



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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

<b>Board Members:</b> Vacant, Chairman Colin Crews Connie Bame Daniel Dicus Philip Purlee	<b>Others:</b> Charlie Rector, Community Development Director Tracy Kelley, Administrative Assistant
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**AGENDA  
PLANNING & ZONING BOARD  
JANUARY 19, 2017  
6:00PM**

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- I. INVOCATION:**
- II. ROLL CALL:**
- III. MINUTES FROM PREVIOUS MEETING: Approve minutes from December 15, 2016.**
- IV. OLD BUSINESS: None**
- V. NEW BUSINESS:**
  - A Introduction of new Planning & Zoning Board Member
    - a. Appoint Chairman to Planning & Zoning Board
  - B. Carrie Ross Blevins Variance
    - a. Reduce building side setback on east side of property
    - b. Reduce the side landscape buffer width on east & west sides of property
    - c. Reduce the rear setback from 15' to 4' for dumpster enclosure
    - d. Increase the maximum number of uninterrupted parking spaces from 10 to 13
  - C. Sunshine Properties & Rentals, Inc. Variance
    - a. Reduce rear landscape buffer width of property to 10'
  - D. Gamble Family Revc Trust Annexation, SSCPA, and Rezoning
    - b. Annexation from County to City limits of Fruitland Park
    - c. SSCPA for 1 parcel totaling 0.31 ± acres
    - d. Rezoning from County R-7 to City General Commercial (C-2)

- E. Humble Investments, Inc. Annexation, SSCPA, and Rezoning
  - e. Annexation from County to City limits of Fruitland Park
  - f. SSCPA for 1 parcel totaling 037 ± acres
  - g. Rezoning from County R-7 to City General Commercial (C-2)

**BOARD MEMBERS' COMMENTS:**

**ADJOURNMENT:**



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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

<b>Board Members:</b> John Schaller, Chairman Colin Crews Connie Bame Daniel Dicus Philip Purlee	<b>Others:</b> Charlie Rector, Community Development Director Tracy Kelley, Administrative Assistant
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**MINUTES  
PLANNING & ZONING BOARD  
DECEMBER 15, 2016  
6:00PM**

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- I. INVOCATION:** Chairman Schaller called the meeting to order at 6:00P.M. Chairman Schaller gave the invocation and led the pledge of allegiance.
- II. ROLL CALL:** All Board members present with exception of Philip Purlee. Present CDD Rector and Assistant Kelley.
- III. MINUTES FROM PREVIOUS MEETING:** Approve minutes from November 17, 2016. Motion to approve Meeting Minutes from November 17, 2016, by Daniel Dicus/Second by Connie Bame. Approved 4-0.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**
- A. Dr. Shams Tabrez Annexation, SSCPA, and Rezoning
- a. Annexation from County to City limits of Fruitland Park
  - b. SSCPA for 1 parcel totaling 0.33 ± acres
  - c. Rezoning from County R-7 to City Neighborhood Commercial (C-1)

CDD Rector gave introduction to project and represented applicant as the annexation was at City's request to allow contiguous zoning; the property is being annexed with implementation of new lift station expansion; the property will be cleaned up prior to final annexation hearing as it has not been maintained by the owner; CDD Rector recommends approval.

Chairman Schaller inquired about notices sent to surrounding property owners; CDD Rector stated 36 notices sent with 2 returned undeliverable, and 2 returned opposed.

No further Board comments.

Chairman Schaller called motion for Annexation; motion by Connie Bame/Second by Colin Crews. Approved 4-0.

Chairman Schaller called motion for SSCP; motion by Colin Crews/Second by Connie Bame. Approved 4-0.

Chairman Schaller called motion for Rezoning; motion by Daniel Dicus/Second by Colin Crews. Approved 4-0.

**PUBLIC COMMENTS:** None

**BOARD MEMBERS' COMMENTS:** CDD Rector brought meeting to close by announcing this would be Chairman Schaller's last attended meeting as Planning & Zoning Board member. Chairman Schaller is resigning his position to pursue other endeavors.

Chairman Schaller addressed each Board member, CDD Rector and Assistant Kelley for their contribution to the Planning & Zoning Board. Chairman Schaller thanked each member for their valued contribution and for his tenure.

Chairman Schaller closed the meeting and the Board also thanked him for his valued time and service.

Chairman Schaller's comments to the Board are attached herein.

**ADJOURNMENT:** 6:16PM

## **Fruitland Park Planning and Zoning Committee:**

As most of you know this will be my last meeting.

But before I go I wanted to let you know that it has been a pleasure for me to serve with you on this committee.

Connie, being a school teacher right here in our community you see what the future of our community will soon be. Your dedication to this committee shows that you want your kids to grow up in a place that has standards for where they live and what is safe and appropriate for them. Thank you.

Colin, you have a history of serving the public for their needs, for many years, before you retired from the business world, and then you started serving on this board. You have the welfare of our senior citizen their concerns in your heart, and you have shared your views openly on how the city should grow. That knowledge only comes from years of work and concerns for the people you serve. Thank you.

Dan, your love of the outdoors and the desire you have to protect our nature environment shows your concern for maintaining our small city ambiance. The knowledge you have in the building industry has help this board make decisions for our community development invaluable. You know the importance of making sure our growth is met with all the safety codes being adhered too. Thank you

Phil, I have known you the longest. We have worshiped together and you have supported me with your prayers and concerns when I was going thru some of the darkest days of my life. You and Melinda's friendship have made my life more enriched. Your knowledge and expertise in the building industry has given this board the knowledge it needs to make sure that those who request change or growth is aware that we don't simply approve change without looking at how it affects our City. Thank you.

Charlie, we have served on this board longer than anyone else. First as a members of this board and now, you as the Community Development Director. We've entered the political arena and have found out that our calling is by serving the city in this compassion where I think we have bought to the city the plans for its future growth with knowledge and experience. The commissioners lean on you for your knowledge continue to help them. Thank you.

Tracy, I would not have been able to do this job without your support. Whenever I have needed something you have always help me prepare for each meeting. I have come to realize that for a Building Department to function it needs a person like you to get things done. The wheels don't turn unless the car is in gear. You make sure the car is gassed and ready to go. Thank you.

The progress that this city has made is because of this board. You are all a very valuable attribute for this city and it has been a pleasure for me to serve with you to make this city a great community to live and work in.

Thank you.



Community Development Department  
506 W. Berckman St.  
Fruitland Park FL 34731

Tel. (352) 360-6727  
Fax. (352) 360-6652

## STAFF REPORT

Project: Carrie Ross Blevins  
Project Owner: Carrie Ross Blevins  
35735 Timbertop Lane  
Fruitland Park, FL 34731  
Project Address: 607 CR 466A, Fruitland Park, FL 34731  
Alternate Key#: 1288215  
Proposed: Variance

The applicant indicates they would like to request variance to certain sections of the LDR Code:

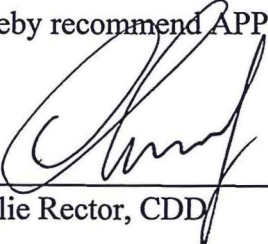
- Reduce the building side setback on the east side from 10' to 5'
- Reduce the side landscape buffer width on the east & west sides from 10' to 5' on the east and 4' on the west
- Reduce the rear setback from 15' to 4' for the dumpster enclosure
- Increase the maximum number of uninterrupted parking spaces from 10 to 13

The reduced landscape buffer is recommended for approval with the below contingency:

- Applicant is to provide additional landscape to exceed current code requirements of LDR's with landscape showing exceeded plantings in front of property

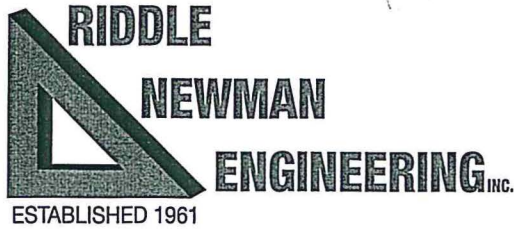
City Land Planner (LPG) is also recommending approval of the variance with landscape exceeding code requirements.

I hereby recommend APPROVAL of the Variance.

  
\_\_\_\_\_  
Charlie Rector, CDD

1-11-17  
Date

cc: File



RECEIVED JAN 04 2017

January 4, 2017

Mr. Charlie Rector  
Community Development Director  
City of Fruitland Park  
506 W. Berckman Street  
Fruitland Park, FL 34731

Dear Charlie:

**RE: *Mesos Medical Office  
Variance Application***

Enclosed herewith please find the following in support of the above referenced Variance Application:

- Variance Application
- Property Record Card
- Copy of the Site Plan
- CD with PDF Files

Please let us know the application fee and we will deliver the check.

Should you have any questions, please do not hesitate to call.

Respectfully submitted,

**RIDDLE - NEWMAN ENGINEERING, INC.**

A handwritten signature in black ink, appearing to be "KER", written over a white background.

Keith E. Riddle, P.E.

cc: Carrie Blevins

Civil  
Engineering  
  
Structural  
Engineering  
  
Land  
Development  
  
Drinking  
Water  
  
Wastewater  
  
Stormwater  
Management  
  
Environmental  
Permitting



CITY OF FRUITLAND PARK  
PLANNING AND ZONING APPLICATION

Application # 2017-003 V

Date: 1-4-2017

Applicant Name: Carrie Ross Blevins  
Address: 35735 Timbertop Lane  
Fruitland Park, FL 34731  
Phone: (352) 233-3305

Application Type:  
 Comprehensive Plan Amendment  Subdivision Approval  
 Annexation  Site Plan Approval  
 Rezoning  Variance  
 Special Exception Use  Road/Lot Vacation  
 Conditional Use Permit  Development Order  
 Clearing Permit  Concurrency Review  
 Other

Applicant is:  Owner  Agent  Purchaser  
 Lessee  Optionee

Reason for Request: Variance to Certain Sections of the Land Development Code - See Attached

Owner's Name: Carrie Ross Blevins  
Address: 35735 Timbertop Lane, Fruitland Park, FL 34731  
Phone: (352) 233-3305

Property Address Or Vicinity: 607 CR 466A - Alternate Key #1288215  
Size of Property: 0.82 acres  
Proposed Use of Property: Medical/Professional Office  
Existing Zoning: "C-2" Proposed Zoning: "C-2"  
Existing Future Land Use: Commercial Proposed FLU: Commercial

Current Number of Structures on the Property: 2 Houses  
Current Utilities on Property:  Central Water  Central Sewer  
 Well  Septic Tank

Required Attachments:  1. Copy of recorded deed(s) for the property.  
 2. Owner's Affidavit  
 3. Applicant's Affidavit (if applicable)  
 4. Copy of boundary survey or sketch plan showing existing streets, existing and proposed structures (if applicable).  
 5. Surrounding property owners' names and addresses for all property lying within three hundred (300) feet of the property described on this application. See attached list of property owners.

Has any previous application been filed within the last year in connection with this property?  No  Yes  
If yes, describe: \_\_\_\_\_

STAFF REVIEW OF APPLICATION: \_\_\_\_\_ DATE: \_\_\_\_\_

I have reviewed this application and verify that the City of Fruitland Park has received all required attachments.  
If not, an written explanation has been received and attached to this application.

City Staff: \_\_\_\_\_  
Title: \_\_\_\_\_

RECEIVED JAN 04 2017

# Variance Application Variance Requests & Justifications

Owner: Carrie Ross Blevins  
35735 Timbertop Lane  
Fruitland Park, FL 34731  
Ph (352) 233-3305

Property Address: 607 CR 466A  
Fruitland Park, FL 34731

Alternate Key #: 1288215

**Variance Request:** *Reduce the Building Side Setback on the East Side from 10 feet to 5 feet.*

**Justification:** Site is a very narrow site for a Commercially zoned piece of property. Without a reduction in the side setback, the building would have to be placed in the very back which would be 300+ feet from the roadway. Parking and water retention would have to be near the front.

**Variance Request:** *Reduce the Side Landscape Buffer Width on the East & West Sides from 10 feet to 5 feet on the East and 4 feet on the West.*

**Justification:** Site is a very narrow site for a Commercially zoned piece of property. Without a reduction in the width of the landscape buffers, there is inadequate space to access parking in the rear of the building. This would require that the building be placed in the very back which would be 300+ feet from the roadway. Parking and water retention would have to be near the front.

**Variance Request:** *Reduce the Rear Setback from 15 feet to 4 feet for the Dumpster enclosure.*

**Justification:** In order to provide an adequate number of parking spaces, the dumpster enclosure must be placed in the rear and be placed closer than 15 feet to the property line.

**Variance Request:** *Increase the maximum number of uninterrupted parking spaces from 10 to 13.*

**Justification:** In order to provide an adequate number of parking spaces, we must have 13 spaces in a row without a landscape island.

# Variance Application Surrounding Property Owners

Owner: Carrie Ross Blevins  
35735 Timbertop Lane  
Fruitland Park, FL 34731  
Ph (352) 233-3305

Property Address: 607 CR 466A  
Fruitland Park, FL 34731

Alternate Key #: 1288215

## Surrounding Property Owners:

Cindy C. Taylor  
P.O. Box 195  
Fruitland Park, FL 34731

Willie Haynes  
731 3<sup>rd</sup> Street  
Polk City, FL 33868

Larry M. Phillips, Trustee  
P.O. Box 491907  
Leesburg, FL 34749



VILLAGE HILLS DR

CATO RANCH RD

LINMAR AVE

LINDA GLEN AVE

WALTERS PL

EMORY DR

MICRO RACETRACK RD

EDMONDSON DR

TIMBERTOP LN

OLIVER LN

Site Location

CR 466A

MILLER BLVD

VASQUEZ AVE

ELLIOTT AVE

PARRISH PL

KRAMER CT

MICRO RACETRACK RD

DRAKEUR

BRINSON LN

PINE RIDGE DAIRY RD

Sumter County  
Lake County

**RESOLUTION 2017- 008**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR) REQUIREMENTS PERTAINING TO SETBACK AND BUFFER STANDARDS, USES WITHIN A BUFFER AND NUMBER OF UNINTERRUPTED PARKING SPACES ON THE SUBJECT PROPERTY LOCATED NORTH OF CR 466A AND EAST OF MICRO RACETRACK ROAD AND OWNED BY CARRIE ROSS BLEVINS, PROVIDING FOR AN EXPIRATION DATE AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Carrie Ross Blevins has petitioned for a variance for their property, located North of CR 466A (Miller Street) and east of Micro Racetrack Road, in the City of Fruitland Park, Florida; and

**WHEREAS**, the owners request a variance to the following LDR requirements:

- Chapter 154, Section 154.040 Setbacks
- Chapter 164, Section 164.030(b) Landscape Buffer
- Chapter 164, Section 164.030(a)(1) Maximum Uninterrupted Parking Spaces
- Chapter 164, Section 164.030(c) Uses within Buffers

**WHEREAS**, the City Commission has considered the petition in accordance with standards for the granting of variances contained in Chapter 168, City of Fruitland Park Land Development Regulations,

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA**, as follows:

1. The petition for variance filed by Carrie Ross Blevins for property north of CR 466A and east of Micro Racetrack Road, in the City of Fruitland Park, Florida, more particularly described as:

**LEGAL DESCRIPTION:**

East 100 feet of the South 400 feet of the SW ¼ of the NW ¼ of the SE ¼ in Section 6, Township 19, Range 24 East, Lake County, Florida, less the right of way for State Road No. 466A.

**Parcel Alternate Key No. 1288215**

is granted as follows:

1. A variance to Chapter 154, Section 154.040 Setback Standards from a rear setback of 15' to 4' within a certain area for the placement of a dumpster. The rear setback of 15' shall apply to the remaining rear property line.
2. A variance to Chapter 154, Section 154.040 Setback Standards from a side setback of 10' to 5' along the eastern property boundary adjacent to the building. The side setback of 15' shall apply to the remaining rear property line.
3. A variance to Chapter 164, Section 164.030(b) Landscape Buffer from a rear buffer of 15' to 4' within a certain area for the placement of a dumpster. The rear landscape buffer of 15' shall apply to the remaining rear property line.
4. A variance to Chapter 164, Section 164.030(b) Landscape Buffer from a side buffer of 10' to 5' along the eastern property boundary.
5. A variance to Chapter 164, Section 164.030(b) Landscape Buffer from a side buffer of 10' to 4' along the western property boundary.
6. Chapter 164, Section 164.030(a)(1) maximum number of uninterrupted parking spaces from 10 spaces to 13 spaces;

- 7. Chapter 164, Section 164.030(c) regarding uses within the buffer from passive recreation to allow the placement of a dumpster.
- 8. To mitigate for the above variances the owner shall provide additional internal landscaping above Land Development Regulations requirements.

**PASSED AND ORDAINED** in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
 Chris Cheshire, Mayor  
 City of Fruitland Park, Florida

Approved as to Form:

\_\_\_\_\_  
 Esther Coulson, CMC, City Clerk

\_\_\_\_\_  
 Anita Geraci-Carver, City Attorney

Commissioner Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Ranize	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Lewis	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading \_\_\_\_\_  
 (SEAL)









Proposed Zoning:  
(FP) C-2

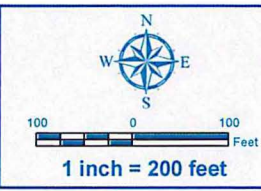
CR-466A

VASQUEZ AVE

PARRISH PL

**Legend**

	Site Boundary - 0.86 Ac±	<b>City of Fruitland Park Zoning</b>
	City of Fruitland Park	 C-2 -- General Commercial
	"A" Agriculture District	 PUD -- Planned Unit Development
		 ROW -- Right-of-Way



**City of Fruitland Park  
Ross Property  
Lake County, Florida  
Proposed Zoning**

Project: 398-16-02  
File: Proposed Zoning.mxd  
Name: Ross  
PM: Sherie Lindh  
Date: January 28, 2016  
Created By: J.Wilson

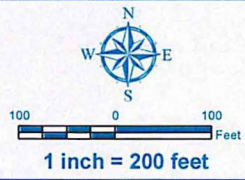


**LPG Urban &  
Regional Planners, Inc.**  
1162 Camp Avenue, Mount Dora, Florida 32757  
Office: (352) 385-1940 / Fax: (352) 383-4824



**Legend**

-  Site Boundary - 0.86 Ac±
-  City of Fruitland Park Future Land Use
-  City of Fruitland Park
-  COMM -- Commercial - High Intensity
-  Rural
-  ROW -- Right-of-Way



**City of Fruitland Park  
Ross Property**  
Lake County, Florida  
Proposed Future Land Use

Project: 398-16-02  
File: Proposed FLU.mxd  
Name: Ross  
PM: Sherie Lindh  
Date: January 28, 2016  
Created By: J.Wilson







Community Development Department  
506 W. Berckman St.  
Fruitland Park FL 34731

Tel. (352) 360-6727  
Fax. (352) 360-6652

## STAFF REPORT

Project: Sunshine Properties & Rentals, Inc.  
Project Owner: Sunshine Properties & Rentals, Inc.  
Patricia Ann Pospisil, President  
1523 Grove Avenue  
Leesburg, FL 34748  
Project Address: 702 W Miller Street, Fruitland Park, FL 34731  
Alternate Key#: 1170273  
Proposed: Variance

The applicant indicates they would like reduce the rear landscape buffer width to 10' due to design constraints.

The reduced landscape buffer is recommended for approval with the below contingency:

- A 6' vinyl privacy fence to be installed from north boundary and west boundary to front wall line of proposed building
- Inside fenced area of project will be landscaped to City LDR requirements and applicant will provide an approved landscape plan

City Land Planner (LPG) is also recommending approval of the variance provided the applicant provides a vinyl solid fence along rear property line to mitigate noise and light from vehicles.

Applicant to revise submitted concept plan in note section to reflect the correct setbacks and landscape buffers and add the proposed vinyl solid fence along rear property line. The side setback and buffer requirement along Rose Avenue is 10'.

I hereby recommend APPROVAL of the Variance.

  
Charlie Rector, CDD

  
Date

cc: File

CITY OF FRUITLAND PARK  
PLANNING AND ZONING APPLICATION

Application: \_\_\_\_\_

Date: 12/16/2016

Applicant Name: Sunshine Properties & Rentals Inc.

- Application Type:
- |   |   |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Subdivision Approval |
| <input type="checkbox"/> Annexation                   | <input type="checkbox"/> Site Plan Approval   |
| <input type="checkbox"/> Rezoning                     | <input checked="" type="checkbox"/> Variance  |
| <input type="checkbox"/> Special Exception Use        | <input type="checkbox"/> Road/Lot Vacation    |
| <input type="checkbox"/> Conditional Use Permit       | <input type="checkbox"/> Development Order    |
| <input type="checkbox"/> Clearing Permit              | <input type="checkbox"/> Concurrency Review   |
| <input type="checkbox"/> Other                        |   |

Address: 1523 Grove Avenue

Leesburg, FL 34748

Phone: 352-516-6076

Applicant is:  Owner  Agent  Purchaser  Lessee  Optionee

Reason for Request: Due to design restraints, we are requesting a reduction of the rear landscape buffer width to 10'

Owner's Name: Sunshine Properties & Rentals Inc.

Address: 1523 GROVE AVENUE, LEESBURG, FL 34748

Phone: 352-516-6076

Property Address or Vicinity: 702 West Miller Street, Fruitland Park, FL

Size of Property: 1.28 Acres

Existing Zoning: C-2 Proposed Zoning: C-2

Existing Future Land Use: \_\_\_\_\_ Proposed Future Land Use: \_\_\_\_\_

Current Number of Structures on the Property: 0

Current Utilities on the Property: X ~~X~~ <sup>Proposed Utilities</sup> Central Water X Central Sewer \_\_\_\_\_ Well \_\_\_\_\_ ~~X~~ Septic Tank

- Required Attachments:
- 1. Copy of recorded deed(s) for the property.
  - 2. Owner's Affidavit
  - 3. Applicant's Affidavit (if applicable)
  - 4. Copy of boundary survey or sketch plan showing existing streets, existing and proposed structures.
  - 5. Surrounding property owner's names and addresses for all property lying within two-hundred (200) feet of the property described on this application.

Has any previous application been filed within the last year in connection with this property?  NO  YES

If YES, describe: Rezoning

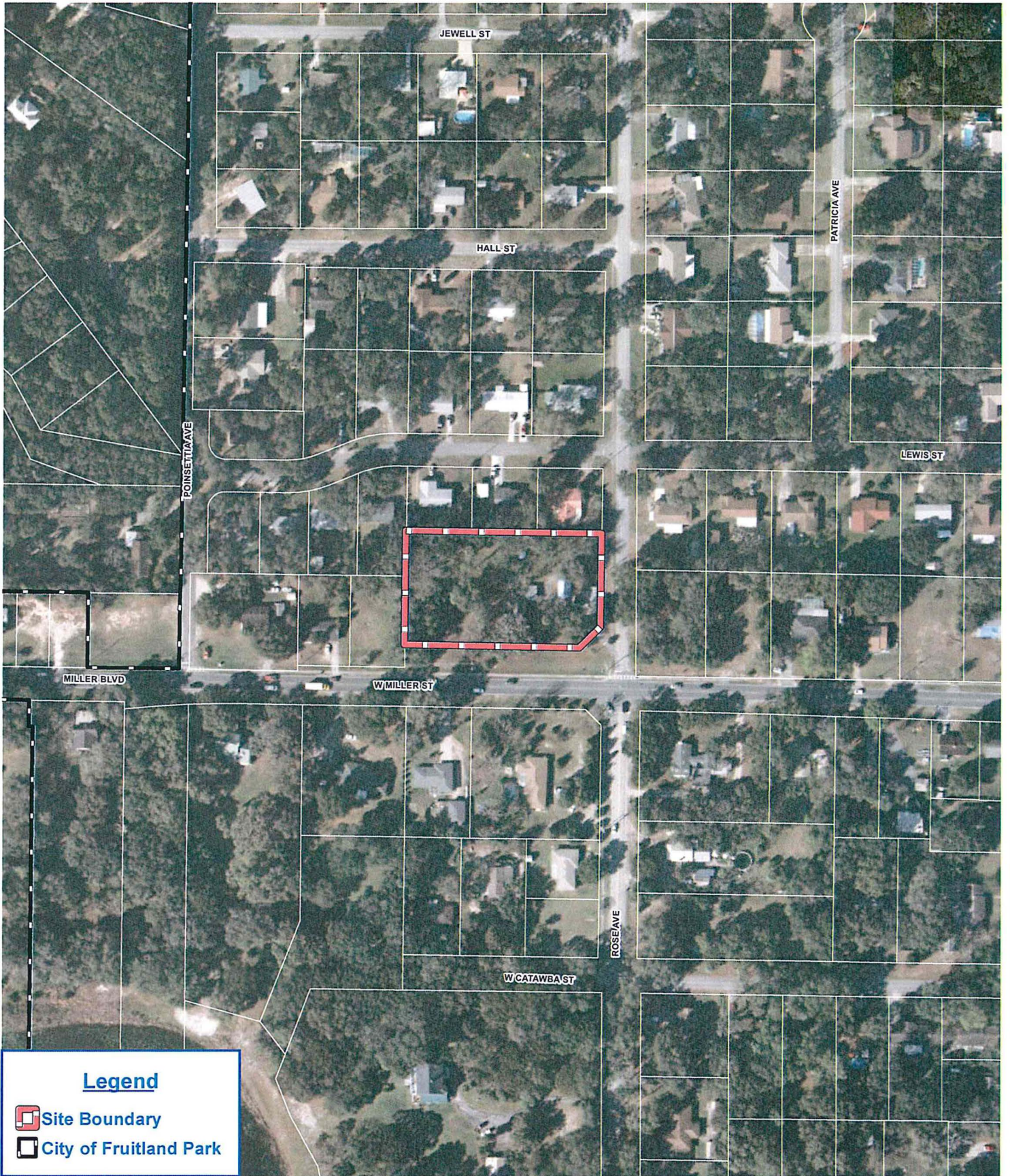
STAFF REVIEW OF APPLICATION:

DATE: 12-20-16

I have reviewed this application and verify that the City of Fruitland Park has received all required attachments.  
If not, a written explanation has been received and attached to this application.

City Staff: 

Title: CDD



**Legend**

-  Site Boundary
-  City of Fruitland Park



1 inch = 200 feet

**City of Fruitland Park  
Sunshine Properties & Rentals, Inc.**

Lake County, Florida  
Aerial Map

Project: 398-16-04  
File: Aerial.mxd  
Name: Sunshine Properties  
PM: Sherie Lindh  
Date: January 9, 2017  
Created By: J.Wilson



**LPG Urban &  
Regional Planners, Inc.**  
1162 Camp Avenue, Mount Dora, Florida 32757  
Office: (352) 385-1940 / Fax: (352) 383-4824

RESOLUTION 2017- 007

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR) REQUIREMENTS PERTAINING TO SETBACK AND BUFFER STANDARDS FROM 15' TO 10', ON THE SUBJECT PROPERTY LOCATED NORTH OF CR 466A AND WEST OF ROSE STREET AND OWNED BY SUNSHINE PROPERTIES & RENTALS, INC., PROVIDING FOR AN EXPIRATION DATE AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Patricia Pospisil, President of Sunshine Properties & Rentals, Inc. has petitioned for a variance for their property, located North of CR 466A (Miller Street) and west of Rose Street, in the City of Fruitland Park, Florida; and

**WHEREAS**, the owners request a variance to the following LDR requirements:

- Chapter 154, Section 154.040 Setbacks
- Chapter 164, Section 164.030(b) Landscape Buffer

**WHEREAS**, the City Commission has considered the petition in accordance with standards for the granting of variances contained in Chapter 168, City of Fruitland Park Land Development Regulations,

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, as follows:**

1. The petition for variance filed by Patricia Pospisil, President of Sunshine Properties & Rentals, Inc. for property north of CR 466A and west of Rose Street, in the City of Fruitland Park, Florida, more particularly described as:

**LEGAL DESCRIPTION:**

The East Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter, in Section 4, Township 19 South, Range 24 East, Lake County, Florida. Less the North 431.07 feet. Also Less and Except the following: Commence at a car axle with no identification located at the Northwest corner of the Southwest Quarter of Section 4, Township 19 South, Range 24 East, Lake County, Florida; thence run South 00°34'30" West, along the West line of the Southwest Quarter of said Section 4, a distance of 1297.59 feet to a point on the existing North Right of Way line of County Road 466A as depicted in Road Map Book 2, Page 118, in the Public Records of Lake County, Florida; thence, departing said West line run South 89°04'41" East, along said existing North Right of Way line, a distance of 1655.31 feet to the Point of Beginning, said point being on the West line of a parcel of land described in Official Records Book 1224, Page 1302, of said Public Records; thence, departing said existing North Right of Way line, run North 00°34'22" East, along said West property line, a distance of 34.00 feet to a point on a line running parallel with and 34.00 feet Northerly of, when measured perpendicular to, said existing North Right of Way line; thence run South 89°04'41" East, along said parallel line, a distance of 109.22 feet to the point of curvature of a curve concave Southerly, having a radius of 34,441.41 feet, a chord bearing of South 88°56'42" East and a chord distance of 159.95 feet; thence run Easterly along the arc of said curve, through a central angle 00°15'58", a distance of 159.95 feet; thence departing said curve, run North 45°38'53" East, a distance of 64.04 feet; thence run North 00°34'21" East, a distance of 28.86 feet; thence run South 89°25'39" East, a distance of 16.55 feet to a point on the East line of the East Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 4, said Point also being on the existing West Right of Way line of Rose Street, depicted as Parker Street on the Plat of Summerwind, recorded in Plat Book 22, Page 53, of said Public Records; thence run South 00°34'21" West, along said existing West Right of Way line, a distance of 108.81 feet to a point on the aforesaid existing North Right of Way line of County Road 466A. Said point being on a curve concave

*Sunshine Properties*

Southerly, having a radius of 34,407.41 feet, a chord bearing of North 88°53'35" West and a chord distance of 222.05 feet; thence, departing said existing West right of Way line from a tangent bearing of North 88°42'29" West, run Westerly along said existing North Right of Way line and the arc of said curve, through a central angle of 00°22' 11", a distance of 222.05 feet to the point of tangency; thence run North 89°04'41" West, along said existing North Right of Way line, a distance of 109.02 feet to the Point of Beginning.

**Parcel Alternate Key No. 1170273**

is granted as follows:

1. A variance to Chapter 154, Section 154.040 Setback Standards from a rear setback of 15' to 10'.
2. A variance to Chapter 164, Section 164.030(b) Landscape Buffer from a rear buffer of 15' to 10' with a solid 6' vinyl fence.

**PASSED AND ORDAINED** in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
 Christopher J. Bell, Mayor  
 City of Fruitland Park, Florida

Approved as to Form:

\_\_\_\_\_  
 Esther Coulson, CMC, City Clerk

\_\_\_\_\_  
 Anita Geraci-Carver, City Attorney

Commissioner Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Ranize	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Lewis	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading \_\_\_\_\_  
 (SEAL)



Community Development Department  
506 W. Berckman St.  
Fruitland Park FL 34731

Tel. (352) 360-6727  
Fax. (352) 360-6652

## STAFF REPORT

Project: Gamble Family Revc Trust  
Project Owner: Adam Gamble  
PO Box 92  
Fruitland Park, FL 34731  
Project Address: 1639 Miller Blvd, Fruitland Park, FL 34731  
Alternate Key#: 1429811  
Proposed: Annexation, SSCPA, and Rezoning

The applicant indicates they would like to request annexation and rezoning as the subject property is in an area transitioning from residential to commercial.

City Land Planner (LPG) is also recommending approval of annexation as the site abuts the City limits along the eastern property boundary; after Tabrez property annexation to be finalized on 1/26/2017 the SSCPA is recommended for approval as the 1<sup>st</sup> site being processed in 2017 for a cumulative total of .31 acres; rezoning is recommended as subject site is located within a transitioning area along CR 466A from residential to commercial.

I hereby recommend APPROVAL for the Annexation, SSCPA, and Rezoning of subject site.

  
\_\_\_\_\_  
Charlie Rector, CDD  
Date 1-17-17

cc: File

CITY OF FRUITLAND PARK  
PLANNING AND ZONING APPLICATION

Application # 2017-002 A & R

Date: Jan. 3, 2017

Applicant Name: Gamble Family Revc Trust  
Address: 1639 Miller Blvd  
Fruitland Park, FL 34731  
Phone: (352)431-9913

Application Type:  
 Comprehensive Plan Amendment [ ] Subdivision Approval  
 Annexation [ ] Site Plan Approval  
 Rezoning [ ] Variance  
[ ] Special Exception Use [ ] Road/Lot Vacation  
[ ] Conditional Use Permit [ ] Development Order  
[ ] Clearing Permit [ ] Concurrency Review  
[ ] Other

Applicant is:  Owner  Agent  Purchaser  
 Lessee  Optionee

Reason for Request: Annex Property & Rezoning

Owner's Name: Adam Gamble  
Address: P.O. Box 92, Fruitland Park, FL 34731  
Phone: (352)431-9913

Property Address Or Vicinity: 1639 Miller Blvd Alt. Key 1429811  
Size of Property: 100' x 136'  
Proposed Use of Property: Commercial  
Existing Zoning: \_\_\_\_\_ Proposed Zoning C-2  
Existing Future Land Use: \_\_\_\_\_ Proposed FLU: \_\_\_\_\_

Current Number of Structures on the Property: \_\_\_\_\_

Current Utilities on Property:  Central Water  Well  Central Sewer  Septic Tank

Required Attachments:  
 1. Copy of recorded deed(s) for the property.  
 2. Owner's Affidavit  
 3. Applicant's Affidavit (if applicable)  
 4. Copy of boundary survey or sketch plan showing existing streets, existing and proposed structures (if applicable).  
 5. Surrounding property owners' names and addresses for all property lying within two hundred (200) feet of the property described on this application.

Has any previous application been filed within the last year in connection with this property?  NO  Yes  
If yes, describe: \_\_\_\_\_

STAFF REVIEW OF APPLICATION: \_\_\_\_\_ DATE: 1-3-17

I have reviewed this application and verify that the City of Fruitland Park has received all required attachments.  
If not, an written explanation has been received and attached to this application.

City Staff: [Signature]  
Title: Community Development Director

NOTE: ALL FEES WILL BE WAIVED BY CITY



**Site Location**

SPRING LAKE RD

LYNN AVE

FRUITLAND PARK BLVD

LEESBURG BLVD

MILLER BLVD

EASTWOOD AVE

CUTOFF RD

N VALLEY RD

BLUE MOON LN

S VALLEY RD

VALLEY RD

MANDARIN LN

PAGODA RD

BROOKSTONE LN

NE DR

LAKE DR

MARGUERITE AVE



Annex LPG  
1st Draft  
1/9/17

ORDINANCE 2017 - 005

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 0.31 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CR 466A AND EAST OF LAKE JOSEPHINE DRIVE; 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 SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Adam Gamble, Gamble Family Revocable Trust, Owner, requesting that approximately 0.31 acres of real property generally located north of CR 466A and east of Lake Josephine Drive (the "Property") be annexed to and made a part of the City of Fruitland Park; and

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

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

WHEREAS, the Property is contiguous to the City limits and is reasonably compact.

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

Section 1.

The following described property consisting of approximately 0.31 acres of land generally located north of CR 466A and east of Lake Josephine Drive, contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

**LEGAL DESCRIPTION:** Lot 11, Block E, Florida Fruitland Park Tropical Homesites, according to the plat thereof, recorded in Plat Book 12, Page 34, of the Public Records of Lake County, Florida.

**Parcel Alternate Key No. 1429811**

Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Department of State of Florida within seven (7) days after its passage on second and final reading.

Section 3. 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 4. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the property annexed in the City Comprehensive Plan.

Gamble Fam Rev. Trust

Section 5. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park.

**PASSED AND ORDAINED** in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Christopher J. Bell, Mayor  
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

\_\_\_\_\_  
Esther Coulson, CMC, City Clerk

\_\_\_\_\_  
Anita Geraci-Carver, City Attorney

Commissioner Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Ranize	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Lewis	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading \_\_\_\_\_  
Passed Second Reading \_\_\_\_\_  
(SEAL)

SSCPA L PG  
1<sup>st</sup> Draft  
1/2/17

ORDINANCE 2017 - 006

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT AMENDING THE FUTURE LAND USE DESIGNATION FROM COUNTY URBAN LOW TO CITY COMMERCIAL ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.31± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND EAST OF LAKE JOSEPHINE DRIVE; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Adam Gamble, Gamble Family Revocable Trust as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Commercial" 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 the City of Fruitland Park, Florida, as follows:

**Section 1:** The following described property consisting of approximately 0.31 ± acres generally located north of CR 466A and east of Lake Josephine Drive and more particularly described as follows:

**LEGAL DESCRIPTION:** Lot 11, Block E, Florida Fruitland Park Tropical Homesites, according to the plat thereof, recorded in Plat Book 12, Page 34, of the Public Records of Lake County, Florida.

**Parcel Alternate Key No. 1429811**

shall be assigned a land use designation of Commercial under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "A" 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:** The City Manager or his designee, after passage of this Ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Fruitland Park.

Gamble Family Trust

**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:** 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.

**PASSED AND ORDAINED** in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Christopher J. Bell, Mayor  
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

\_\_\_\_\_  
Esther Coulson, CMC, City Clerk

\_\_\_\_\_  
Anita Geraci-Carver, City Attorney

Vice Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Ranize	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Lewis	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading \_\_\_\_\_  
Passed Second Reading \_\_\_\_\_  
(SEAL)

**EXHIBIT A**

ORDINANCE 2017 - ~~007~~ 007

Rezoning LPG  
1st Draft  
1/9/17

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 0.31 ± ACRES OF THE PROPERTY FROM LAKE COUNTY MIXED RESIDENTIAL DISTRICT (R-7) TO GENERAL COMMERCIAL (C-2) WITHIN THE CITY LIMITS OF FRUITLAND PARK; PROVIDING FOR CONDITIONS AND CONTINGENCIES; 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 AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Adam Gamble, Gamble Family Revocable Trust as Owner, requesting that approximately 0.31 acres of real property generally located north of CR 466A and east of Lake Josephine Drive (the "Property") be rezoned from Lake County Mixed Residential District (R-7) to General Commercial (C-2) within the city limits of Fruitland Park; and

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

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

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

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

Section 1. The following described property consisting of approximately 0.31 ± acres of land generally located north of CR 466A and east of Lake Josephine Drive shall hereafter be designated as C-2, General Commercial, as defined in the Fruitland Park Land Development Regulations. The property is more particularly described as:

**LEGAL DESCRIPTION:** Lot 11, Block E, Florida Fruitland Park Tropical Homesites, according to the plat thereof, recorded in Plat Book 12, Page 34, of the Public Records of Lake County, Florida.

**Parcel Alternate Key No. 1429811**

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

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

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

Section 5. Conflict. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Gamble Fm Rev Trust

Section 6. This Ordinance shall become effective immediately upon the effective date of the comprehensive plan amendment for the subject property. 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Christopher J. Bell, Mayor  
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

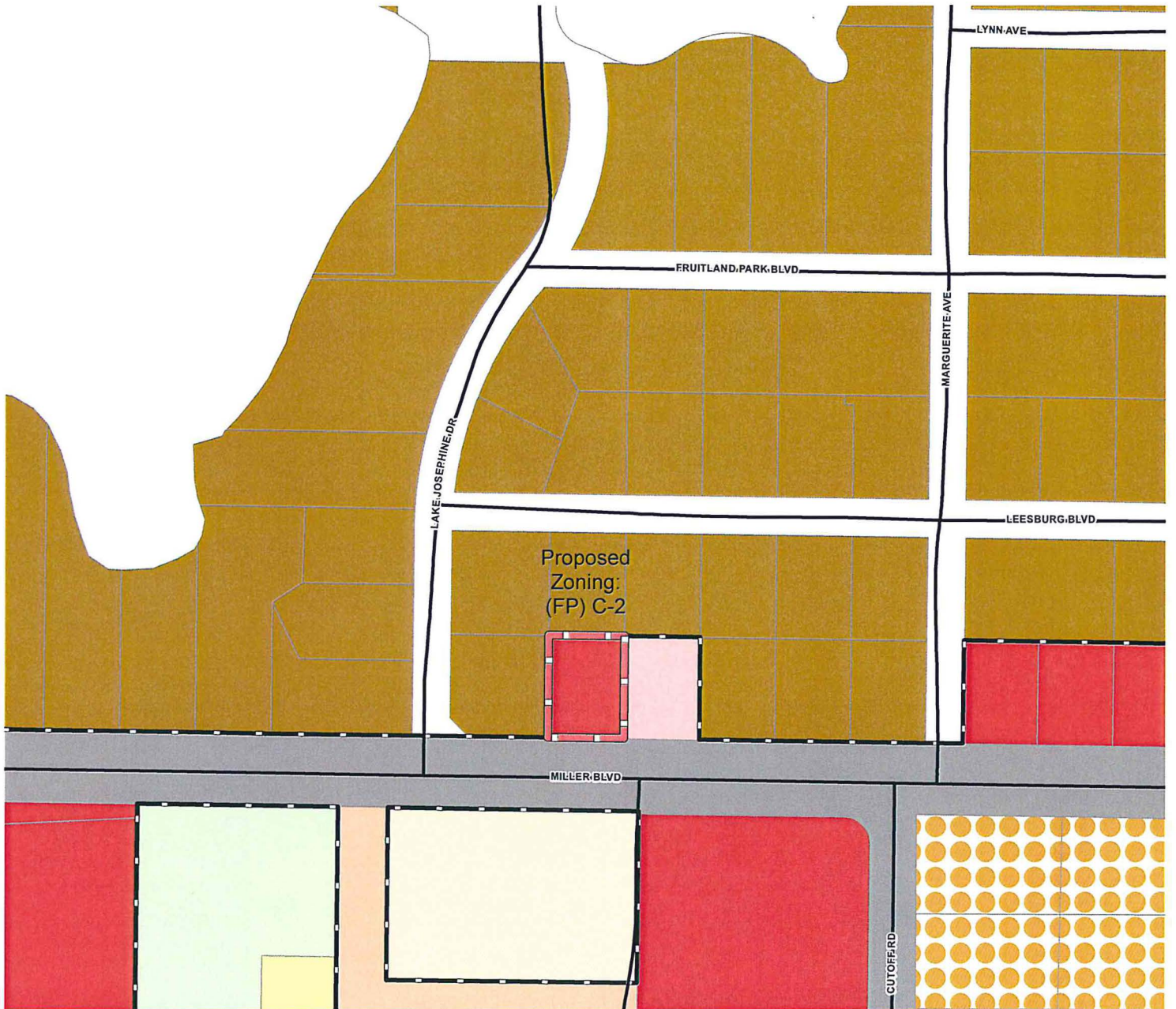
\_\_\_\_\_  
Esther Coulson, CMC, City Clerk  
(SEAL)

\_\_\_\_\_  
Anita Geraci-Carver, City Attorney









Commissioner Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Ranize	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Lewis	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

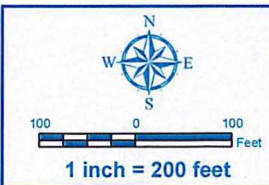
Passed First Reading \_\_\_\_\_

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



**Legend**

 Site Boundary	<b>City of Fruitland Park Zoning</b>
 City of Fruitland Park zoning	 R-1 -- Single - Family Low Density Residential
<b>Lake County Zoning</b>	 R-3 -- Multi-Family High Density Residential
 "A" Agriculture District	 C-1 -- Neighborhood Commercial
 "R-1" Rural Residential	 C-2 -- General Commercial
 "R-2" Estate Residential	 PUD -- Planned Unit Development
 "R-7" Mixed Residential District	 ROW -- Right-of-Way



**City of Fruitland Park  
Gamble Family Revc Trust**

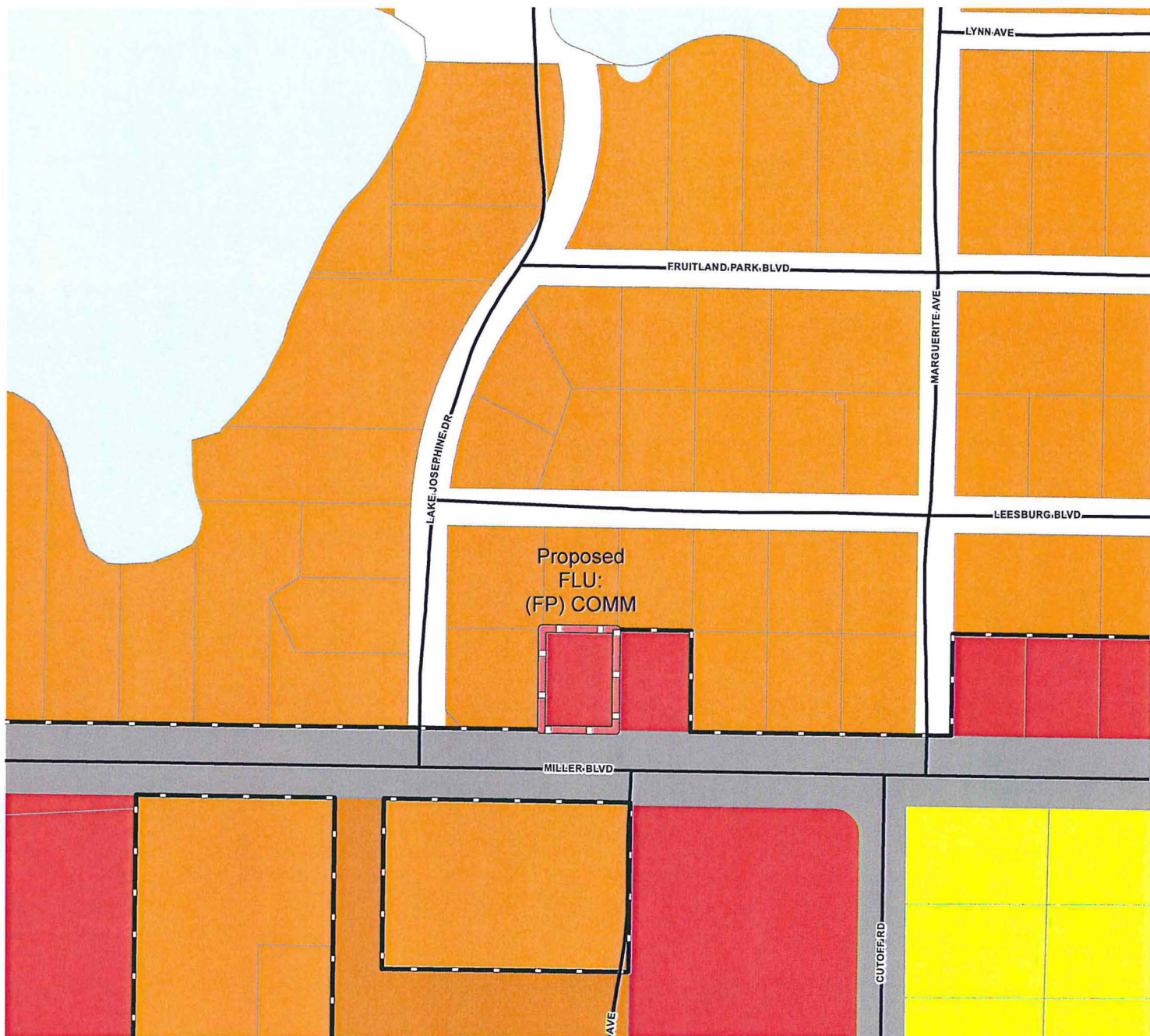
Lake County, Florida  
Proposed Zoning

Project: 398-17-01  
File: Proposed Zoning.mxd  
Name: Gamble  
PM: Sherie Lindh  
Date: January 10, 2017  
Created By: J.Wilson



**LPG Urban &  
Regional Planners, Inc.**  
1162 Camp Avenue, Mount Dora, Florida 32757  
Office: (352) 385-1940 / Fax: (352) 383-4824





Proposed  
FLU:  
(FP) COMM

### Legend

Site Boundary

City of Fruitland Park

#### Lake County Future Land Use

City

Urban Low Density

Urban Medium Density

Water

#### City of Fruitland Park Future Land Use

SFLD -- Single - Family Low Density (2 du/ac)

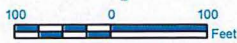
SFMD -- Single - Family Medium Density (4 du/ac)

MFHD -- Multiple - Family High Density (15 du/ac)

COMM -- Commercial - High Intensity

MC -- Mixed Community (6 res. du/ac)

ROW -- Right-of-Way



1 inch = 200 feet

## City of Fruitland Park Gamble Family Revc Trust

Lake County, Florida  
Proposed Future Land Use

Project: 398-17-01  
File: Proposed FLU.mxd  
Name: Gamble  
PM: Sherie Lindh  
Date: January 10, 2017  
Created By: J.Wilson





Community Development Department  
506 W. Berckman St.  
Fruitland Park FL 34731

Tel. (352) 360-6727  
Fax. (352) 360-6652

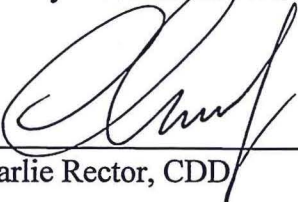
## STAFF REPORT

Project: Humble Investments, Inc.  
Project Owner: Adam Gamble  
PO Box 92  
Fruitland Park, FL 34731  
Project Address: 1629 Miller Blvd, Fruitland Park, FL 34731  
Alternate Key#: 1517869  
Proposed: Annexation, SSCPA, and Rezoning

The applicant indicates they would like to request annexation and rezoning as the subject property is in an area transitioning from residential to commercial.

City Land Planner (LPG) is also recommending approval of annexation as the site abuts the City limits along the eastern property boundary; after Tabrez property annexation to be finalized on 1/26/2017 the SSCPA is recommended for approval as the 2<sup>nd</sup> site being processed in 2017 for a cumulative total of .68 acres; rezoning is recommended as subject site is located within a transitioning area along CR 466A from residential to commercial.

I hereby recommend APPROVAL for the Annexation, SSCPA, and Rezoning of subject site.

  
\_\_\_\_\_  
Charlie Rector, CDD

1-11-17  
Date

cc: File

CITY OF FRUITLAND PARK  
PLANNING AND ZONING APPLICATION

Application # 2017-001 A & R

Date: Jan. 3, 2017

Applicant Name: Humble Investments Inc  
Address: P.O. Box 92  
Fruitland Park, FL 34731  
Phone: (352)431-9913

Application Type:  
 Comprehensive Plan Amendment [ ] Subdivision Approval  
 Annexation [ ] Site Plan Approval  
 Rezoning [ ] Variance  
[ ] Special Exception Use [ ] Road/Lot Vacation  
[ ] Conditional Use Permit [ ] Development Order  
[ ] Clearing Permit [ ] Concurrency Review  
[ ] Other

Applicant is:  Owner  Agent  Purchaser  
 Lessee  Optionee

Reason for Request: Annex Property & Rezoning

Owner's Name: Adam Gamble  
Address: P.O. Box 92, Fruitland Park, FL 34731  
Phone: (352)431-9913

Property Address Or Vicinity: 1629 Miller Blvd Alt. Key 1517869  
Size of Property: 113' x 142'  
Proposed Use of Property: Commercial  
Existing Zoning: \_\_\_\_\_ Proposed Zoning C-2  
Existing Future Land Use: \_\_\_\_\_ Proposed FLU: \_\_\_\_\_

Current Number of Structures on the Property: 1 mobile home

Current Utilities on Property:  Central Water  Central Sewer  
 Well  Septic Tank

Required Attachments:  
 1. Copy of recorded deed(s) for the property.  
 2. Owner's Affidavit  
 3. Applicant's Affidavit (if applicable)  
 4. Copy of boundary survey or sketch plan showing existing streets, existing and proposed structures (if applicable).  
 5. Surrounding property owners' names and addresses for all property lying within two hundred (200) feet of the property described on this application.

Has any previous application been filed within the last year in connection with this property?  NO  Yes  
If yes, describe: \_\_\_\_\_

STAFF REVIEW OF APPLICATION: \_\_\_\_\_ DATE: 1-3-17

I have reviewed this application and verify that the City of Fruitland Park has received all required attachments.  
If not, a written explanation has been received and attached to this application.

City Staff: [Signature]  
Title: Community Development Director

NOTE: ALL FEES WILL BE WAIVED BY CITY



**Site Location**

SPRING LAKE RD

LYNN AVE

FRUITLAND PARK BLVD

LEESBURG BLVD

MILLER BLVD

LAKE TERSEPHINE DR

MARGUERITE AVE

EASTWOOD AVE

CUTOFF RD

N VALLEY RD

BLUE MOON LN

S VALLEY RD

VALLEY RD

BROOKSTONE LN

MANDARIN LN

PAGODA RD

Amended LPG 1<sup>st</sup> Draft  
1/9/16

ORDINANCE 2017 - 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 0.37 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CR 466A AND EAST OF LAKE JOSEPHINE DRIVE; 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 SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Adam Gamble, Humble Investments, Inc., Owner, requesting that approximately 0.37 acres of real property generally located north of CR 466A and east of Lake Josephine Drive (the "Property") be annexed to and made a part of the City of Fruitland Park; and

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

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

WHEREAS, the Property is contiguous to the City limits and is reasonably compact.

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

Section 1.

The following described property consisting of approximately 0.37 acres of land generally located north of CR 466A and east of Lake Josephine Drive, contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

**LEGAL DESCRIPTION:** Lot 12, Block E, Florida Fruitland Park Tropical Homesites, according to the plat thereof, recorded in Plat Book 12, Page 34, of the Public Records of Lake County, Florida. LESS AND EXCEPT: A parcel of land being a portion of Lot 12, Block E, as depicted on the Plat of Florida Fruitland Park Tropical Homesites Recorded in Plat Book 12, Page 34, in the Public Records of Lake County, Florida, located in the Southeast Quarter of Section 5, Township 19 South, Range 24 East, Lake County, Florida being more particularly described as follows: Commence at a 4" x 4" concrete monument with disk stamped "PSM 3715" located at the Southwest Corner of the Southeast Quarter of Section 5, Township 19 South, Range 24 East, Lake County, Florida; Thence Run North 00°33'28" East along the West line of the Southeast Quarter of said Section 5, a distance of 1374.82 feet to a Point on the Existing North Right of Way Line of County Road 466A as depicted on Road Map Book 2, Pages 118 through 120, and on Road Map Book 6, Pages 61 through 83, in the Public Records of Lake County, Florida; Thence Run South 89°12'12" East, along said Existing North Right of Way Line and projections thereof, a distance of 736.23 feet to a point on the Existing Right of Way Line of Lake Josephine Drive, formerly known as Lake Shore Drive as depicted on the Plat of Florida Fruitland Park Tropical Homesites recorded in Plat Book 12, Page 34, in said Public Records, said Point being the Point of Beginning; Thence Run North 00°36'57" East, Along said Existing East Right of Way line a distance of 24.68 feet; Thence Departing said Existing Right of Way Line Run South 44°20'30" East a distance of 34.99 feet to a Point on the aforesaid Existing Right of Way Line of County Road 466A; Thence Run

Humble

North 89°12'12" West, Along said Existing Right of Way Line a distance of 24.72 feet to the Point of Beginning.

**Parcel Alternate Key No. 1517869**

Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Department of State of Florida within seven (7) days after its passage on second and final reading.

Section 3.. 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 4. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the property annexed in the City Comprehensive Plan.

Section 5. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park.

**PASSED AND ORDAINED** in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Christopher J. Bell, Mayor  
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

\_\_\_\_\_  
Esther Coulson, CMC, City Clerk

\_\_\_\_\_  
Anita Geraci-Carver, City Attorney

Commissioner Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Ranize	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Lewis	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading \_\_\_\_\_  
Passed Second Reading \_\_\_\_\_  
(SEAL)

ORDINANCE 2017 - 009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT AMENDING THE FUTURE LAND USE DESIGNATION FROM COUNTY URBAN LOW TO CITY COMMERCIAL ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 0.37± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF CR 466A AND EAST OF LAKE JOSEPHINE DRIVE; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Adam Gamble, Humble Investments, Inc. as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Commercial" 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 the City of Fruitland Park, Florida, as follows:

**Section 1:** The following described property consisting of approximately 0.37 ± acres generally located north of CR 466A and east of Lake Josephine Drive and more particularly described as follows:

**LEGAL DESCRIPTION:** Lot 12, Block E, Florida Fruitland Park Tropical Homesites, according to the plat thereof, recorded in Plat Book 12, Page 34, of the Public Records of Lake County, Florida. LESS AND EXCEPT: A parcel of land being a portion of Lot 12, Block E, as depicted on the Plat of Florida Fruitland Park Tropical Homesites Recorded in Plat Book 12, Page 34, in the Public Records of Lake County, Florida, located in the Southeast Quarter of Section 5, Township 19 South, Range 24 East, Lake County, Florida being more particularly described as follows: Commence at a 4" x 4" concrete monument with disk stamped "PSM 3715" located at the Southwest Corner of the Southeast Quarter of Section 5, Township 19 South, Range 24 East, Lake County, Florida; Thence Run North 00°33'28" East along the West line of the Southeast Quarter of said Section 5, a distance of 1374.82 feet to a Point on the Existing North Right of Way Line of County Road 466A as depicted on Road Map Book 2, Pages 118 through 120, and on Road Map Book 6, Pages 61 through 83, in the Public Records of Lake County, Florida; Thence Run South 89°12'12" East, along said Existing North Right of Way Line and projections thereof, a distance of 736.23 feet to a point on the Existing Right of Way Line of Lake Josephine Drive, formerly known as Lake Shore Drive as depicted on the Plat of Florida Fruitland Park Tropical Homesites recorded in Plat Book 12, Page 34, in said Public Records, said Point being the Point of Beginning; Thence Run North 00°36'57" East, Along said Existing East Right of Way line a distance of 24.68 feet; Thence Departing said Existing Right of Way Line Run South 44°20'30" East a distance of 34.99 feet to a Point on the aforesaid Existing Right of Way Line of County Road 466A; Thence Run North 89°12'12" West, Along said Existing Right of Way Line a distance of 24.72 feet to the Point of Beginning.

Parcel Alternate Key No. 1517869

Humble



shall be assigned a land use designation of Commercial under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "A" 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:** The City Manager or his designee, after passage of this Ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Fruitland Park.

**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:** 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.

**PASSED AND ORDAINED** in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Christopher J. Bell, Mayor  
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

\_\_\_\_\_  
Esther Coulson, CMC, City Clerk

\_\_\_\_\_  
Anita Geraci-Carver, City Attorney

Vice Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Ranize	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Lewis	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading \_\_\_\_\_  
Passed Second Reading \_\_\_\_\_  
(SEAL)

**EXHIBIT A**

Rezone LPG 1<sup>st</sup> Draft  
1/9/16

ORDINANCE 2017 - XX 010

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 0.37 ± ACRES OF THE PROPERTY FROM LAKE COUNTY MIXED RESIDENTIAL DISTRICT (R-7) TO GENERAL COMMERCIAL (C-2) WITHIN THE CITY LIMITS OF FRUITLAND PARK; PROVIDING FOR CONDITIONS AND CONTINGENCIES; 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 AN EFFECTIVE DATE.**

**WHEREAS**, a petition has been submitted by Adam Gamble, Humble Investments, Inc. as Owner, requesting that approximately 0.37 acres of real property generally located north of CR 466A and east of Lake Josephine Drive (the "Property") be rezoned from Lake County Mixed Residential District (R-7) to General Commercial (C-2) within the city limits of Fruitland Park; and

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

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

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

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

Section 1. The following described property consisting of approximately 0.37 ± acres of land generally located north of CR 466A and east of Lake Josephine Drive shall hereafter be designated as C-2, General Commercial, as defined in the Fruitland Park Land Development Regulations. The property is more particularly described as:

**LEGAL DESCRIPTION:** Lot 12, Block E, Florida Fruitland Park Tropical Homesites, according to the plat thereof, recorded in Plat Book 12, Page 34, of the Public Records of Lake County, Florida. **LESS AND EXCEPT:** A parcel of land being a portion of Lot 12, Block E, as depicted on the Plat of Florida Fruitland Park Tropical Homesites Recorded in Plat Book 12, Page 34, in the Public Records of Lake County, Florida, located in the Southeast Quarter of Section 5, Township 19 South, Range 24 East, Lake County, Florida being more particularly described as follows: Commence at a 4" x 4" concrete monument with disk stamped "PSM 3715" located at the Southwest Corner of the Southeast Quarter of Section 5, Township 19 South, Range 24 East, Lake County, Florida; Thence Run North 00°33'28" East along the West line of the Southeast Quarter of said Section 5, a distance of 1374.82 feet to a Point on the Existing North Right of Way Line of County Road 466A as depicted on Road Map Book 2, Pages 118 through 120, and on Road Map Book 6, Pages 61 through 83, in the Public Records of Lake County, Florida; Thence Run South 89°12'12" East, along said Existing North Right of Way Line and projections thereof, a distance of 736.23 feet to a point on the Existing Right of Way Line of Lake Josephine Drive, formerly known as Lake Shore Drive as depicted on the Plat of Florida Fruitland Park Tropical Homesites recorded in Plat Book 12, Page 34, in said Public Records, said Point being the Point of Beginning; Thence Run North 00°36'57" East, Along said Existing East Right of Way line a distance of 24.68 feet; Thence Departing said Existing Right of Way Line Run South 44°20'30" East a distance of 34.99 feet to a Point on the aforesaid Existing Right of Way Line of County Road 466A; Thence Run North 89°12'12" West, Along said Existing Right of Way Line a distance of 24.72 feet to the Point of Beginning.

H. Gamble

**Parcel Alternate Key No. 1517869**

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

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

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

Section 5. Conflict. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. This Ordinance shall become effective immediately upon the effective date of the comprehensive plan amendment for the subject property. 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Christopher J. Bell, Mayor  
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

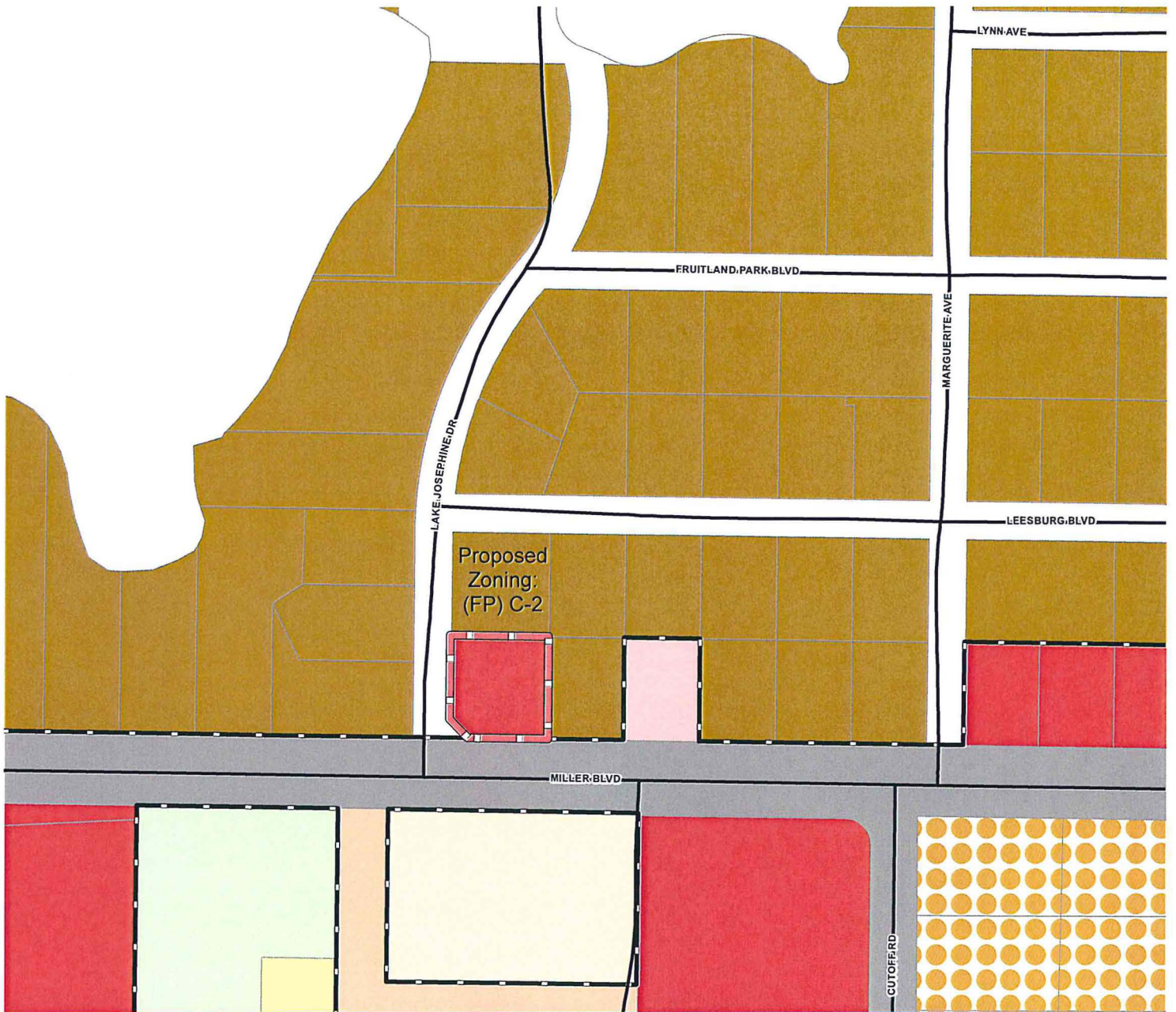
\_\_\_\_\_  
Esther Coulson, CMC, City Clerk  
(SEAL)

\_\_\_\_\_  
Anita Geraci-Carver, City Attorney

Commissioner Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Ranize	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Lewis	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

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

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



**Legend**

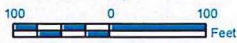
- Site Boundary
- City of Fruitland Park zoning

**Lake County Zoning**

- "A" Agriculture District
- "R-1" Rural Residential
- "R-2" Estate Residential
- "R-7" Mixed Residential District

**City of Fruitland Park Zoning**

- R-1 -- Single - Family Low Density Residential
- R-3 -- Multi-Family High Density Residential
- C-1 -- Neighborhood Commercial
- C-2 -- General Commercial
- PUD -- Planned Unit Development
- ROW -- Right-of-Way



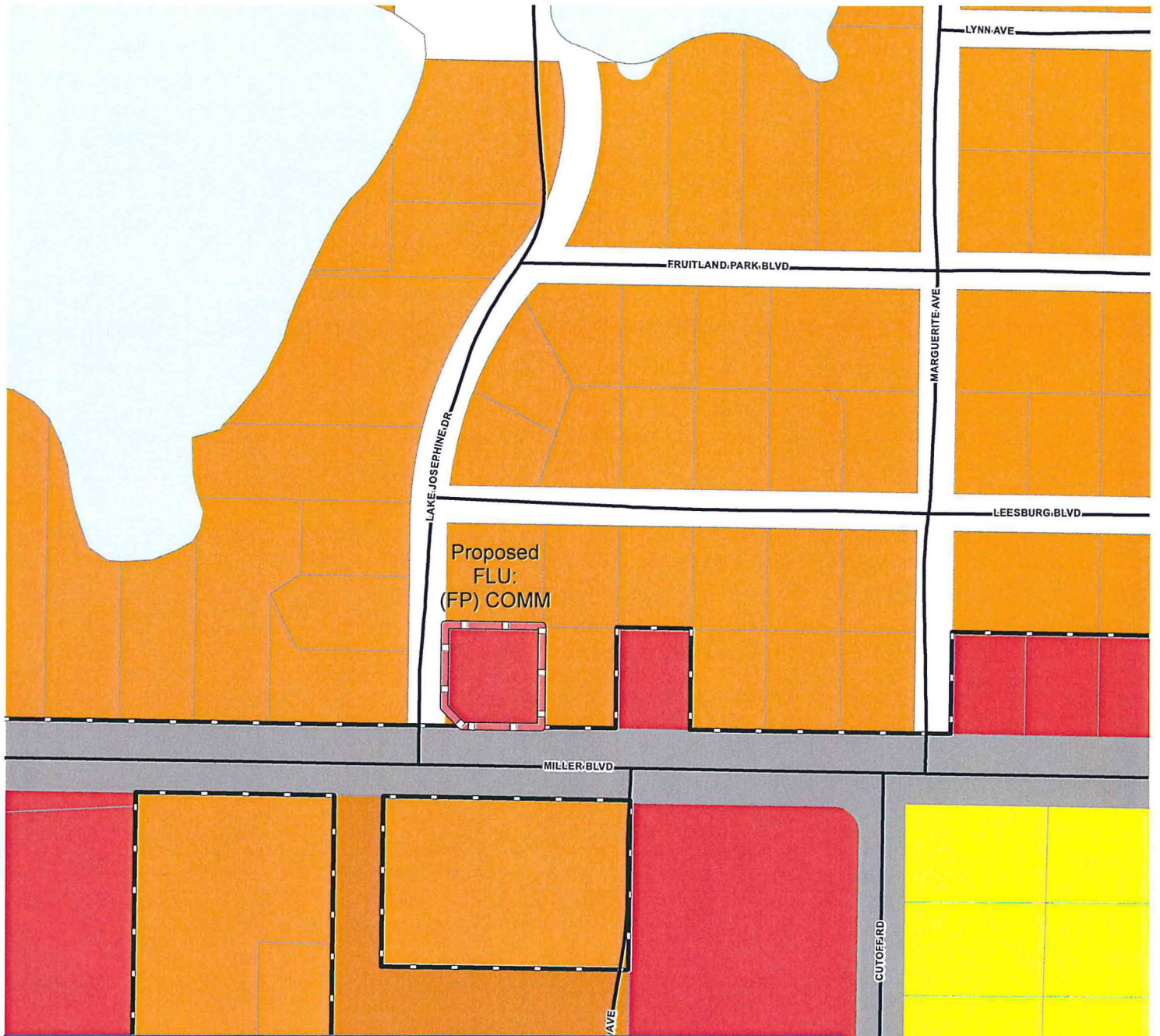
1 inch = 200 feet

**City of Fruitland Park  
Humble Investments Inc**

Lake County, Florida  
Proposed Zoning

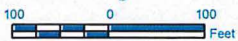
Project: 398-17-02  
File: Proposed Zoning.mxd  
Name: Humble  
PM: Sherie Lindh  
Date: January 10, 2017  
Created By: J.Wilson

**LPG Urban & Regional Planners, Inc.**  
1162 Camp Avenue, Mount Dora, Florida 32757  
Office: (352) 385-1940 / Fax: (352) 383-4824



**Legend**

- |                                    |   |
|------------------------------------|---|
| Site Boundary                      | <b>City of Fruitland Park Future Land Use</b>     |
| City of Fruitland Park             | SFLD -- Single - Family Low Density (2 du/ac)     |
| <b>Lake County Future Land Use</b> | SFMD -- Single - Family Medium Density (4 du/ac)  |
| City                               | MFHD -- Multiple - Family High Density (15 du/ac) |
| Urban Low Density                  | COMM -- Commercial - High Intensity               |
| Urban Medium Density               | MC -- Mixed Community (6 res. du/ac)              |
| Water                              | ROW -- Right-of-Way                               |



1 inch = 200 feet

**City of Fruitland Park  
Humble Investments Inc**

Lake County, Florida  
Proposed Future Land Use

Project: 398-17-02  
File: Proposed FLU.mxd  
Name: Humble  
PM: Sherie Lindh  
Date: January 10, 2017  
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