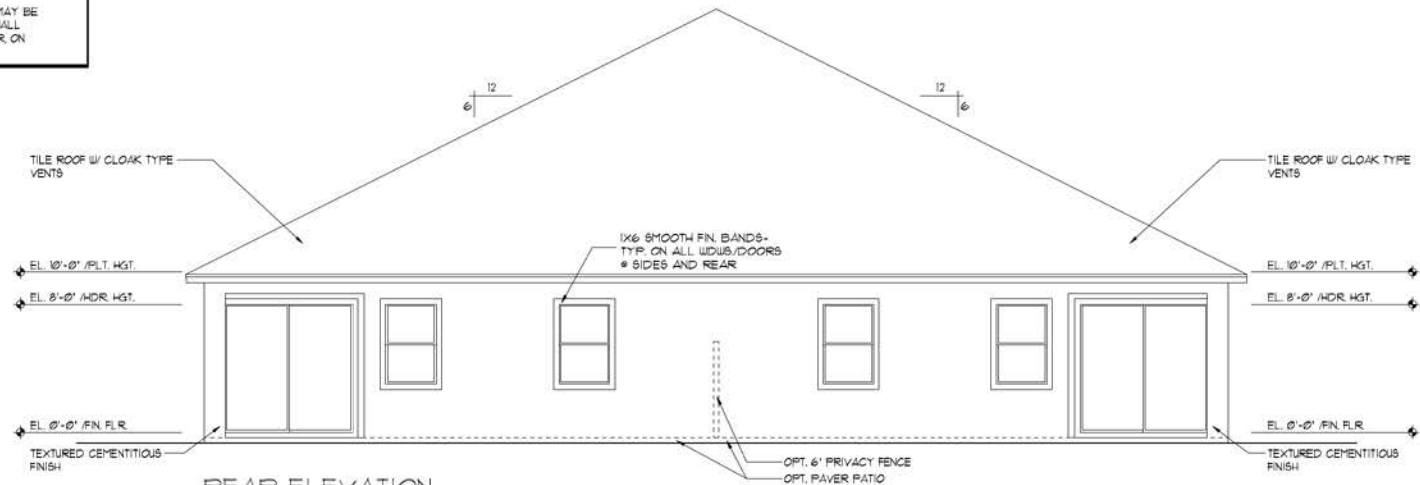


FRONT ELEVATION "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R103.11 OF THE 11TH EDITION, FBCR, 2010
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R103.12 OF THE 11TH EDITION, FBCR, 2010
3. WEEP SCREED TO BE INSTALLED IAW R103.121 OF THE 11TH EDITION, FBCR, 2010
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R103.13 OF THE 11TH EDITION, FBCR, 2010
5. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER ON EXTERIOR WALLS.



REAR ELEVATION

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NALANDA SERIES

A DIVISION OF PARK SQUARE ENTERPRISES, INC.  
1000 W. AND REAR, Suite 200  
Ocala, FL 32811  
Phone (407) 529-3000

Engineering By  
MICHAEL A. THOMPSON  
PE 47459  
PHONE 407-771-2292

EXTERIOR ELEVATION "A"  
FRONT AND REAR

THE MANALI  
NALANDA

1731

DATE 12/22/16

SCALE AS NOTED

DRAWN RDD

JOB 1731

SHEET

04A.0  
SHEETS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 30 PSF UNIFORM PER THE 10TH EDITION, 2010 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND IS CERTIFIED AS SUCH  
PDC, INC. HEREBY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER RIGHTS IN THESE PLANS, IDEAS, AND DESIGN. THESE PLANS, IDEAS, AND DESIGN ARE NOT TO BE COPIED OR CHANGED IN ANY MANNER OR FORM WHATSOEVER. THEY ARE TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM PDC, INC.  
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**CITY OF FRUITLAND PARK**  
**STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.**

**ANNEXATION, SSCPA, AND REZONING**

**Owner:** Kimaya, LLC

**Applicant:** Vishaal Gupta

**General Location:** Silver Pointe Circle/ Urick St/ Thomas Ave

**Number of Acres:** 19.10 ± acres

**Existing Zoning:** Agriculture (Lake County)

**Proposed Zoning:** R-10 (City of Fruitland Park)

**Existing Land Use:** Urban High (Lake County) (12 units/acre)

**Proposed Land Use:** Multi-Family Medium Density (10 units/acre)

**Date:** May 1<sup>st</sup>, 2023

**Description of Project**

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop a proposed development including fifty-six (56) duplex home and one-hundred and twelve (112) townhomes (proposed gross density 8.79 units/acre).

	Surrounding Zoning	Surrounding Land Use
<b>North</b>	R-15	Multi-Family High Density (15 units/acre)
<b>South</b>	City of Leesburg – appears to be r/w	City of Leesburg – no land use designated
<b>East</b>	C-3	General Commercial (City of Leesburg)
<b>West</b>	MUPUD	Mixed Community (6 units/acre)

## **Assessment**

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### **Annexation**

The subject site is adjacent to the City limits along the northern and western property boundaries and is eligible for voluntary annexation. The proposed annexation would be considered infill development. The subject site is also within the City's Utility Service Area.

### **Rezoning**

The subject property is currently zoned Agriculture in Lake County and the proposed City zoning is R-10 (minimum lot size for single family of 8,000 square feet with central sewer being utilized, and minimum lot size for multi-family of 6,000 square feet with central sewer). The proposed zoning is compatible with the adjacent lands. The property to the North is zoned R-15, and to the west the property is zoned MUPUD (6 units/acre). The property to the South is City of Leesburg (appears to be City of Leesburg right of way), and to the east the property is zoned C-3.

### **Small Scale Comp Plan Amendment**

For comprehensive plan purposes a maximum development scenario was utilized.

***Residential Needs Analysis*** – The housing element data and analysis indicates the City requires a minimum of 5,460 additional dwelling units to meet the projected need through 2035. The addition of 287 units will assist in meeting this need.

***School Impact Analysis*** – The amendment will decrease the impacts to schools, as it is a decrease in density from 12 units/acre (228 units) to 10 units/acre (191 units). The decrease in school age children is from 65 students to 54 students; a decrease of 11 students. Please provide adequate school facilities determination from Lake County Schools.

Existing County Land Use Residential Units: 228 units

Proposed Development Residential Units: 191 units

The anticipated number of students generated by the existing land use is shown in Table 1.

**TABLE 1  
STUDENTS GENERATED BASED ON EXISTING DEVELOPMENT**

<b>Lake County Student Generation Rates</b>	
<b>Multi-Family</b>	
Type	Student Multipliers per Dwelling Unit
High School	0.143
Middle School	0.063
Elementary School	0.077
Total	0.283

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	0	0.152	0	228	0.143	33	<b>33</b>
MIDDLE	0	0.074	0	228	0.063	14	<b>14</b>
HIGH	0	0.102	0	228	0.077	18	<b>18</b>
<b>GRAND TOTAL</b>							<b>65</b>

The anticipated number of students generated by the proposed land use is shown in Table 2.

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	0	0.152	0	191	0.143	27	<b>27</b>
MIDDLE	0	0.074	0	191	0.063	12	<b>12</b>
HIGH	0	0.102	0	191	0.077	15	<b>15</b>
<b>GRAND TOTAL</b>							<b>54</b>

**Traffic Impact Analysis** – The amendment will decrease traffic impacts as it is an decrease in density. The LOS for Dr Martin Luther King Jr. Blvd is “D”. Results of the trip analysis indicate that the proposed amendment will decrease the daily trips by 281 and reduce the PM Peak hour trips by 23.

**TRIP GENERATION ANALYSIS**  
**Proposed Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
<b>MF Residential</b>	<b>191 units</b>	<b>220</b>	<b>1,388</b>	<b>105</b>	<b>66</b>	<b>39</b>

<b>TOTAL GROSS TRIPS (PROPOSED)</b>	<b>1,388</b>	<b>105</b>	<b>66</b>	<b>39</b>
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**Existing Land Use Program**

<b>Land Use</b>	<b>Size/Unit</b>	<b>ITE Code</b>	<b>Daily Trips</b>	<b>PM Peak Hour Trips</b>	<b>PM Trips Enter</b>	<b>PM Trips Exit</b>
<b>MF Residential</b>	<b>228 units</b>	<b>220</b>	<b>1,669</b>	<b>128</b>	<b>80</b>	<b>47</b>
<b>TOTAL GROSS TRIPS (EXISTING)</b>			<b>1,669</b>	<b>128</b>	<b>80</b>	<b>47</b>

**Net Difference (Proposed Net Generation Minus Existing Net Trip Generation)**

<b>Land Use</b>	<b>PM Peak Hour Trips</b>	<b>PM Trips Enter</b>	<b>PM Trips Exit</b>
<b>TOTAL NET TRIPS (PROPOSED – EXISTING)</b>	<b>-23</b>	<b>-14</b>	<b>-8</b>

**Solid Waste Impact Analysis** – The LOS for solid waste is 2 collections per week pursuant to Public Facilities Policy 4-6.1. The City utilizes a private waste hauler through a franchise agreement. The amendment will not cause a deficiency in the LOS.

**Utility Impact Analysis** – The subject site is within the City of Fruitland Park Utility Service Area and central water is available. The LOS for water is 172 gallons per resident per day pursuant to Public Facilities Policy 4-10.1. The estimated population based on US Census data (estimated 2019) of 2.42 person per household is 462. The estimated water usage is 0.079.

The City owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.879 MGD and the permitted consumptive use permit capacity is 1.22 MGD. The City has a current available capacity of .396 mgpd and an analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.317 mgpd.

The City of Fruitland Park provides sanitary sewer. The City of Fruitland Park has an agreement with the Town of Lady Lake to treat sewage and the maximum capacity is 500,000 gallons per day (0.5 mgd). The City currently has an available capacity of 430,000 gallons per day (0.43 mgd). The LOS for sanitary sewer is 122 gallons per resident per day pursuant to Public Facilities Policy 4-2.1. The estimated population based on US Census data (estimated 2019) of 2.42 person per household is 462. The estimated sanitary sewer usage is 0.056 (mgd). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.374 (mgd).

**Environmental Analysis** – There are no wetlands or surface waters onsite. Formal surveys for the federally listed sand skink were completed in accordance with USFWS survey protocol in May 2022. A 4-week formal coverboard survey detected a total of forty-seven (47) coverboard with skink tracks within the project site on suitable habitat. The coverboard survey tracks detected determined that 7.43 acres of the subject property contains occupied sand skink habitat and if this area cannot be avoided then mitigation will be required from a USFWS approved Conservation Bank.

There were no known eagle nests observed on the property. A pedestrian survey of the subject property located potentially occupied gopher tortoise burrows. Prior to land clearing and/or construction it is advised that a 100% survey of all potentially suitable gopher tortoise habitat be performed. Prior to development, appropriate regulatory permits will be required.

### ***Comprehensive Plan Compliance***

The subject amendment is consistent with the following Comprehensive Plan policies, among others. The amendment will further the City's goals in meeting projected housing demands through 2035.

**FLU Policy 1-1.1:** Adequate Residential Land Area.

**FLU Policy 1-1.2:** Density and Intensity Standards and Table 1-1 – Multi-Family Medium Density, 10 units/acre.

**FLU Policy 1-1.6:** Multiple-Family Medium Density.

**FLU Policy 1-2.1:** Promote Orderly, Compact Growth.

### **Concept Plan**

The concept plan provided includes fifty-six (56) duplex homes, and one-hundred and twelve (112) townhomes for a total of one-hundred and sixty-eight (168). The proposed density is 8.8 units per acre. Open space is not notated on the plan, but be advised that pursuant to Chapter 154, Section 154.030(d)(5)(E)(xi), 25% minimum open space is required.

Pursuant to Chapter 154, Section 154.030(d)(5)(E)(x), the minimum living area for duplexes and multi-family is 600 square feet each, exclusive of porches, garages, or utility rooms.

Pursuant to Chapter 154, Section 154.030(d)(5)(E)(vii), the required setbacks for the duplexes are as follows:

Front: Local roadways - 20'  
Garage setback from roadway – 25'



Side: Local roadway -20'  
Another lot -10'  
Garage setback from roadway – 25'

Rear: Local roadways – 20'  
Another lot - 20'  
Garage setback from roadway – 25'

Although the LDRs do not directly address townhomes, typically setbacks for townhomes are as follows:

Front: 20'  
Front Garage: 25'  
Side: 0'  
Side (Between Building Pads): 10'  
Side (Adjacent to Streets): 15'  
Rear: 15'

Pursuant to Chapter 164, Section 164.030(b), a type “A” landscape buffer is required to the north, and a type “B” landscape buffer is required to the south, east, and west. The type “A” buffer requires a 10’ minimum with 2 canopy trees and 8 shrubs per 100’. The type “B” buffer requires a 15’ minimum with 4 canopy trees, 2 understory trees, and 15 shrubs per 100’.

The main entrance being proposed is off of Martin Luther King Jr. Boulevard and a secondary entrance is being proposed off of Thomas Avenue. It appears that it is being proposed to extend Martin Luther King Jr. Blvd to the subject property through the City of Leesburg right of way directly to the south of the property. It also appears that an entrance will be developed off of Thomas Avenue for a secondary entrance. Please be advised that pursuant to Chapter 162, Section 162.030(d), residential access drive’s must be a minimum of 10’ in width, and a maximum of 24’. The radius must be a minimum of 5’ and a maximum of 10’.

Parking spaces are not designated on the concept plan, however pursuant to Chapter 162, Section 162.040(b)(4), duplexes and single family attached 1, 2 and 3 bedroom units require 2 spaces per unit, and 4+ bedroom units require 3 spaces per unit.

### **Recommendation**

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The proposed small scale comprehensive plan amendment and rezoning are consistent with the comprehensive plan.



# The Villages® DAILY SUN

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

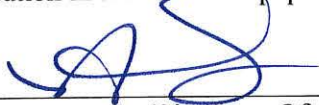
Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **1134381** in the matter of

## NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

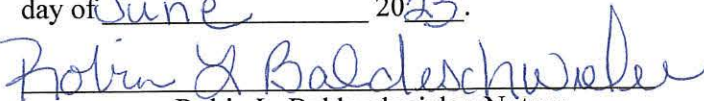
**JUNE 29, 2023**

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.

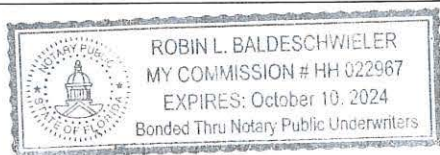


(Signature Of Affiant)

Sworn to and subscribed before me this 29  
day of June 2023.

  
Robin L. Baldeschwieler, Notary

Personally Known X or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



## NOTICE OF PUBLIC HEARING

ORDINANCE 2023 - 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 19.10 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; 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 2023-009

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 PLAN DESIGNATION FROM LAKE COUNTY URBAN HIGH DENSITY TO CITY MULTI-FAMILY MEDIUM DENSITY OF 19.10 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; DIRECTING THE CITY MANAGER OR DESIGNEE 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, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2023-010

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 19.10 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) TO CITY OF FRUITLAND PARK R-10 WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS 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:

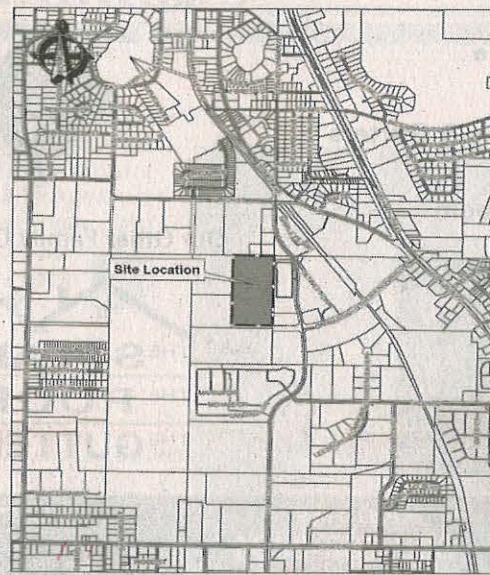
Fruitland Park City Commission Meeting - July 13, 2023 at 6:00 p.m.

Fruitland Park Land Planning Agency Meeting - July 13, 2023 at 6:15 p.m.

Fruitland Park City Commission Meeting - July 27, 2023 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. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. 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 resolution.

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.





# The Villages<sup>®</sup> DAILY SUN

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

Before the undersigned authority personally appeared **Amber Sevison**, 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 #01131496 in the matter of

## NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

**JUNE 8, 2023  
JUNE 12, 2023**

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.

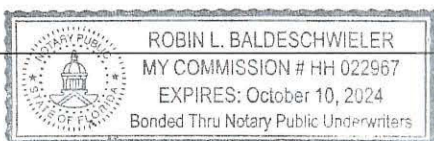


(Signature Of Affiant)

Sworn to and subscribed before me this 14  
day of June 2023.

  
Robin L. Baldeschwieler, Notary

Personally Known X or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



## NOTICE OF PUBLIC HEARING

ORDINANCE 2023 - 001

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 19.10 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; 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 2023 - 002

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 PLAN DESIGNATION FROM LAKE COUNTY URBAN HIGH DENSITY TO CITY MULTI-FAMILY MEDIUM DENSITY OF 19.10 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; DIRECTING THE CITY MANAGER OR DESIGNEE 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, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2023 - 003

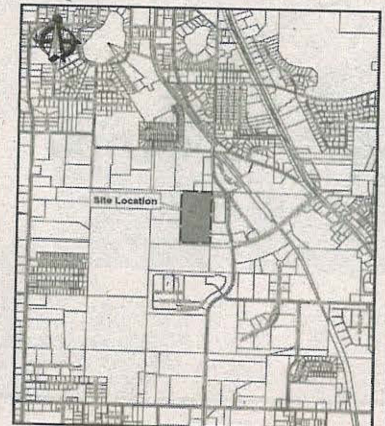
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 19.10 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) TO CITY OF FRUITLAND PARK R-10 WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS 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 Meeting – June 15, 2023 at 6:00 p.m.  
Fruitland Park City Commission Meeting – June 22, 2023 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. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. 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 resolution.

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CITY OF FRUITLAND PARK  
LPA AGENDA ITEM SUMMARY SHEET  
Item Number: 6

ITEM TITLE: **Public Comments**

**MEETING DATE:** Thursday, July 13, 2023

**DATE SUBMITTED:** Monday, July 3, 2023

**SUBMITTED BY:** City Clerk

**BRIEF NARRATIVE:** 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.

**FUNDS BUDGETED:** None

**ATTACHMENTS:**

**RECOMMENDATION:** None

**ACTION:** None