

ORDINANCE 2023-016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY REGIONAL OFFICE TO CITY SINGLE-FAMILY MEDIUM DENSITY OF 16.67 +/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF US HWY 441/27 AND EAST OF REGISTER ROAD; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Sloan Engineering Group, Inc. as applicant, on behalf of Beryl N Stokes, III as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Single-Family Medium Density" under the Comprehensive Plan for the City of Fruitland Park; and

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

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

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

Section 1: The following described property consisting of approximately 16.67 ± acres generally located east of US Highway 441/27 and east of Register Road as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Single-Family Medium Density under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

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

Section 3. Direction to the City Manager.

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

Section 4: Severability.

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

Section 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6: Scrivener's Errors.

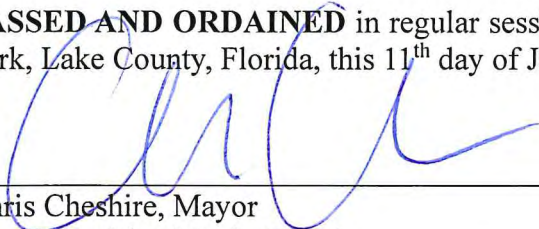
Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 7. Adoption

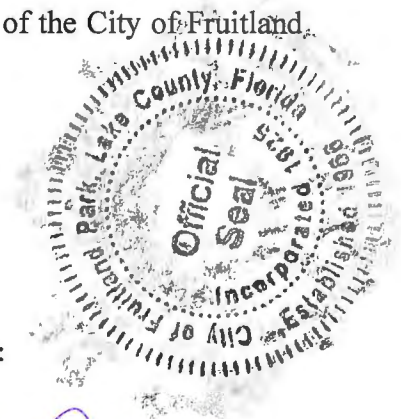
After adoption, a copy hereof shall be forwarded to the Department of Economic Opportunity.

Section 8: This Ordinance shall become effective 31 days after its adoption by the City Commission. If this Ordinance is challenged within 30 days after its adoption, it may not become effective until the state land planning agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is in compliance. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 11th day of January 2024.




Chris Cheshire, Mayor
City of Fruitland Park, Florida

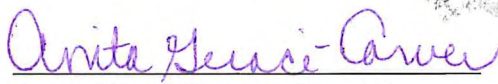


ATTEST:

Approved as to Form:



Esther Coulson, MMC, City Clerk



Anita Geraci-Carver, City Attorney

Mayor Cheshire	<u> / </u>	(Yes),	<u> </u>	(No),	<u> </u>	(Abstained),	<u> </u>	(Absent)
Vice-Mayor DeGrave	<u> / </u>	(Yes),	<u> </u>	(No),	<u> </u>	(Abstained),	<u> </u>	(Absent)
Commissioner Gunter	<u> / </u>	(Yes),	<u> </u>	(No),	<u> </u>	(Abstained),	<u> </u>	(Absent)
Commissioner Bell	<u> / </u>	(Yes),	<u> </u>	(No),	<u> </u>	(Abstained),	<u> </u>	(Absent)
Commissioner Mobilian	<u> </u>	(Yes),	<u> </u>	(No),	<u> </u>	(Abstained),	<u> / </u>	(Absent)

Passed First Reading December 14, 2023
Passed Second Reading January 11, 2024
(SEAL)

“EXHIBIT A”

That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3; thence run N89°46'23"W along the North line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1327.38 feet to the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run S00°53'13"W along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1312.33 feet to the Point of Beginning. Contains 729,865 square feet or 16.755 acres, more or less.

Commercial Commercial

Indus

Indus

Industrial

Regional Office

Regional Office

Regional Office

Regional Office

Regional Office

Regional Office

Single Family Low Density

Rural Transition

Rural Transition

Regional Office

Urban Low

Urban Low

Urban Low

Urban Low

Urban Low

Urban Low

BENJAMIN CT

DEATA CT

Multiple Family/High Density

Y AVE

EDITH DR

REGISTER RD

Urban Low

MAYBERRY RD

Rural Transition

Rural Transition

Legend

Subject Property

Lake County/Sumter County Line

Lake County Future Land Use

Regional Commercial

Regional Office

Rural Transition

Urban Low

Urban Medium

Fruitland Park Future Land Use

SFLD, Single Family Low Density

SFMD, Single Family Medium Density

MFLD, Multiple Family Low Density

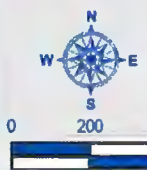
MFHD, Multiple Family/High Density

COMM, Commercial

IND, Industrial

REC, Recreational

OSC, Open Space - Conservation

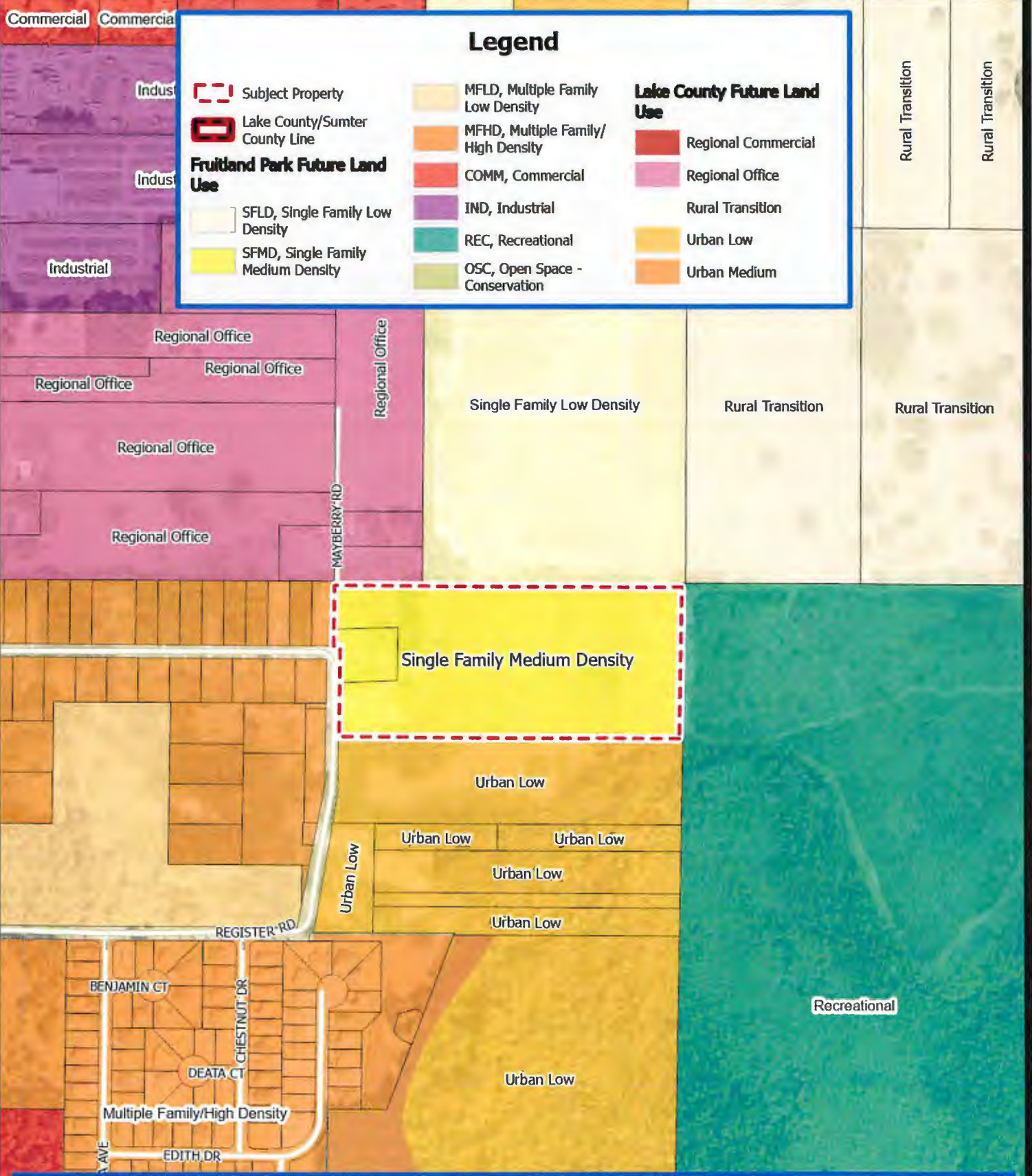


Lake Griffin Preserve Existing Future Land Use

Fruitland Park, FL

Project: LGP
Project #: 398-23-08
File: Prop FLU
PM: Sherie Lindh
Date: July 26th, 2023
Created By: C.Manno





Legend

<p> Subject Property</p> <p> Lake County/Sumter County Line</p> <p>Fruitland Park Future Land Use</p> <p> SFLD, Single Family Low Density</p> <p> SFMD, Single Family Medium Density</p>	<p> MFLD, Multiple Family Low Density</p> <p> MFHD, Multiple Family/High Density</p> <p> COMM, Commercial</p> <p> IND, Industrial</p> <p> REC, Recreational</p> <p> OSC, Open Space - Conservation</p>	<p>Lake County Future Land Use</p> <p> Regional Commercial</p> <p> Regional Office</p> <p> Rural Transition</p> <p> Urban Low</p> <p> Urban Medium</p>
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Lake Griffin Preserve Proposed Future Land Use

Fruitland Park, FL

Project: LGP
Project #: 390-23-08
File: Prop FLU
PM: Sherie Lindh
Date: July 26th, 2023
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