



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: Al Goldberg, Chairman Daniel Dicus Fred Collins Philip Purlee, Vice Chair Walter Birriel	Others: Greg Beliveau, LPG Tracy Kelley, CDD Kelly Turner, Administrative Assistant
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**AGENDA
PLANNING & ZONING BOARD
NOVEMBER 21, 2019
6:00PM**

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. ROLL CALL:**
- III. MINUTES FROM PREVIOUS MEETING:** Approve regular Planning and Zoning Board meeting minutes from September 19, 2019.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**
- A. Bailey Minor Subdivision (Alt Key 1761689)
- Michael S. Bailey, owner of a parcel of land located at 500 West Mirror Lake Drive, applied for a Minor Subdivision pursuant to Fruitland Park Land Development Regulations Section 157.050(b)(4). The proposed lots are consistent with the size and dimension criteria specified in Section 154.040 of the Land Development Code, to include the minimum lot size of 12,500 square feet. No new streets are proposed or required. Planning and Zoning Board to consider Resolution 2019-066 Granting Minor Subdivision Approval for recommendation to City Commission.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

ADJOURNMENT:



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: Al Goldberg, Chairman Daniel Dicus Fred Collins Philip Purlee, Vice Chair Walter Birriel	Others: Sherie Lindh, LPG Kelly Turner, Administrative Assistant
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**MINUTES
PLANNING & ZONING BOARD
SEPTEMBER 19, 2019
6:00PM**

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:** Meeting called to order at 6:08PM. Pastor Chuck Padgett led the invocation and Pledge of Allegiance.
- II. ROLL CALL:** Board members present with the exception of Board member Fred Collins. Board member Dicus absent during roll call; arrived thereafter. Absent CDD Tracy Kelley, LPG Sherie Lindh, and Administrative Assistant Kelly Turner.
- III. MINUTES FROM PREVIOUS MEETING:** Board member Purlee made motion to approve regular Planning and Zoning Board meeting minutes from August 15, 2019 with same motion to approve Planning and Zoning Workshop meeting minutes from August 15, 2019. Second by Board member Birriel. Approved 3-0.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**

A. IC International Car Wash (Alt Keys 1170621 & 1699754)

Wicks Engineering submitted a new Site Plan application for a 3,200 square foot car wash facility on behalf of registered property owner. Existing zoning is C-2 General Commercial with a future land use of Commercial High Intensity.

LPG Lindh gave introduction to Site Plan application and explained revision due to DOT requirements. The Technical Review Committee recommended approval of the 3,200 square foot car wash to the Planning and Zoning Board. The previous variances that were requested are no longer necessary as the revised plan meets the Land Development Regulations.

Project Manager Rick Hartenstein, Wicks Engineering Services, Inc., present to represent application. Vice Chair Purlee inquired what changes were made on the revised plan. Project Manager Hartenstein replied the layout has been changed as the owner and contractor were not satisfied with the previous layout. A couple of the lanes have been

eliminated and the location of the pond has changed. Traffic has been centralized so bypass lanes are no longer necessary and traffic flow has been streamlined while still keeping the traffic pattern and meeting the fire code. Vice Chair Purlee inquired on whether fire code requirements have been met. Project Manager Hartenstein responded the only remaining requirement to satisfy the fire code is the completion of the fire flow test for the fire hydrant located on Dixie Avenue. In addition, the applicant is anticipating state approval for the FDOT drainage permit.

Vice Chair Purlee made motion recommending approval of Resolution 2019-046, Granting Site Plan approval for construction of a car wash facility. Second by Board member Birriel. Approved 4-0.

B. Ordinance 2019-008 of the City Commission Annexing City of Fruitland Park Soccer Field

An Ordinance 2019-008 of the City of Fruitland Park Annexing approximately 6.69 +/- acres of land generally located west of U.S. Hwy 441, on the north side of Shiloh Street, and west of Dixie Avenue.

LPG Lindh gave introduction to Ordinance 2019-008. Ordinance 2007-032 was previously enacted on January 10, 2008 annexing and rezoning the 6.69 acre parcel of land known as the Soccer Field This ordinance has not been recognized by Lake County as the legal description is incorrect. Fourteen notices to surrounding property owners were mailed out certified mail; one returned unopposed.

Board member Dicus made motion to approve Ordinance 2019-008 annexing 6.69 acres of land into the City of Fruitland Park. Second by Vice Chair Purlee. Approved 4-0.

C. Ordinance 2019-007 Rezoning City of Fruitland Park Soccer Field (Alt Key 3857646)

An Ordinance of the City Commission rezoning approximately 6.69 +/- acres owned by the City of Fruitland Park from R-2 to Public Facilities District (PFD); amending the zoning map of the City of Fruitland Park and repealing all Ordinances in conflict herewith.

LPG Lindh gave introduction to Ordinance 2019-007 rezoning land from Single-Family Medium Residential (R-2) to Public Facilities District (PFD) consistent with the City of Fruitland Park zoning. Ordinance 2007-032 contains the incorrect legal description therefore the rezoning ordinance needs to be readopted as well. Fourteen notices to surrounding property owners were mailed out certified mail; one returned unopposed.

Vice Chair Purlee made motion to approve Ordinance 2019-007 rezoning 6.69 acres of land from Single-Family Medium Density (R-2) to Public Facilities District (PFD). Second by Board member Birriel. Approved 4-0.

D. Ordinance 2019-009 correcting a Scrivener's error in the legal description of Ordinance 2007-033 providing for a Small Scale Comprehensive Plan Amendment (Alt Key 3857646)

An Ordinance of the City Commission correcting a Scrivener's error in the legal description of Ordinance 2007-033 which assigned a future land use designation of

Institutional; providing for a Small Scale Comp Plan Amendment amending the future land use designation from Urban to Institutional on the Future Land Use Map of the City of Fruitland Park's Comprehensive Plan for approximately 6.69+/- acres of property generally located west of U.S. Hwy 441, on the north side of Shiloh Street, and west of Dixie Avenue.

LPG Lindh gave introduction to Ordinance 2019-009 to correct a Scrivener's error in the legal description of Ordinance 2007-033 for land known as the City Soccer Field. The assigned Future Land Use (FLU) designation of Institutional is consistent with surrounding property. Fourteen notices to surrounding property owners were mailed out certified mail; one returned unopposed.

Vice Chair Purlee made motion to approve 2019-009 correcting a Scrivener's error in the legal description of Ordinance 2007-033; providing for a Small Scale Comp Plan Amendment for approximately 6.69 acres of land known as the City Soccer Field. Second by Board member Dicus. Approved 4-0.

BOARD MEMBERS' COMMENTS: Board member Dicus apologized for tardiness. No further comments.

PUBLIC COMMENTS: None.

ADJOURNMENT: Meeting adjourned at 6:18PM.



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: Michael S. & Cynthia J. Bailey
 Address: 500 West Mirror Lake Drive, Fruitland Park, Florida 34731
 Phone: 352-267-8421 Email: _____

Applicant Name: Michael S. Bailey
 Address: 526 West Mirror Lake Drive, Fruitland, Park, Florida, 34731
 Phone: 352-267-8421 Email: _____

Engineer Name: N/A
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: Bailey's Minor Subdivision - 4 Lots

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

Property Address: 500 West Mirror Lake Drive , Fruitland Park, Florida 34731

Parcel Number(s): 09-19-24-0400-037-00101 Section: 09 Township: 19 Range 24

Area of Property: 1.6 acres more or less Nearest Intersection: Mulberry Avenue and West Mirror Lake Drive

Existing Zoning: Residential R-2 Existing Future Land Use Designation: Residential R-2

Proposed Zoning: Residential R-2 Proposed Future Land Use Designation: Residential R-2

The property is presently used for: Residential (Vacant)

The property is proposed to be used for: Residential

Do you currently have City Utilities? Yes

Application Type:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Minor Lot Split | <input 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: Minor Subdivision for Residential Lot Sites.

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: Michael S. Bailey

Signature: *Michael S. Bailey* Date: 10/9/19

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

Development Application Checklist

The Following are Required for ALL Development Applications:

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

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

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

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

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

Rezoning Applications: Requested Zoning Map Justification for Rezoning

Planned Development Applications:

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

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications: Justification for Variance

Special Exception Use Applications: Justification for Special Exception Use

Site Sketch List of Special Requirements as Described in LDRs, Chapter 155

Conditional Use Permit Applications:

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

Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

As Described in LDRs, Chapter 157

Minor Subdivision Applications: As Described in LDRs, Chapter 157

Site Plan Applications: As Described in LDRs, Chapter 160

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Michael S. Bailey

_____, 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 a minor subdivision to allow 4 lots

- 3) That he/she has appointed Edward Petulla 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.

Michael S. Bailey
Affiant (Owner's Signature)

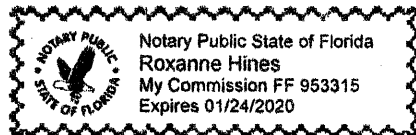
State of Florida

County of Lake

The foregoing instrument was acknowledged before me this 23RD day of SEPT., 20 19,
by Michael S. Bailey who is personally known to me or has produced
DRIVERS LICENSE as identification and who did or did not take an oath
(Notary Seal)

Notary Public - State of Florida
Commission No FF 953315
My Commission Expires 01/24/2020

Roxanne Hines
Signature
ROXANNE HINES
Printed Name



OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Cynthia J. Bailey

_____, 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 a minor subdivision _____ to allow 4 lots _____

3) That he/she has appointed Edward Petulla _____ 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.

Cynthia J. Bailey
Affiant (Owner's Signature)

State of Florida

County of Lake

The Foregoing instrument was acknowledged before me this 9th day of October, 20 19
by Cynthia J. Bailey _____ who is personally known to me or has produced
_____ as identification and who did or did not take an oath

(Notary Seal)



Sherie D. Lindh
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG058426
Expires 1/23/2021

Notary Public - State of Florida
Commission No GG-058426
My Commission Expires 1/23/2021

Sherie D. Lindh
Signature
Sherie D. Lindh
Printed Name

PROPERTY RECORD CARD

General Information

Owner Name:	BAILEY MICHAEL S & CYNTHIA J	Alternate Key:	1761689
Mailing Address:	526 W MIRROR LAKE DR FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ⓘ	09-19-24-0400-037-00101
		Millage Group and City:	00F2 (FRUITLAND PARK)
		Total Certified Millage Rate:	17.7079
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	500 WEST MIRROR LAKE DR FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK BEG 87 FT N OF SW COR OF LOT 1, RUN N TO NW COR OF LOT, E'LY TO NE COR, S'LY ALONG LOT LINE TO SE COR, W'LY TO PT 164.92 FT E OF SW COR, N 57.01, W 162.17 FT TO POB, BLK 37 PB 3 PGS 8-9 ORB 5278 PG 1468		
<p><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></p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0		1	LT	\$0.00	\$65,800.00

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

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$11,918.00	
Summary			
Year Built: 1930	Total Living Area: 1247 ⓘ	Central A/C: No	Attached Garage: No

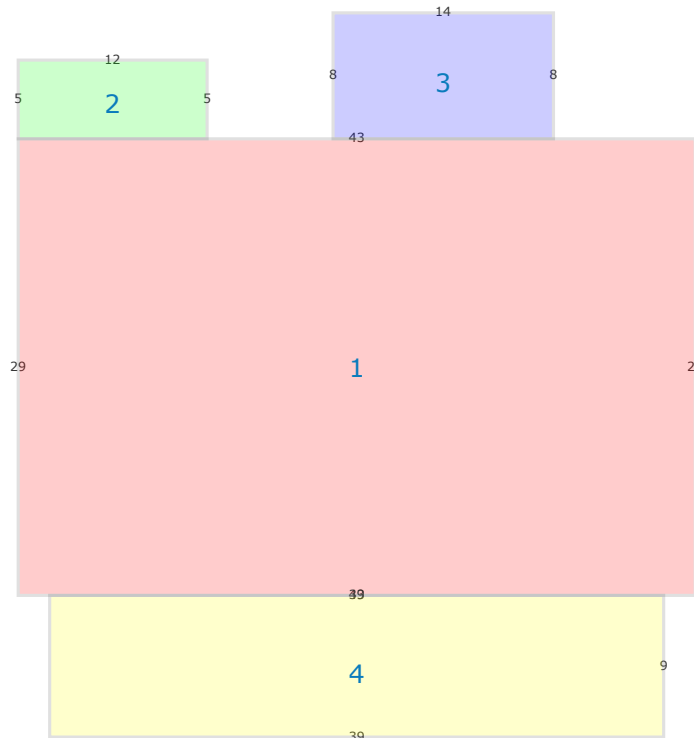
Bedrooms: 2 Full Bathrooms: 1 Half Bathrooms: 0 Fireplaces: 1

[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)	Wood (001)	1	1247	N	0%	0%	<input type="checkbox"/>
2	ENCLOSED PORCH WOOD (EPA)	Wood (001)	1	60	N	0%	0%	<input type="checkbox"/>
3	ENCLOSED PORCH WOOD (EPA)	Wood (001)	1	112	N	0%	0%	<input type="checkbox"/>
4	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	351	N	0%	0%	<input type="checkbox"/>

[View Larger / Print / Save](#)



Building 002

Residential Single Family Building Value: \$5,819.00

Summary

Year Built: 1950	Total Living Area: 546	Central A/C: No	Attached Garage: No
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

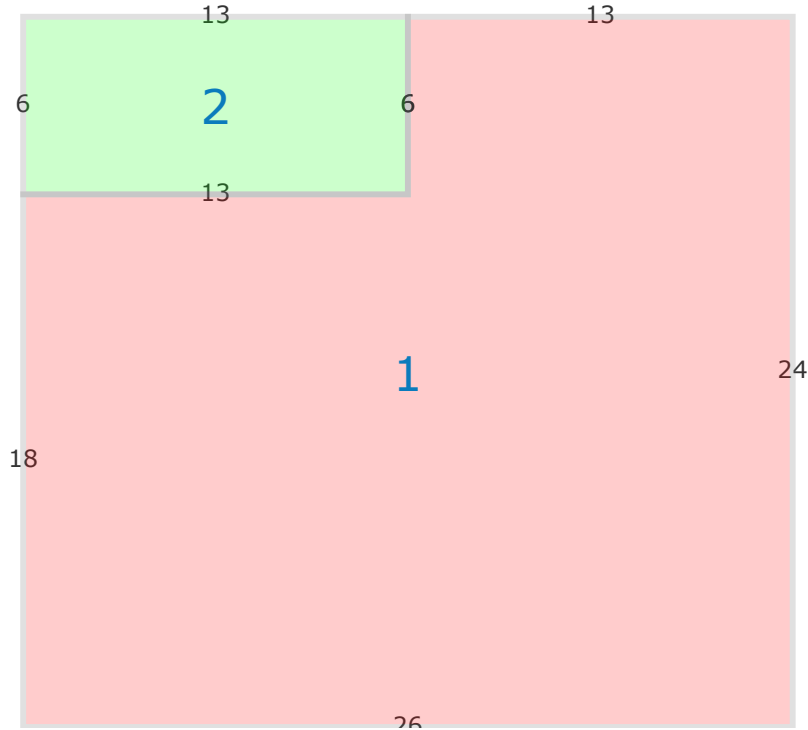
[Incorrect Bedroom, Bath, or other information?](#)

Section(s)

Section	Section Type	Ext. Wall	No.	Floor	Finished	Basement	Basement	Map
---------	--------------	-----------	-----	-------	----------	----------	----------	-----

No.	Type	Stories	Area	Attic	Finished	Color	
1	FINISHED LIVING AREA (FLA)	Block (002)	1	546	N	0% 0%	<input type="checkbox"/>
2	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	78	N	0% 0%	<input type="checkbox"/>

[View Larger / Print / Save](#)



Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5278 / 1468	5/10/2019	Warranty Deed	Qualified	Improved	\$63,000.00
2206 / 1109	11/4/2002	Quit Claim Deed	Unqualified	Improved	\$0.00
163 / 668	5/31/1961	Warranty Deed	Qualified	Improved	\$12,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown are 2019 CERTIFIED VALUES.

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
---------------	--------------	----------------	---------------	---------	-----------------

Prepared by and return to:

Robert Q. Williams
Attorney at Law
Robert Q. Williams, P.A.
380 W. Alfred Street
Tavares, FL 32778
352-343-6655
File Number: 18328
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of May, 2019 between **Dorothy Helen Day and Stephen Michael Day**, as the sole surviving devisees under the last will and testament of **Mary Etta Schwemley**, formerly known as **Mary Etta McAtee**, deceased whose post office address is **6200 Apex Drive, Louisville, KY 40219**, grantor, and **Michael S. Bailey and Cynthia J. Bailey**, husband and wife whose post office address is **526 West Mirror Lake Drive, Fruitland Park, FL 34731**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

Begin 87 feet North of the Southwest corner of Lot 1, run North to the Northwest corner of Lot 1, thence Easterly to the Northeast corner of Lot 1, thence Southerly along the East line of Lot 1 to the Southeast corner thereof, thence Westerly to a point 164.92 feet East of the Southwest corner of Lot 1, thence North 57.01 feet, thence West 162.17 feet to the Point of Beginning.

Parcel Identification Number: 09-19-24-0400-037-00101

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Betsy Bonarts

[Signature]
Dorothy Helen Day

[Signature]
Witness Name: John P. Nohalty

State of Kentucky
County of Jefferson

The foregoing instrument was acknowledged before me this 9th day of May, 2019 by Dorothy Helen Day, who is personally known or has produced Key Drivers LLC as identification.

[Notary Seal]

JOHN P. NOHALTY
Notary Public - State at Large
Kentucky
My Commission Expires Nov. 2, 2022
Notary ID 611277

[Signature]
Notary Public

Printed Name: John P. Nohalty

My Commission Expires: 11-02-2022

Signed, sealed and delivered in our presence:

Donna L Hall
 Witness Name: Donna L Hall

CRAIG A. FOX
 Witness Name: CRAIG A. FOX

Stephen Michael Day
 Stephen Michael Day

State of Florida
County of Lake

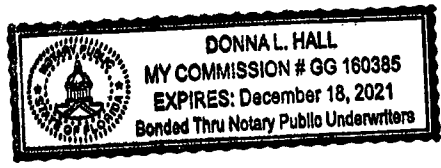
The foregoing instrument was acknowledged before me this 10th day of May, 2019 by Stephen Michael Day, who is personally known or has produced FL Dr License as identification.

[Notary Seal]

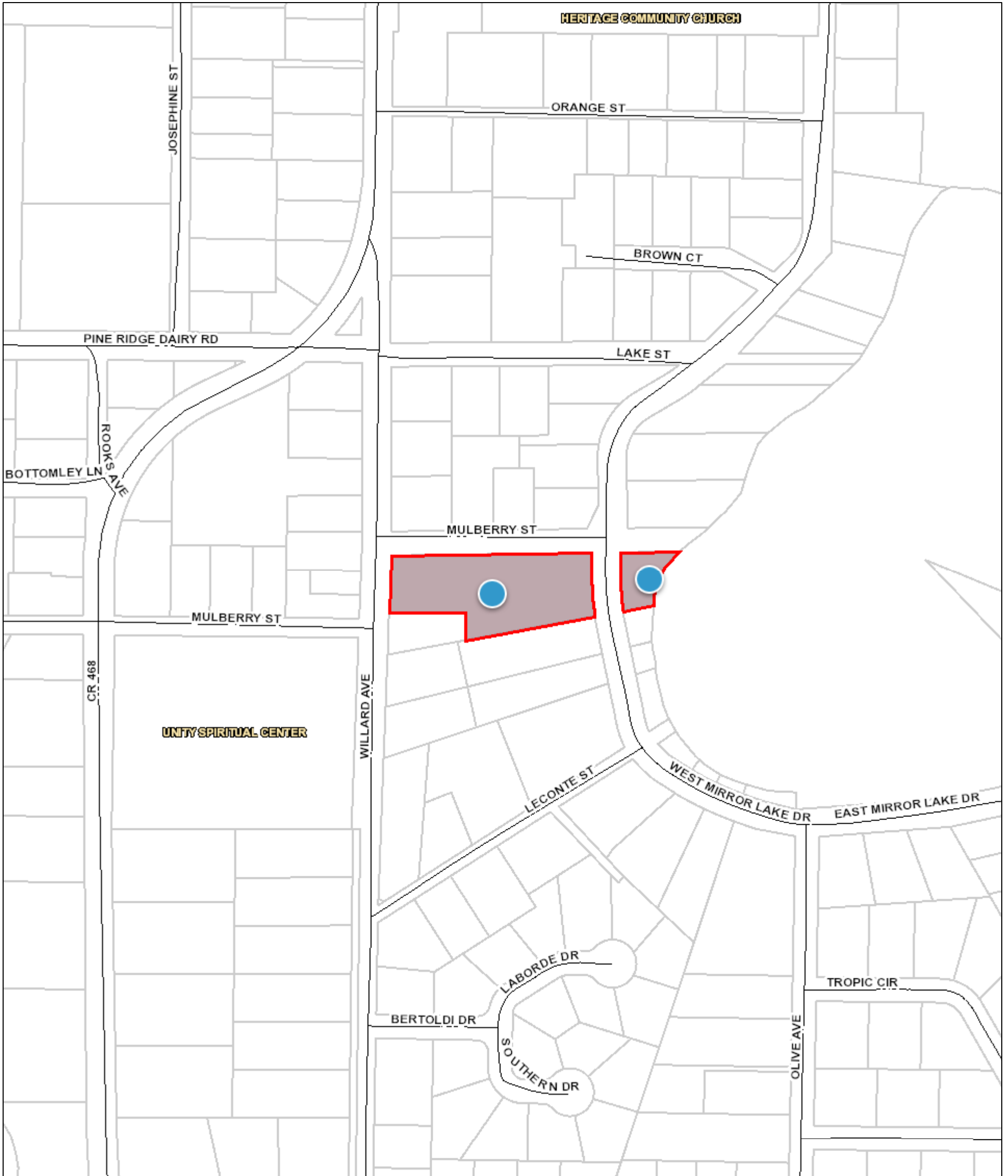
Donna L Hall
 Notary Public

Printed Name: _____

My Commission Expires: _____



Site Location










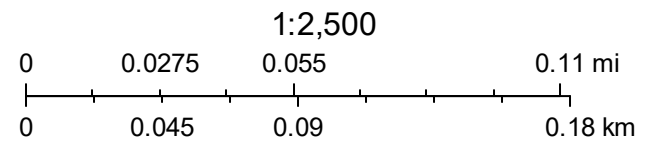
October 11, 2019

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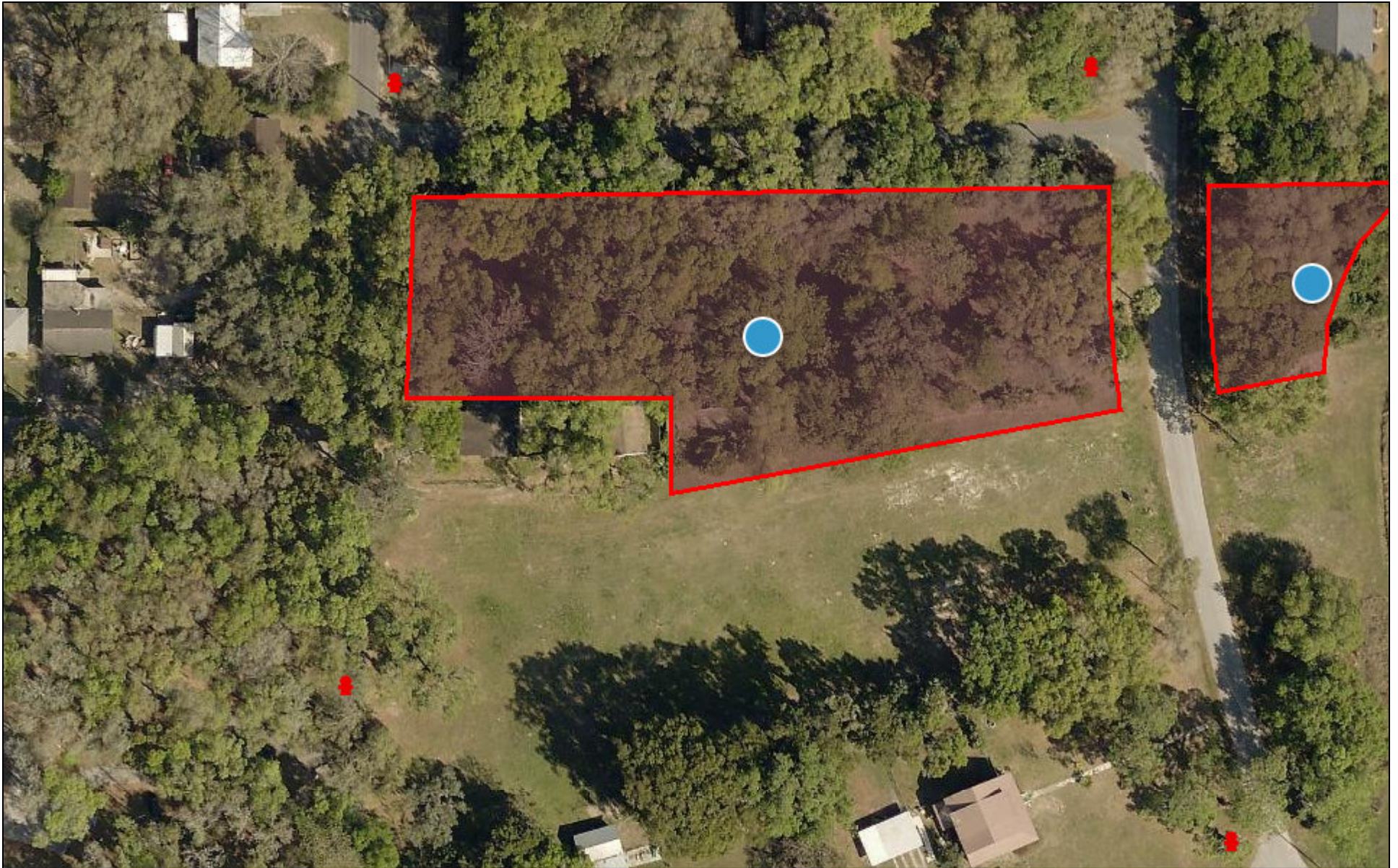
 Override 1

polygonLayer

-  Override 1
-  County Boundary
-  Street Names
-  Local Streets
-  Property Name
-  Tax Parcels
-  Surrounding Counties



Lake BCC



August 13, 2019

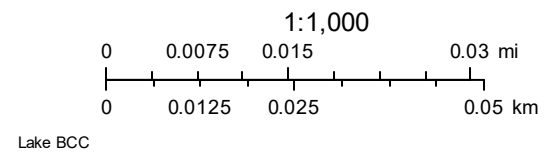
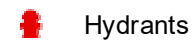
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Fire Stations



RESOLUTION 2019-066

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MINOR SUBDIVISION APPROVAL OF PROPERTY LOCATED AT 500 WEST MIRROR LAKE DRIVE, IN THE CITY OF FRUITLAND PARK, OWNED BY MICHAEL S. BAILEY; PROVIDING FOR A NOTICE TO BE RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for the division of the Property (hereinafter described), into four separate lots, Lots 1 – 4 (Lot 1A and 1B comprise one lot); and

WHEREAS, the subject property is located adjacent to West Mirror Lake Drive and Mulberry Street, has a future land use designation of single-family medium density (SFMD) and is zoned R-2; and

WHEREAS, the Planning and Zoning and the City Commission have considered the application in accordance with Sec. 157.050(b)(4) of the City of Fruitland Park Land Development Code;

WHEREAS, the Planning and Zoning recommended approval of the minor subdivision;

WHEREAS, the City Commission finds that the minor subdivision is in compliance with the City's land development regulations.

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

Section 1. Granting of Minor Subdivision Approval.

Approval of the minor subdivision of property for the real property described below and depicted in the **attached Exhibit A** is **GRANTED**.

LEGAL DESCRIPTION: FRUITLAND PARK: Begin 87 feet North of the Southwest Corner of Lot 1, in Block 37, in the town of Fruitland Park, Florida, according to the Plat, thereof recorded in Plat Book 3, Page 8, Public Records of Lake County, Florida, run North to the Northwest Corner of Lot 1, thence Easterly to the Northeast Corner of Lot 1, Southerly along the East line of Lot 1, to the Southeast Corner thereof, thence Westerly to a point 164.92 feet East of the Southwest Corner of Lot 1, thence North 57.01 feet, thence West 162.17 feet to the Point of Beginning.

Section 2. Recording of Notice.

The Community Development Director is directed to record a certified copy of the Notice of Subdivision of Property, a copy of which is attached hereto, in the public records of Lake County, Florida, and provide a copy to the Lake County Property Appraiser.

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED AND RESOLVED this ____ day of _____, 2019, by the City Commission of the City of Fruitland Park, Florida.

SEAL

CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA

CHRIS CHESHIRE, MAYOR

ATTEST:

ESTHER COULSON, CITY CLERK

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)

Approved as to form:

Anita Geraci-Carver, City Attorney

Record and return to:
City of Fruitland Park
Community Development Department
506 W Berckman St.
Fruitland Park, FL 34731

NOTICE OF SUBDIVISION OF PROPERTY

Owner(s): Michael S. Bailey

The City of Fruitland Park, a municipal corporation of the State of Florida, hereby grants subdivision approval for a minor subdivision pursuant to Sec. 157.050 of the City Land Development Code. The property described below shall be known as the **Parent Parcel**

LEGAL DESCRIPTION: FRUITLAND PARK: Begin 87 feet North of the Southwest Corner of Lot 1, in Block 37, in the town of Fruitland Park, Florida, according to the Plat, thereof recorded in Plat Book 3, Page 8, Public Records of Lake County, Florida, run North to the Northwest Corner of Lot 1, thence Easterly to the Northeast Corner of Lot 1, Southerly along the East line of Lot 1, to the Southeast Corner thereof, thence Westerly to a point 164.92 feet East of the Southwest Corner of Lot 1, thence North 57.01 feet, thence West 162.17 feet to the Point of Beginning.

is hereby subdivided to be

Lot 1 (Lot 1A and Lot 1B):

All that part or parcel of land situated in The Town of Fruitland Park, Lake County, Florida, described as follows:

Commence at the southwest corner of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8, and the East Right of Line of Willard Avenue; thence North 00°14'15" East 87.00 feet to the Point of Beginning; thence continuing along the East Right of Line of Willard Avenue North 00°14'15" East 117.00 feet to the Northwest Corner of said Lot 1 and South Right of Way of Mulberry Street ; thence along the South Right of Way Line of Mulberry Street North 88°55'34" East 308.09 feet to a point on said South Right of Way Line to Point of Beginning; thence continuing along said South Right of Way Line North 89°55'34" East 126.22 feet to point on the South Right of Way Line of Mulberry Street and West Right of Line of West Mirror Lake Drive; thence South along the West Right of Way Line of West Mirror Lake Drive on a curve concave to the Southeast having a Radius of 944.86 feet an arc distance of 131.84 feet; a chord bearing of South 02°41'27" East and a chord distance of 131.73 feet to a point on the West Right of Way Line West Mirror Lake Road and the South Line of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8; Thence along the said South Line of Lot 1 South 79°39'17" West 135.21 feet to a point on said south line of Lot 1; thence North 00°14'15" East 153.50 feet to the Point of Beginning.

AND

All that part or parcel of land situated in The Town of Fruitland Park, Lake County, Florida, described as follows:

Commence at the southwest corner of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8, and the East Right of Line of Willard Avenue; thence North $00^{\circ}14'15''$ East 87.00 feet to the Point of Beginning; thence continuing along the East Right of Line of Willard Avenue North $00^{\circ}14'15''$ East 117.00 feet to the Northwest Corner of said Lot 1 and South Right of Way of Mulberry Street ; thence along the South Right of Way Line of Mulberry Street North $88^{\circ}55'34''$ East 434.30 feet to a point on said South Right of Way Line to and West Right of Line of West Mirror Lake Drive; thence continuing North $88^{\circ}55'34''$ East 60.05 feet to the West Right of Way Line of West Mirror Lake Drive and the North Right of Way Line of Mulberry Street Extended The Point of Beginning; thence continuing along the South Right of way Line of Mulberry Street Extension North $88^{\circ}55'34''$ East 180 feet more or less to Mirror Lake; thence Southerly along Mirror Lake 151 feet more or less to the South Line of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3 Page 8; thence along the South Line of said Lot 1 South $79^{\circ}39'17''$ West 79.0 feet more or less to the Easterly Right of Way Line of West Mirror Lake Drive; thence North along the East Right of way Line of West Mirror Lake Drive on a curve concave to the Northwest having a Radius of 884.86 feet an arc distance of 122.13 feet; a chord bearing of North $02^{\circ}29'09''$ West and a chord distance of 122.03 feet to a point on said West Right of Line of West Mirror Lake Drive and South Right of Way of Mulberry Street The Point of Beginning.

Lot 2:

All that part or parcel of land situated in The Town of Fruitland Park, Lake County, Florida, described as follows:

Commence at the southwest corner of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8, and the East Right of Line of Willard Avenue; thence North $00^{\circ}14'15''$ East 87.00 feet to the Point of Beginning; thence continuing along the East Right of Line of Willard Avenue North $00^{\circ}14'15''$ East 117.00 feet to the Northwest Corner of said Lot 1 and South Right of Way of Mulberry Street ; thence along the South Right of Way Line of Mulberry Street North $88^{\circ}55'34''$ East 208.06 feet to the Point of Beginning; thence continuing along the said South Right of Way North $88^{\circ}55'34''$ East 100.03 feet to a point on said South Right of Way Line; thence South $00^{\circ}14'15''$ West 153.50 feet to a point on the South Line of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8; thence along the South Line of said Lot 1 South $79^{\circ}39'17''$ West 101.73 feet to a point on said Lot 1; thence North $00^{\circ}14'15''$ East 169.90 feet to the Point of Beginning.

AND

Lot 3:

All that part or parcel of land situated in The Town of Fruitland Park, Lake County, Florida, described as follows:

Commence at the southwest corner of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8, and the East Right of Line of Willard Avenue; thence North $00^{\circ}14'15''$ East

87.00 feet to the Point of Beginning; thence continuing along the East Right of Line of Willard Avenue North 00°14'15" East 117.00 feet to the Northwest Corner of said Lot 1 and South Right of Way of Mulberry Street ; thence along the South Right of Way Line of Mulberry Street North 88°55'34" East 108.03 feet to the Point of Beginning. Thence continuing along said South Right of Way Line North 88°55'34" East 100.03 feet to a point on said south right of Way Line; thence South 00°14'15" West 169.90 feet to a point on South Line of Lot , Block 37, Plan of Fruitland Park, Plat Book 3, Page 8; thence along the South Line of said Lot 1 South 79°39'17" West 46.68 feet to a point on said lot 1; thence North 00°17'33" East 57.01 feet to a point; thence North 89°52'08" West 54.17 feet to a point; thence North 00°14'15" East 119.27 feet to the Point of Beginning.

AND

Lot 4:

All that part or parcel of land situated in The Town of Fruitland Park, Lake County, Florida, described as follows:

Commence at the southwest corner of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8, and the East Right of Line of Willard Avenue; thence North 00°14'15" East 87.00 feet to the Point of Beginning; thence continuing along the East Right of Line of Willard Avenue North 00°14'15" East 117.00 feet to the Northwest Corner of said Lot 1 and South Right of Way of Mulberry Street ; thence along the South Right of Way Line of Mulberry Street North 88°55'34 East 108.03 feet to a point of the said South Right of Way Line; thence South 00°14'15" West 119.27 feet; thence North 88°52'08": West to the Point of Beginning.

which is also depicted in **Exhibit "A" attached hereto.**

CITY OF FRUITLAND PARK, FLORIDA

Chris Cheshire, Mayor

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Chris Cheshire, Mayor of the City of Fruitland Park, who is personally known to me and who did not take an oath.

Notary Public

ATTEST:

Esther Coulson, City Clerk

Approved as to Form:

Anita Geraci-Carver
City Attorney